



GOLDEN PLAINS SHIRE

ATTACHMENTS

**Under Separate Cover
Ordinary Council Meeting**

6.00pm Tuesday 26 November 2019

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Planning and Environment Act 1987

GOLDEN PLAINS PLANNING SCHEME

AMENDMENT C88gpla

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of Golden Plains Shire Council.

Land affected by the Amendment

The Amendment applies to Lot 2 PS427300, 12 High Street Bannockburn.



What the amendment does

The Amendment seeks to rezone the land at 12 High Street, Bannockburn from the Public Use Zone 6 - Local Government (PUZ6), to the Commercial 1 Zone (C1Z). Specifically, the amendment:

- Amends Planning Scheme Map No.29 to change the zoning of land at 12 High Street, Bannockburn from PUZ6 to C1Z.

Strategic assessment of the Amendment

Why is the Amendment required?

The purpose of the rezoning is to provide an opportunity for the current Shire Hall to be repurposed and leased once development of the new Council Chambers is complete at a different location.

The land is proposed to be leased in order to support commercial opportunities locally in the Shire. Currently, it is estimated that \$121.6M per year of retail expenditure is spent outside of Golden Plains Shire, with residents accessing services, facilities and retail in the regional centres of Geelong and Ballarat.

The subject land is identified in the Bannockburn Urban Design Framework 2011 (Clause 21.07-1A) as a part of the 'Consolidated Commercial Precinct'. The Shire Hall, currently located on the subject land, will become redundant for the purposes of local government and therefore the rezoning is an opportunity for Council to consolidate commercial land in the town centre.

The subject land fronts High Street and is bounded by commercial properties in all directions. The Bannockburn Plaza, a facility which is proposed for expansion including both commercial and car parking facilities, is located directly adjacent (north and east) of the subject land. Access and parking to the Plaza has taken into account the location of the current Shire Hall, and car parking availability for 12 High Street, Bannockburn will benefit from the Plaza's allowance for 382 proposed car parks as part of its redevelopment.

The Amendment proposes to rezone the land to C1Z, which is consistent with the existing land uses immediately surrounding the subject land, and is consistent with the strategic directions outlined in the Golden Plains Planning Scheme.

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

The proposed amendment implements the objectives of Planning in Victoria as set out in Section 4(1)(a) of the Planning and Environment Act 1987 as it will provide for the fair, orderly, economic and sustainable use and development of land by ensuring that an appropriate zoning is applied to the land prior to leasing the facility.

The Amendment will contribute to achieving these objectives by:

- Rezoning and leasing surplus land in order to develop a consolidated commercial precinct
- Assisting the equitable provision of commercial facilities and opportunities for the current and future Bannockburn community.

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

The amendment will facilitate the leasing of a building declared as surplus to Council requirements. The amendment will have positive social effects as it will enhance Council's capacity to provide services by facilitating the use of an asset, which will then provide additional revenue for Council. The proposed rezoning will not impact on the current use of the Shire hall as it will continue to operate until the completion of the new Council Chambers.

The rezoning and leasing of 12 High Street, Bannockburn for commercial use as a result of the amendment will have positive economic effects by allowing the site to contribute to the Bannockburn Commercial Precinct and provide for local business opportunities. It will also further contribute to the provision of commercial facilities which will prevent residents of the Shire from seeking these facilities outside the municipality, contributing to the strengthening of the local economy.

According to ID Forecast, Bannockburn is anticipated to grow from its current population of 5,750 people to 10,018 by 2036. This level of growth will require adequate provision of commercial facilities in order to support the needs of a growing population in the coming years.

12 High Street, Bannockburn has two contributory elements within the Bannockburn Heritage Precinct (Heritage Overlay Schedule 95) one being the Bannockburn Shire Hall and the other being the war memorial onsite. The overlay will restrict the alteration of both elements to ensure that the cultural and historical significance of the building and memorial are both preserved and respected, and that the memorial can continue its social function as place of commemoration for the community.

Does the Amendment address relevant bushfire risk?

The land is not included within a Bushfire Prone Area and the proposed rezoning will not result in any increase of the bushfire risk to life, property, community infrastructure or the natural environment.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes pursuant to Section 7 (5) of the Planning and Environment Act 1987.

The amendment is consistent with Ministerial Direction No. 11 – Strategic Assessments of Amendments. A Strategic assessment of the proposed amendment has been undertaken in accordance with this Ministerial Direction in this explanatory report.

