

Planning and Environment Act 1987

Mornington Peninsula Planning Scheme

Amendment C271morn

Explanatory Report

Overview

The amendment implements the key directions of the Western Port Coastal Villages and Surrounding Settlements Strategy (Ethos Urban, 2019) by applying the Erosion Management Overlay to areas identified as subject to an 'erosion hazard', applying the Significant Landscape Overlay to areas identified as 'foreshore' land in Balnarring, Crib Point, Bittern and Hastings, applying three new schedules to the Land Subject to Inundation Overlay to land along Western Port Bay, applies seven new schedules to the Design and Development Overlay to commercial and industrial land and makes consequential changes to a number of clauses within the Mornington Peninsula Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Mornington Peninsula Shire Council website at www.mornpen.vic.gov.au

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

Hastings office – 21 Marine Parade, Hastings

Mornington office – 2 Queen Street, Mornington

Rosebud office – 90 Besgrove Street, Rosebud

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of Mornington Peninsula Shire Council.

Land affected by the amendment

The amendment applies to land in the townships of Hastings, Tyabb, Bittern, Crib Point, Balnarring and Balnarring Beach, Flinders, Red Hill and Red Hill South, Somers, Merricks and Merricks Beach, Point Leo and Shoreham.

What the amendment does

The amendment proposes to implement key directions of the *Western Port Coastal Villages and Surrounding Settlements Strategy* (Ethos Urban, 2019). Specifically, the amendment:

- * Introduces a new Schedule 6 to the Erosion Management Overlay (EMO6), applies it to areas identified as subject to an 'erosion hazard', and amends the application of existing Schedules 4 (EMO4) and 5 (EMO5) to the Erosion Management Overlay.
- * Amends the existing Schedule 2 to the Significant Landscape Overlay (SLO2) and applies it to areas identified as 'foreshore' land in Balnarring, Crib Point, Bittern and Hastings.
- * Introduces new Schedules 2, 3 and 4 to the Land Subject to Inundation Overlay (LSIO2, LSIO3 and LSIO4) and applies it to land along Western Port Bay.
- * Introduces new Schedules 54, 55, 56 and 57 to the Design and Development Overlay (DDO54, DDO55, DDO56 and DDO57) and applies it to commercial land in Balnarring, Bittern, Red Hill and Tyabb.
- * Introduces new Schedule 59 to the Design and Development Overlay (DDO59) and applies it to industrial and commercial land in Hastings, Tyabb and Balnarring.
- * Introduces new Schedule 60 to the Design and Development Overlay (DDO60) and applies it to the Industrial 3 Zone (INZ3) land in Disney Street, Bittern.
- * Introduces new Schedule 61 to the Design and Development Overlay (DDO61) and applies it to the Tyabb and Hastings Business Parks.
- * Updates existing Schedules 14 and 15 to the Design and Development Overlay (DDO14 and DDO15).
- * Deletes Schedule 4 to the Development Plan Overlay (DPO4) currently applying to land in the Balnarring Town Centre from the Planning Scheme.
- * Removes Schedule 2 to the Design and Development Overlay (DDO2) from Commercial 1 Zone (C1Z) and Commercial 2 Zone (C2Z) land in Balnarring.
- * Amends Clause 11.03-L-01 – Activity Centres – Mornington Peninsula.
- * Amends the Schedule to Clause 72.03 – what does this planning scheme consist of?
- * Amends the Schedule to Clause 72.08 – Background Documents.

Strategic assessment of the amendment

Why is the amendment required?

The Western Port Coastal Villages and Surrounding Settlements Strategy (Ethos Urban, 2019) ('the Strategy') aims to address potential climate change impacts along the Western Port Bay coastline (specifically inundation and erosion) whilst protecting and enhancing sensitive coastal and foreshore areas and township character.

Prepared by Ethos Urban on behalf of Mornington Peninsula Shire, the Strategy delivers on Council's commitment to ensuring that the community is resilient and adaptable to climate change.

Development of the Strategy was funded by the State Government's Coastal Planning Grants Program and is based on extensive background research, analysis and community consultation undertaken during 2018 to 2019.

The Strategy specifically responds to the findings of *the Western Port Local Coastal Hazard Assessment* (Water Technology, 2014) ('the WPLCHA') which provides the best available scientific mapping, modelling and data of potential storm surge and sea level rise impacts of 0.8 metres by the year 2100.

