

Government Land Standing Advisory Committee

Tranche 19 Report

31 Camp Hill Road, Beaufort

6 July 2018

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List of Abbreviations

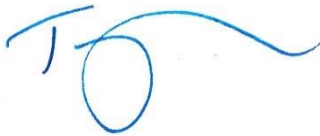
BAL	Bushfire Attack Level
BMO	Bushfire Management Overlay
CFA	Country Fire Authority
DTF	Department of Treasury and Finance
DELWP	Department of Environment, Land, Water and Planning
EAO	Environmental Audit Overlay
IN3Z	Industrial 3 Zone
PUZ	Public Use Zone

About this report

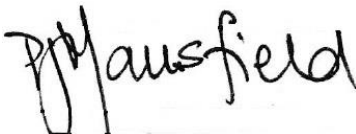
On 28 January 2018, the Minister for Planning referred the following sites to the Government Land Standing Advisory Committee as Tranche 19:

- 7-25 Hill Street, Beaufort
- 6 Lawrence Street, Beaufort
- 31 Camp Hill Road, Beaufort.

This is the report under Section 151 of the *Planning and Environment Act 1987* of the Government Land Standing Advisory Committee for 31 Camp Hill Road, Beaufort.



Trevor McCullough, Chair



Prue Mansfield, Member

6 July 2018

1 Summary and recommendation

1.1 The site

Figure 1: Site location



The site is located on the north-western side of Camp Hill Road in the township of Beaufort, on the outskirts of the Beaufort town centre. The site has an irregular shape and comprises two parcels of Crown land with an area of 7,000 square metres.

The site was formerly used as a depot and currently contains sheds and vehicle storage. Most buildings are generally located towards the northern end of the site. There are a number of remnant trees scattered across the property.

The land is Crown land and therefore it does not have a title, however if the land is sold, a Crown Grant, or title, will be lodged with the Titles Office.

1.2 Issues raised in submissions

The Committee considered all written submissions as well as submissions presented to it during the Hearing. In addressing the issues raised in those submissions, the Committee has been assisted by the information provided to it as well as its observations from inspections of the site.

Submissions addressed:

- The challenging nature of the site, including its topography, vegetation and proximity to residential and recreational land.

- The lack of formal road access, with part of the current access road transversing Camp Hill Recreation Reserve.
- Bushfire risk.

1.3 Committee conclusion

The site owner proposes to rezone the subject land from Public Use Zone – Other to the Industrial 3 Zone. The Committee agrees that this is the most appropriate zone.

The proposed planning provisions make proper use of the Victoria Planning Provisions and are prepared and presented in accordance with the *Ministerial Direction on The Form and Content of Planning Schemes*.

Table 1: Existing and proposed controls

Current planning scheme controls	Proposed planning scheme controls	Advisory Recommendation	Committee
Public Use Zone - Other	Industrial 3 Zone	Industrial 3 Zone	
Bushfire Management Overlay	Retain	Retain	

1.4 Recommendation

The Committee recommends that a planning scheme amendment be prepared and approved to rezone 31 Camp Hill Road, Beaufort to the Industrial 3 Zone.

2 Process issues for this site

The following tables set out the details of the process for this matter.

Table 2: Proposal summary

Proposal summary	
Tranche and site reference	Tranche 19: site reference GL110
Site address	31 Camp Hill Road, Beaufort
Previous use	Former Department of Environment, Land, Water and Planning (DELWP) depot site
Site owner	Department of Treasury and Finance (DTF) on behalf of DELWP
Council	Pyrenees Shire Council
Exhibition	Between 13 March and 22 May 2018
Submissions	Two in total: Department of Treasury and Finance on behalf of the site owner; Pyrenees Shire Council

Table 3: Proposed planning scheme changes

Existing controls	Proposed changes
Public Use Zone – Other Public Use	Industrial 3 Zone
Bushfire Management Overlay	Retain

Table 4: Committee process

Committee process	
Members	Trevor McCullough (Chair) and Prue Mansfield
Information session	Beeripmo Centre, 27 March 2018
Hearing	Beaufort Community Bank Complex, 28 June 2018
Site inspections	27 March, 28 June 2018
Appearances	Mr Gerard Gilfedder for the Department of Treasury and Finance on behalf of the site owner Mr Matthew Novachevski for the Pyrenees Shire Council
Date of this Report	6 July 2018

3 Introduction

3.1 Zoning context

Figures 2 and 3 show the current and proposed zonings.