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

The amendment seeks to implement and is supported by the following clauses of the Planning Policy Framework:

- Clause 15.03-1S- Heritage Conservation
- Clause 17.02-1S- Business

Clause 15.03-1S – ‘Heritage Conservation’ seeks to provide for the protection of heritage sites, and provide for the conservation and enhancement of places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance. Clause 15.03-1S also outlines the appropriate setting and context for heritage places is maintained or enhanced. The amendment proposes to rezone the land to a zone consistent with surrounding land use in order to ensure the continued use and maintenance of the Shire Hall. Facilitating the ongoing use of the building will allow the architectural, social and aesthetic significance of the building to be preserved for future years. Council has also considered the heritage implications through consultation with an external heritage advisor. Heritage advice confirmed that the C1Z is appropriate for the site.

Clause 17.02-1S – ‘Business’ seeks to accommodate an adequate supply of commercial land in appropriate locations, and ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure. The location of the subject land, being surrounded by C1Z, means that the rezoning of 12 High Street offers an opportunity to consolidate the commercial centre and continue to co-locate commercial facilities.

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

The amendment seeks to implement and is supported by the following clauses of the Municipal Strategic Statement:

- 21.07 Local Areas – Townships
- 21.05 Economic Development
- 22.12 Heritage

21.07 Local Areas – Townships, contains ‘Objective 2’ (To create a prosperous and sustainable Bannockburn town centre) focuses on creating a consolidated commercial precinct, with attractive public spaces and a diversity of uses. The amendment will enable the use of the site consistent with the directions set out in the Bannockburn Urban Design Framework as outlined in this Clause.

Clause 21.05 – Economic Development, specifically at 21.05-2, outlines that additional floor space will be required for retail use and development in Bannockburn. The amendment offers scope for an additional commercial facility in an already consolidated commercial centre.

Clause 22.12 – Heritage, states its objectives are to conserve and enhance the distinctive character of heritage precincts, and to encourage sympathetic reuse of heritage places so that such places are maintained and enhanced. The amendment proposes the most appropriate use for the subject land, to ensure that the Shire Hall will continue to be maintained and utilised respectfully despite its current use being no longer required.

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

The purpose of the Commercial 1 Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses
- To provide for residential uses at densities complementary to the role and scale of the commercial centre

The land is located within the boundary of the Consolidated Commercial Precinct outlined in the Bannockburn Urban Design Framework. The rezoning of this land to a Commercial 1 Zone is appropriate as it will continue the existing zone from the north, west and east of the site, and

encourage a diversity of uses as outlined in the strategies in Clause 21.07. The application of this zone with the current built form directions from the Bannockburn Urban Design Framework as required by Clause 21.07 'Local Areas- Townships' makes proper use of the VPPs and will not conflict with any existing provisions in the Golden Plains Planning Scheme.

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

The amendment does not affect any agency.

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

The Amendment will not have any impact on the transport system and does not trigger any requirements of the Transport Integration Act 2010.

Resource and administrative costs

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

Negligible.

Where you may inspect this Amendment

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

- Bannockburn Main Office, 2 Pope Street Bannockburn, 3331
- Online at Council's website via <https://www.goldenplains.vic.gov.au/residents/my-home/planning/strategic-planning>

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 28 October, 2019.

A submission can be sent in any of the following ways:

- By mail: 'Attn: Laura Hardiman, Golden Plains Shire Council, PO Box 111, Bannockburn VIC 3331
- By email: enquiries@gplains.vic.gov.au (include "Amendment C88gpla Submission" in the title)

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: To commence in the week of Monday, 20 January 2020
- panel hearing: To commence in the week of Monday, 17 February 2020

Planning and Environment Act 1987

GOLDEN PLAINS PLANNING SCHEME

AMENDMENT C88gpla

INSTRUCTION SHEET

The planning authority for this amendment is the Golden Plains Shire Council.

The Golden Plains Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Zoning Maps

1. Amend Planning Scheme Map No. 29 in the manner shown on the attached map marked "Golden Plains Planning Scheme, Amendment C88gpla".

End of document





Department of Environment,
Land, Water and Planning

402-406 Mair Street
Ballarat, VIC 3350
03 5336 6856

Our ref: SP469281
Your ref: C88

29 October 2019

Laura Wilks
Strategic Planning Team Leader
Golden Plains Shire Council
2 Pope Street
Bannockburn 3331

Dear Ms Wilks

Planning Scheme Amendment C88

Thank you for your correspondence dated 18 September 2019 concerning the above planning scheme amendment.

The Department of Environment, Land, Water and Planning (DELWP) has reviewed the details and wishes to advise that it supports the proposed amendment.

For any further queries, you are welcome to call our Ballarat office on 0409 135 603 or contact us by email to grampians_planning@delwp.vic.gov.au for any planning and approvals matter.

Yours sincerely

EZAZ SHEIKH
Senior Planning and Approvals Program Officer
Grampians Region

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