The Strategy provides:

- * an overall vision, framework plan and set of design objectives for each township
- * defined character areas and associated design guidelines for commercial, industrial and foreshore land in each township, with residential guidelines adapted from Council's adopted *Neighbourhood Character Study & Guidelines* (Ethos Urban, 2019) ('the NCS&G')
- * mapping of potential coastal inundation and erosion hazards for each township
- * recommended actions to address coastal hazards through the planning system and other initiatives in partnership with the State Government and allied government agencies

Townships included within the Strategy are Hastings, Tyabb, Bittern, Crib Point, Balnarring and Balnarring Beach, Flinders, Red Hill and Red Hill South, Somers, Merricks and Merricks Beach, Point Leo and Shoreham.

The Strategy was adopted by Mornington Peninsula Shire Council in October 2019. Amendment C271morn seeks to implement the Strategy by:

- * introducing new and revised Design and Development Overlays to commercial and industrially zoned areas in select townships, with design objectives and requirements consistent with the corresponding character typology identified in the Strategy. (It is noted that planning controls for residential land consistent with the Council's adopted NCS&G, as noted in the Strategy, are proposed to be implemented by Amendment C291morn)

- * introducing a new Erosion Management Overlay schedule and updated Land Subject to Inundation Overlay schedules to land identified as subject to erosion and inundation hazards, consistent with mapping from the Strategy and WPLCHA, and comprising objectives, statements of risk, and requirements to manage these risks commensurate with these documents, Clause 13.01-2S (Coastal inundation and erosion) and the *Marine and Coastal Policy* (Victorian Government, 2020)
- * updating and applying the Significant Landscape Overlay Schedule 2 to significant coastal and foreshore landscapes to conserve environmental values and prevent inappropriate buildings and works

In making these changes, the amendment consolidates and refines existing planning provisions and deletes redundant provisions to avoid unnecessary duplication between controls and improve the overall efficiency of the planning scheme.

The specific changes proposed by the amendment are detailed as follows:

- * Introducing and applying new EMO6 to coastal areas identified as subject to erosion hazards due to sea level rise

EMO6 seeks to ensure that development is designed and sited to respond to threats from coastal erosion and landslip and does not increase risks to life or property. The schedule requires a permit for new development (with a range of exemptions for minor buildings and works). Applications must be supported by a Coastal Hazard Vulnerability Assessment (CVHA) which identifies the potential risk for new development from erosion hazards, and whether there are any appropriate mitigation or adaptation measures to safely manage this risk.

The CVHA must consider factors including sea level rise and its associated natural hazards, storm tide and surge, coastal processes, acid sulfate soils and local topography and geology. Consistent Clause 13.01-2S (Coastal inundation and erosion) and the *Marine and Coastal Policy* (Victorian Government, 2020), the assessment must apply the precautionary principle and use best available scientific data in its approach. If a full CVHA is deemed necessary, it must be peer reviewed at the applicant's expense, to the satisfaction of the responsible authority.

In applying the new EMO6, parts of existing EMO4 and EMO5 in Balnarring will be deleted to avoid unnecessary duplication of provisions.

- * Amending the existing SLO2 and applying it to foreshore land in Balnarring, Crib Point, Bittern and Hastings

The amendment seeks to update the SLO2 to recognise the significance of foreshore areas which are set within distinctive landscapes characterised by undeveloped open spaces, indigenous vegetation and undulating dunes. SLO2 seeks to ensure that new development positively responds to this coastal setting and threats of coastal hazards. Application requirements are updated to include the need for an arboricultural report, comprehensive site plan, and assessment of visual impacts of vegetation removal, as appropriate.

* Replace existing LSIO1 along the Westernport Bay coastline with new LSIO2, LSIO3 and LSIO4

The LSIO1 was originally introduced by Amendment C216 (gazetted on 21 March 2019). Led by Melbourne Water in partnership with Council, Amendment C216 applied the LSIO1 to land identified in the WPLCHA as vulnerable to inundation due to predicted sea level rise.

LSIO2, LSIO3 and LSIO4 will replace the existing LSIO1, but apply to the same extent of land originally mapped by Amendment C216. The new schedules are mapped according to the existing underlying land use zone and include new objectives and a statement of risk based on the Strategy and WPLCHA.

