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Planning and Environment Act 1987

BASS COAST PLANNING SCHEME

Notice of Approval of Amendment

Amendment C124

The Minister for Planning has approved Amendment C124 to the Bass Coast Planning Scheme.

The Amendment comes into operation on the date this notice is published in the Government Gazette.

The Amendment introduces the Inverloch Design Framework (2011) as a reference document and amends Clause 21.10 (Local Areas) to include its recommendations. The amendment also rezones land to General Residential Zone, Public Use Zone 1, Mixed Use Zone and Commercial 1 Zone in accordance with the Framework. The amendment also introduces and applies the Development Plan Overlay Schedules 24 & 25 and the Design and Development Overlay Schedules 9 & 10 in accordance with the Inverloch Design Framework.

A copy of the Amendment can be inspected, free of charge, at the Department of Transport, Planning and Local Infrastructure website at www.dpcd.vic.gov.au/planning/publicinspection and free of charge, during office hours, at the offices of the Bass Coast Shire Council, 76 McBride Avenue, Wonthaggi.

JOHN PHILLIPS

Director

Planning Systems

Department of Transport, Planning and Local Infrastructure

Planning and Environment Act 1987

CAMPASPE PLANNING SCHEME

Notice of Approval of Amendment

Amendment C86

The Minister for Planning has approved Amendment C86 to the Campaspe Planning Scheme.

The Amendment comes into operation on the date this notice is published in the Government Gazette.

The Amendment:

- Rezones 34.03 hectares of land on the south side of Ogilvie Avenue between Cornelia Creek Road and the Murray Valley Highway in Echuca and land on the north side of Ogilvie Avenue generally between the Melbourne and Murray River Railway, Service Street, Kerferd Street and Bowen Street in Echuca from Industrial 1 Zone to the Industrial 3 Zone as shown on Planning Scheme Map Nos. 7 and 11.
- Amends Clause 21.02 to update information about key economic drivers for the municipality, includes references from the Echuca Housing Strategy, 2011 and the Echuca South East Industrial and Commercial Growth Corridor Land Strategy, 2011 and strengthens the strategic basis for stormwater quality requirements for new development.
- Amends Subclauses 21.04-1, 21.04-2 and 21.04-3 to update the key issues, objectives, strategies and implementation actions in order to implement the recommendations of the abovementioned, adopted strategic reports and amends Subclause 21.04-4 to update the 'Echuca Town Structure Plan' and to include two new plans, the 'Echuca South East Strategic Framework Plan' and the 'Echuca South East Structure Plan'.

SPECIAL

- Amends Clause 21.05 to include the following reports as reference documents:
 - Echuca Housing Strategy, 2011;
 - Echuca South East Industrial and Commercial Growth Corridor Land Strategy, 2011;
 - Campaspe Urban Design Guidelines, 2012;
 - Review of Schedule 6 to the Design and Development Overlay, Kyabram, 2010; andto reorganise the reference documents in alphabetical order.
- Inserts a new local planning policy at Clause 22.07 – Water Sensitive Urban Design (Stormwater Management) to guide decision-making in relation the quality of stormwater output from individual sites across the municipality.
- Inserts a new Schedule 2 to Clause 42.01 (the Environmental Significance Overlay) and applies the new ESO2 to 397.3 hectares of land straddling the Echuca Kyabram Road, Echuca, between south of Bensom Road and north of Shackell Road, which includes the Echuca and District Livestock, Municipal Pound and Waste Transfer Station as shown on Planning Scheme Map No. 7ESO.
- Deletes the existing Schedule 1 to Clause 43.02 (the Design and Development Overlay) (DDO1) and amends Planning Scheme Map Nos. 7DDO and 11DDO accordingly.
- Amends the existing Schedule 3 to the Design and Development Overlay (DDO3) to reduce mandatory requirements, include a new application requirement and make minor formatting changes.
- Inserts a new Schedule 8 to Clause 43.02 (the Design and Development Overlay) and applies the new DDO8 to commercial zoned land abutting the Northern Highway to the north of Cromwell Street in Rochester as shown on Planning Scheme Map Nos. 19DDO and 20DDO.
- Inserts a new Schedule 9 to Clause 43.02 (the Design and Development Overlay) and applies the new DDO9 to all industrial land abutting McEwen and McCormick Roads and Albion Street in Kyabram as shown on Planning Scheme Map Nos. 24DDO, 25DDO and 26DDO.
- Inserts new Schedules 10 and 11 to Clause 43.02 (the Design and Development Overlay) and applies the new DDO10 and DDO11 to all industrial and commercial zoned land fronting Ogilvie Avenue, Murray Valley Highway, Echuca–Kyabram Road, Cornelia Creek Road and McKenzie Road in Echuca as shown on Planning Scheme Map Nos. 7DDO and 11DDO.
- Inserts a new Schedule 9 to Clause 43.04 (the Development Plan Overlay) and applies the new DPO9 to undeveloped land in the south-east growth corridor zoned Industrial 1 Zone.
- Amends the Schedule to Clause 52.01 to specify a 5% public open space contribution for all land in a residential zone (except for land zoned Low Density Residential Zone) and a 2.5% public open space contribution for all land zoned Low Density Residential Zone.
- Amends the Schedule to Clause 61.03 to include new Planning Scheme Map Nos. 11DPO, 19DDO, 20DDO, 24DDO, 25DDO and 26DDO.
- Amends the Schedule to Clause 66.04 to insert a new referral requirement for the Environment Protection Authority triggered in Schedule 2 to the Environmental Significance Overlay and makes minor changes to the Schedule.

A copy of the Amendment can be inspected, free of charge, at the Department of Transport, Planning and Local Infrastructure website at www.dpcd.vic.gov.au/planning/publicinspection and free of charge, during office hours, at the offices of the Campaspe Shire Council, corner Hare and Heygarth Streets, Echuca.

JOHN PHILLIPS
Director
Planning Systems

Department of Transport, Planning and Local Infrastructure

Planning and Environment Act 1987
GREATER BENDIGO PLANNING SCHEME
Notice of Approval of Amendment
Amendment C197

The Minister for Planning has approved Amendment C197 to the Greater Bendigo Planning Scheme.

The Amendment comes into operation on the date this notice is published in the Government Gazette.

The Amendment rezones land at 10–14 Mackenzie Street, Bendigo, from part Special Use Zone Schedule 1 (Private Educational or Religious Institutions), part Business 1 Zone and part General Residential Zone to Commercial 1 Zone, corrects the boundaries and descriptions for the All Saints Anglican Church, and School and Master’s Residence at Heritage Overlay (HO) HO167 and HO261, and deletes HO3 and HO272 from the land, inserts ‘All Saints Anglican Church, School and Master’s Residence Conservation Management Plan, August 2012’ as Reference Document in the planning scheme at Clause 21.10 – Reference Documents and Clause 22.06 – Heritage Policy; and inserts a new Schedule 12 – View Hill Development Site to the Design and Development Overlay at Clause 43.02 and applies it to the major portion of the land.

A copy of the Amendment can be inspected, free of charge, at the Department of Transport, Planning and Local Infrastructure website at www.dpcd.vic.gov.au/planning/publicinspection and free of charge, during office hours, at the offices of the Greater Bendigo City Council Planning Department, Hopetoun Mill, 15 Hopetoun Street, Bendigo.

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