

GREATER GEELONG PLANNING SCHEME

AMENDMENT C394ggee

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the City of Greater Geelong Council, which is the planning authority for this amendment.

Land affected by the Amendment

The Amendment applies to private and public land along the coastline of the Bellarine Peninsula and Corio Bay. Localities affected include Avalon, Lara, Corio, Geelong, East Geelong, Newcomb, Moolap, Leopold, Bellarine, Portarlington, Indented Head, St Leonards, Swan Bay, Ocean Grove, Wallington, Barwon Heads, Connewarre and Breamlea.

The properties are mapped in the attached 26 map sheets.

What the amendment does

The Amendment proposes to implement the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015*. It includes policy changes to the Municipal Strategic Statement, introduces a new Land Subject to Inundation Overlay (LSIO) schedule and applies the LSIO to properties identified as being subject to future flood events and sea level rise.

Specifically, the Amendment seeks to:

- amend Clause 21.05 Natural Environment to refer to the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015* and include a new objective and strategy at Clause 21.05-5 Climate Change relating to coastal impacts of climate change
- introduce a new Schedule 2 to Clause 44.04 Land Subject to Inundation Overlay titled "Coastal Inundation and Hazard" (LSIO2)
- apply the Land Subject to Inundation Overlay Schedule 2 (LSIO2) to land identified in the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015* as being inundated by the combined effects of the 1% Average Event Probability (AEP) flood event plus 0.8 metre sea level rise
- amend the Schedule to Clause 72.03 to update the list of maps forming part of the scheme.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to identify land in coastal areas that may be inundated by the combined effects of the 1% Average Event Probability (AEP) flood event plus 0.8 metre sea level rise. These areas are mapped in the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015* prepared as part of the Our Coast interagency project. The Amendment is required to implement State policy which requires planning authorities to plan for possible sea level rise of 0.8 metres by 2100.

The objectives of the proposed Land Subject to Inundation Overlay include to:

- protect land vulnerable to coastal inundation from inappropriate development.
- plan for projected sea level rises to ensure that the community and assets are not exposed to an unacceptable level of risk associated with the coastal impacts of climate change.
- ensure that any new development is suitably designed to ensure that it is compatible with the identified flood hazard and local drainage characteristics.

Minor policy changes are also required to refer to the Our Coast local coastal hazard assessment.

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

The Amendment implements the following objectives from section 4 of the *Planning and Environment Act 1987*:

- (a) To provide for 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.
- (e) To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- (g) To balance the present and future interests of all Victorians.

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

The Amendment will provide for a number of improved environmental, social and economic outcomes.

The Land Subject to Inundation Overlay will trigger a planning permit requirement for relevant buildings and works. This includes new dwellings, subdivision and earthworks that alter natural ground levels. The Responsible Authority and floodplain management authority will be able to assess planning applications in areas identified as potentially vulnerable from future sea level rise and associated hazards such as coastal erosion, flooding and storm surge.

The Amendment is expected to have positive economic and social benefits. Coastal erosion, flooding, sea level rise and storm surge can result in significant costs for the community and the State. It can severely disrupt communities and in extreme cases, cause extensive damage to public and private property, agricultural losses, personal hardship and potential loss of life. The Amendment has positive economic and social benefits by identifying areas where planning permit assessment can reduce the risk of these harms.

Does the Amendment address relevant bushfire risk?

The Amendment addresses coastal inundation and flooding and hence does not have a direct relevance to bushfire risk.

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 under section 7(5) of the *Planning and Environment Act 1987*.

The Amendment is affected by Ministerial Direction No. 11 - Strategic Assessment of Amendments under section 12 of the *Planning and Environment Act 1987* and complies with this direction.

The Amendment is affected by Ministerial Direction No. 15 - The Planning Scheme Amendment Process and complies with this direction.

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

The Amendment supports the following state policies from the Planning Policy Framework:

- Clause 13.01-2S Coastal inundation and erosion – the Amendment achieves the policy objective “to plan for and manage the potential coastal impacts of climate change” and implements the following strategies:
 - Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.
 - Ensure that land subject to coastal hazards is identified and appropriately managed to ensure that future development is not at risk.
 - Avoid development in identified coastal hazard areas susceptible to inundation.

- Clause 13.03-1S Floodplain management – the Amendment meets the objective to assist in the protection of:
 - Life, property and community infrastructure from flood hazard.
 - The natural flood carrying capacity of rivers, streams and floodways.
 - The flood storage function of floodplains and waterways.
 - Floodplain areas of environmental significance or of importance to river health.

and implements the strategies to:

- Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes
- Avoid intensifying the impact of flooding through inappropriately located use and development.

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

The Amendment supports and implements the following policies from the Local Planning Policy Framework:

- Clause 21.05-4 Coastal environments – including the objectives:
 - To protect, maintain and enhance the coast, estuaries and marine environment.
 - To respect and manage coastal processes.
 and a relevant strategy:
 - Setback future land use and development from coastal areas, estuaries and coastal wetlands to provide a buffer which is adequate to accommodate coastal recession and the landward migration of coastal wetland vegetation communities such as mangroves and salt marshes.
- Clause 21.05-5 Climate change – including the objective:
 - To plan for and adapt to the impacts of climate change.
 and a relevant strategy:
 - Avoid land use and development within areas considered at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels.
- Clause 21.05-7 Flooding – has relevant objectives:
 - To protect floodplains.
 - To minimise the potential for damage and risks to public safety and property from flooding.

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

The Amendment makes proper use of the Victorian Planning provisions in so far as:

- Introducing and applying a new schedule to the Land Subject to Inundation Overlay, which is the accepted tool to identify and manage areas susceptible to coastal inundation.
- Updating the MSS Clause 21.05 Natural Environment to refer to the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015* and include a new objective and strategy at Clause 21.05-5 Climate Change relating to coastal impacts of climate change.

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

The Our Coast Senior Partnership Group has guided the preparation of the Bellarine Corio Bay Coastal Hazard Assessment and the Amendment. Agencies involved are: City of Greater Geelong, Borough of Queenscliffe, Department of Environment Land Water and Planning, Corangamite Catchment Management Authority, Barwon Coast Committee of Management and Bellarine Bayside Committee of Management.

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

There are no impacts on the transport system as defined by 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?**

The proposed Amendment will trigger planning permit applications as a result of the new planning controls. However, the Amendment will not pose unreasonable resource and administrative costs on Council in its normal capacity as the Responsible Authority.

Where you may inspect this Amendment

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

Greater Geelong City Council , Customer Service Centre, Ground Floor, 100 Brougham Street. GEELONG – 8.00am to 5.00pm weekdays
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'Amendments' section of the City's website www.geelongaustralia.com.au/amendments/

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.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 Amendment C394ggee should be received by **Monday 12 August 2019** and addressed to:

The Coordinator
Strategic Implementation
City of Greater Geelong

- either by mail to: PO Box 104, GEELONG VIC 3220
- or by email to: strategicplanning@geelongcity.vic.gov.au
- or lodged online at: www.geelongaustralia.com.au/amendments

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: Week of Monday 17 December 2019
- panel hearing: Week of Monday 10 February 2020