The LSIO2 will apply to land in residential zones, industrial zones, commercial zones and special purpose zones. LSIO3 will apply to rural zones. The LSIO4 will apply to land in the Public Use Zone, Public Park and Recreation Zone, Public Conservation and Resource Zone and Road Zone.

Collectively, the LSIO schedules seek to ensure that land vulnerable to coastal inundation is protected from inappropriate development, that the community and assets are not exposed to an unacceptable level of risk associated with the coastal impacts of climate change, and that new development responds appropriately to inundation risks.

As with proposed EMO6, the new LSIO schedules require a permit for new development (with a range of exemptions for minor buildings and works) and applications must be supported by a CVHA. The CVHA requirements are the same as those within the EMO6, as relevant to inundation.

* Introducing a new DDO54, DDO55, DDO56 and DDO57 and applying the schedules to land zoned C1Z in Balnarring, Bittern, Red Hill and Tyabb.

The mapping, objectives and requirements of these new DDO schedules are based on the 'Commercial Contemporary Village' (Balnarring and Bittern) and 'Contemporary Everyday Convenience' (Red Hill and Tyabb) character typologies outlined in the Strategy. Requirements include a mandatory building height limit of 8.5 metres and two storeys, and requirements for setbacks, materials, and vehicle and pedestrian access.

* Introducing new DDO59 and applying it to land zoned INZ3 and C2Z in Hastings, Tyabb and Balnarring.

DDO59 contains specific design objectives and built form controls based on the 'Large Format / Industrial – Traditional' character typology of the Strategy. Requirements include a discretionary building height limit of 9 metres and building setbacks designed to protect and enhance the character of industrial areas and ensure that new development does not negatively impact the amenity of surrounding sensitive land uses.

* Introducing new DDO60 and applying it to land zoned INZ3 in Disney Street, Bittern.

This land is identified in the Strategy as being within the 'Large Format / Industrial'

character typology. New DDO60 contains design objectives, a discretionary building height limit of 9 metres and design requirements to ensure that new development protects and enhances the existing streetscape and vegetated character of this area consistent with this typology.

- * Introducing new DDO61 and applying it to INZ3 land in the Tyabb and Hastings Business Parks.

DDO61 includes design objectives, a discretionary building height limit of 9 metres, building setback and landscaping requirements to ensure that new development is consistent with the existing character of the area as identified in the corresponding 'Large Format / Industrial – Business Parks' character typology of the Strategy.

- * Updating existing DDO14 and DDO15

The DDO14 applies to the Flinders Village Centre and was introduced via Amendment C101. The DDO15 applies to the Shoreham Village Centre and was introduced via Amendment C103. Minor changes are proposed to DDO14 and DDO15 to ensure consistency with the Strategy and *Ministerial Direction – the Form and Content of Planning Schemes*. The DDO14 and DDO15 have been updated to include revised design, buildings and works requirements and application requirements in accordance with the 'Commercial - Coastal Village Strip' character typology identified in Strategy. The mandatory height limit of 8.5 metres and 2 storeys is retained.

- * Deleting DPO4 (Balnarring Town Centre Development Plan)

The DPO4 will become redundant as relevant requirements from DPO4 are translated to new DDO54.

- * Removing DDO2 from land zoned C1Z and C2Z in Balnarring

The DDO2 is replaced with new DDO54 and DDO59 consistent with the relevant character typologies for the Strategy.

- * Amending Clause 11.03-L-01 – Activity Centres – Mornington Peninsula.

This clause contains generic built form design requirements for land in the C1Z, C2Z and Mixed Use Zone (MUZ). The amendment exempts townships affected by approved strategic plans or built form planning provisions from this clause given these design requirements will be superseded with the proposed introduction of locally-tailored DDOs based on character typologies identified in the Strategy.

- * Amending the Schedule to Clause 72.03 – what does this Planning Scheme consist of?

The schedule is updated to reflect the Planning Scheme mapping changes that are made by the introduction and deletion of maps.

- * Amending the Schedule to Clause 72.08 – Background Documents.

The schedule is amended to introduce the *Western Port Coastal Villages and Surrounding Settlements Strategy (Ethos Urban, September 2019)* as a

background document in the planning scheme.

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

The amendment implements the objectives of Planning in Victoria in accordance with section 4 of the Planning & Environment Act 1987 as it provides for the fair, orderly, economic and sustainable use and development of land; secures a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and balances the present and future needs of all Victorians by:

- * protecting and enhancing township character by providing a clear and consistent framework of planning controls to guide future built form outcomes within commercial and industrial areas of each township based on locally-tailored design objectives and requirements
- * increasing the community's resilience to predicted sea level rise impacts around Westernport Bay by identifying land subject to inundation and erosion hazards, and implementing permit and application requirements to ensure that future development is appropriately sited and designed to respond to identified risks whilst respecting natural coastal processes and landscapes
- * identifying and conserving significant and environmentally sensitive coastal and foreshore landscapes along Westernport Bay from inappropriate development, native vegetation removal or landscape modification
- * consolidating and refining existing planning provisions and deleting redundant provisions to avoid unnecessary duplication of controls and improve the overall efficiency of the planning scheme

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

Environmental effects

The amendment addresses environmental effects by:

- * protecting significant and environmentally sensitive coastal and foreshore landscapes along Westernport Bay from inappropriate development, native vegetation removal or landscape modification through updates to the existing SLO2 and introduction of the new EMO6
- * increasing community resilience to predicted coastal erosion and inundation impacts identified in through application of new LSIO2, LSIO3, LSIO4 and EMO6 to land along the Westernport Bay and introducing a new permit application requirement to provide and respond to site-specific Coastal Hazard Vulnerability Assessments, as appropriate, based on new objectives and a statement of risk statement derived from the *Western Port Local Coastal Hazard Assessment Report (Water Technology, September 2014)*

Social and economic effects

The amendment addresses social and economic effects by:

- * protecting and enhancing local township character and ‘sense-of-place’ with a new suite of DDOs based on character typologies drawn from Council’s adopted Strategy
- * providing greater clarity and certainty for the community, landowners and permit applicants about expectations for new development in commercial and industrial township areas, coastal areas subject to inundation and erosion from predicted sea level rise, and buildings or works in significant foreshore landscape environs

It is acknowledged that introduction of a new permit application requirement under the proposed LSIO and EMO schedules to provide a CVHA (that is prepared and peer reviewed at the applicant’s expense to the satisfaction of the responsible authority) and implement any associated adaptation measures represents a potentially significant additional cost to new development for affected landowners. However, the need to safely manage the increasing risks to life and property posed by inundation and erosion hazards caused by sea level rise outweighs this cost. Moreover, the proposed controls provide for appropriate exemptions for a range of minor buildings and works from the requirement to provide a CVHA. Development approval costs can also be moderated via the proposed staged approach to CVHAs that allows for a preliminary assessment to identify potential risks – the results of which determine whether a full assessment (with associated scoping of adaptation measures) is required. In other words, the extent of assessment and adaptation response required is commensurate with the identified level of risk.

Does the amendment address relevant bushfire risk?

The amendment will not increase the risk to life, property, community infrastructure and the natural environment to bushfire and is considered to meet the objectives of Clause 13.02-1S – *Bushfire to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*. Clause 13.02-1S indicates that the policy must be applied to all planning and decision making under the Act relating to land that is:

- * *Within a designated bushfire prone area;*
- * *Subject to a Bushfire Management Overlay; or*
- * *Proposed to be used or developed in a way that may create a bushfire hazard.*

Whilst some land affected by the amendment is located within Bushfire Prone Areas (BPA) or a Bushfire Management Overlay (BMO), the amendment does not result in changes that would allow these sites to be used or developed in such a way that may create a bushfire hazard or alter the ability of landowners to modify vegetation in response to bushfire risk. Moreover, the amendment does not introduce provisions that would impact the availability of, or safe access to areas of low-bushfire risk where human life can be better protected from the effects of bushfire.

The amendment is not expected to increase the population of these areas or facilitate any significant change to the intensity of development in the area. Schedules 14, 15, 54, 55, 56 and 57 to the Design and Development Overlay propose to introduce the requirement for a Landscape Plan that will ensure future

landscaping will continue to be consistent with the existing low threat state of the area.

The views of the Country Fire Authority (CFA) were sought during exhibition of the amendment.

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

Ministerial Direction – The Form and Content of Planning Schemes

The amendment complies with the requirements of this Ministerial Direction as it has been prepared via the Amendment Tracking System and Objective Keystone authoring platform. The amendment also ensures the amended or proposed overlay schedules contain the correct number of objectives as specified in The Form and Content of Planning Schemes.

Ministerial Direction No. 9 – Metropolitan Planning Strategy

The amendment complies with this Ministerial Direction as it supports or gives effect to the following directions in *Plan Melbourne 2017-2050*:

- * Direction 4.5 (Plan for Melbourne's green wedges and peri-urban areas), specifically Policy 4.5.2 (Protect and enhance valued attributes of distinctive areas and landscapes) by introducing and updating planning controls that protect township character and conserve coastal and foreshore landscapes
- * Direction 6.2 (Reduce the likelihood and consequences of natural hazard events and adapt to climate change), specifically Policy 6.2.1 (Mitigate exposure to natural hazards and adapt to the impacts of climate change) and by introducing and updating planning controls that help to increase the community's resilience to erosion and inundation impacts around Westernport Bay caused by predicted sea level rise
- * Direction 6.5 (Protect and restore natural habitats), specifically Policy 6.5.1 (Create a network of green spaces that support biodiversity conservation and opportunities to connect with nature), Policy 6.5.3 (Protect the coastlines and waters of Port Phillip Bay and Western Port) by introducing and updating planning controls that address predicted sea level rise impacts and conserve coastal and foreshore environs

Ministerial Direction No. 11 – Strategic Assessment of Amendments

The amendment complies with the requirements of this Ministerial Direction as the *Strategic Assessment Guidelines Checklist* has been applied during its preparation.

Ministerial Direction No. 14 – Ports Environs

The amendment complies with the requirements of this Ministerial Direction as it does not result in any changes that would introduce a sensitive use, intensify existing sensitive uses in the Port of Hastings environs, or introduce any other use that might prejudice the operation of the Port of Hastings.

Ministerial Direction No.17 – Localised Planning Statements

The amendment complies with the requirements of this Ministerial Direction as it is a deliberate measure to help implement key objectives and strategies in the *Mornington Peninsula Localised Planning Statement (Victorian Government, 2014)* which are summarised as follows:

- * To recognise, maintain and enhance the special values of the Mornington Peninsula, including protecting the character of towns and villages, rural landscapes, coastlines and seascapes
- * To ensure conservation of natural systems and biodiversity
- * To ensure planning for the coast recognises that this is an inherently dynamic environment and that the coast should be developed consistent with the environmental capacity of different areas
- * To ensure the proper consideration of environmental risks, including erosion and inundation in all planning decisions, and to the environmental implications of all proposed development, in accordance with the scale and type of each proposal, in consultation with appropriate authorities with regard to environmental assessment studies that may be required
- * To ensure careful consideration is given to achieving good design which responds to and is appropriate to the character and function of the particular place, including consideration of built form and scale, access and connectivity, environmentally sensitive design, heritage, streetscape and landscape values, including the retention of vegetation where this is a key element of township character

The amendment complies with these directions, providing for a suite of planning controls that protect local township character, conserve coastal and foreshore landscapes and ensure new development responds appropriately to threats of coastal erosion and inundation due to predicted sea level rise in accordance with the recommendations of Council's adopted *Western Port Coastal Villages and Surrounding Settlements Strategy (Ethos Urban, 2019)*.

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

The amendment supports or gives effect to the following clauses in the PPF:

- * Clause 11.03-4S Coastal settlement by updating and applying various planning controls (i.e. EMO6, SLO2 and LSIOs) to limit development in identified coastal hazard areas or where coastal processes may be detrimentally impacted
- * Clause 11.03-5S Distinctive areas and landscapes by updating and applying various DDOs and SLO2 to protect and enhance local township character and significant foreshore landscapes, consistent with the directives of the *Mornington Peninsula Localised Planning Statement (Victorian Government, 2014)*
- * Clause 12.01-2S Native vegetation management by updating and applying SLO2 to foreshore landscapes, recognising the importance of indigenous vegetation to foreshore areas and requiring planning approval for the removal of native vegetation

- * Clauses 12.02-1S Protection of the marine and coastal environment and 12.02-1L Protection of coastal areas – Mornington Peninsula by updating and applying various planning controls (i.e. EMO6, SLO2 and LSIOs) to protect coastal and foreshore environments along Westernport Bay from inappropriate development, native vegetation loss, or adverse effects to coastal landform stability or processes
- * Clause 12.02-2S Marine and coastal Crown land by updating and applying planning controls (i.e. EMO6 and various LSIOs) to marine and coastal crown land to ensure that new development responds to coastal hazard risks, including sea level rise, erosion, accretion and inundation, protects marine and coastal functions and processes, is sympathetic to its coastal environment.
- * Clause 12.05-1S Environmentally sensitive areas by updating and applying EMO6 and LSIOs to areas recognised as being environmentally sensitive to the impacts of identified coastal hazards and inappropriate development.
- * Clause 12.05-2S Landscapes by updating and applying SLO2 to protect identified significant coastal and foreshore environments from inappropriate development or removal of native vegetation.
- * Clauses 13.01-1S Natural hazards and climate change, 13.01-1L Natural hazards and climate change – Mornington Peninsula and 13.01-2S Coastal inundation and erosion by updating and applying the EMO6, LSIOs and SLO2 to land identified as subject to inundation and erosion hazards caused by predicted sea level rise, limiting development in these areas, and requiring new development to respond to risks identified in a site-specific CVHA, with development or protective works to avoid detrimental impacts on coastal processes
- * Clause 13.03-1S Floodplain management by updating and applying LSIO2, LSIO3 and LSIO4 to land that identified as subject to inundation, with accompanying objectives, statements of risk and permit requirements to assist in the protection of life, property and community infrastructure from coastal inundation.
- * Clause 13.04-2S Erosion and landslip by introducing the EMO6 to land identified as subject to coastal erosion hazards to prevent inappropriate development in unstable areas or areas prone to erosion.
- * Clauses 15.01-1S Urban design, 15.01-1L Urban design – Mornington Peninsula, 15.01-2S Building design, 15.01-2L Building design – Mornington Peninsula and 15.01-5S Neighbourhood Character by introducing and updating various DDO schedules which seek to protect and enhance township character with locally-tailored design objectives, requirements and permit application requirements based on identified character typologies.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment implements the Municipal Planning Strategy as it seeks to achieve the following strategic objectives of Clause 02.02 (Vision):

- * protect and enhance the Mornington Peninsula's biodiversity and coastal experience
- * demonstrate leadership in climate change mitigation and adaptation

The amendment also implements the following strategic directions:

- * protects coastal and foreshore areas as major tourism and recreational resources from overuse to avoid environmental degradation and loss of natural and cultural values (Clause 02.02: Environmental landscape values)
- * protects the unique environmental and landscape values of the Peninsula and preserves the stability of land by avoiding development in areas prone to erosion (Clause 02.03-3: Environmental risks and amenity)
- * ensures the location, design and construction of buildings and works are compatible with the built form and landscape character of the surrounding area (Clause 02.03-5: Built environment and heritage)

This strategic consideration only applies if the planning scheme includes an MPS at Clause 02.

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

The amendment makes proper use of the Victorian Planning Provisions by:

- * introducing the Erosion Management Overlay to address erosion risk caused by predicted sea level rise, generally in accordance with *Planning Practice Note 53 – Managing Coastal Hazards and the Coastal Impacts of Climate Change (Victorian Government, 2015)*
- * updating schedules within the Land Subject to Inundation Overlay to address issues of coastal inundation caused by predicted sea level rise, generally in accordance with *Planning Practice Note 12 – Applying the Flood Provisions in Planning Schemes (Victorian Government, 2015)* and *Planning Practice Note 53 – Managing Coastal Hazards and the Coastal Impacts of Climate Change (Victorian Government, 2015)*
- * updating and introducing new schedules to the Design and Development Overlay to protect and enhance local township character

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

The views of relevant agencies were considered during the exhibition process.

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

The amendment will not impact the transport system, as defined by section 3 of the *Transport Integration Act 2010*, including, the operations of the Port of Hastings.

Resource and administrative costs

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

The amendment is not expected to have a significant impact on resource and administrative costs when introduced into the planning scheme. Whilst the amendment may increase the number of permit applications received by the responsible authority, the proposed planning controls provide greater clarity and certainty about expected development outcomes to ensure the efficient processing of applications.