Figure 2 Current zoning

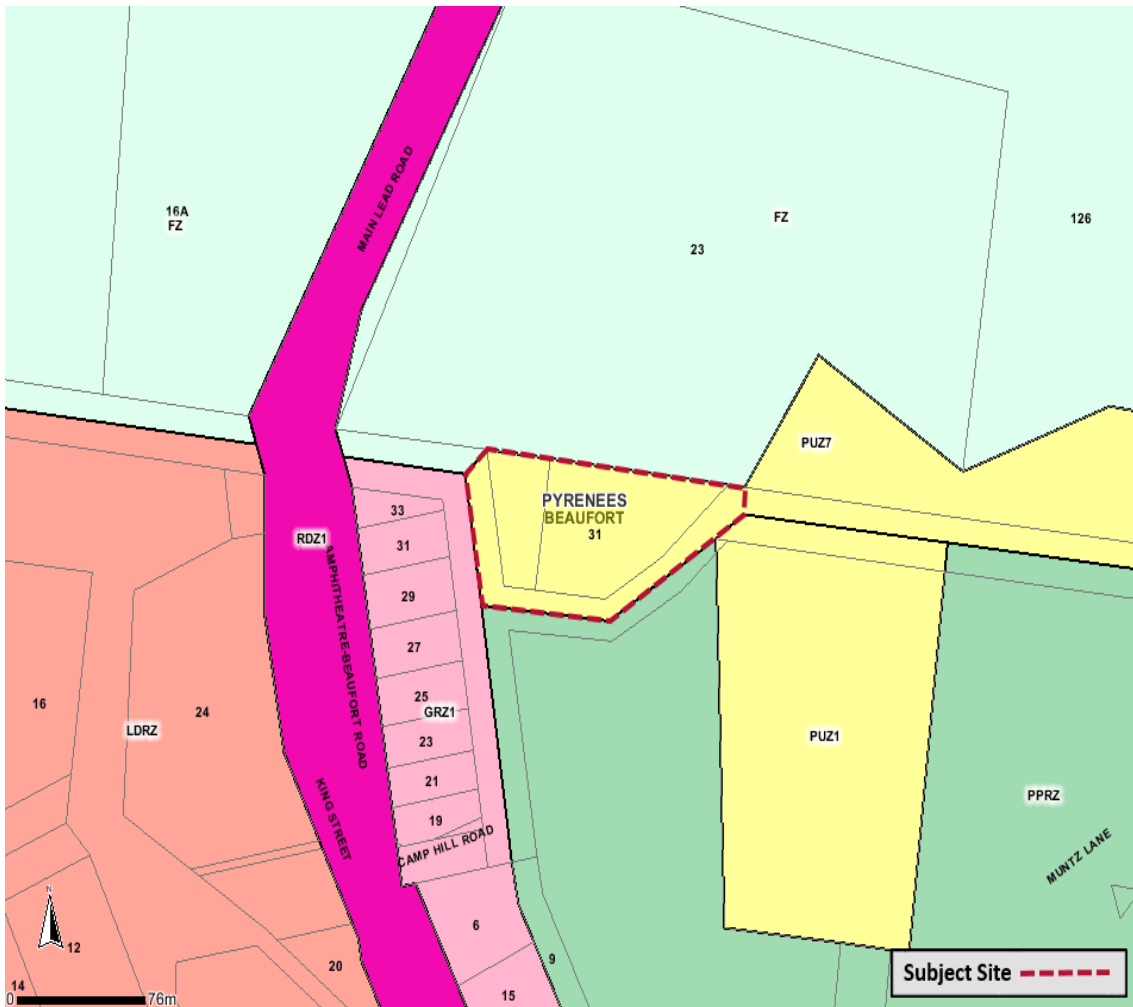
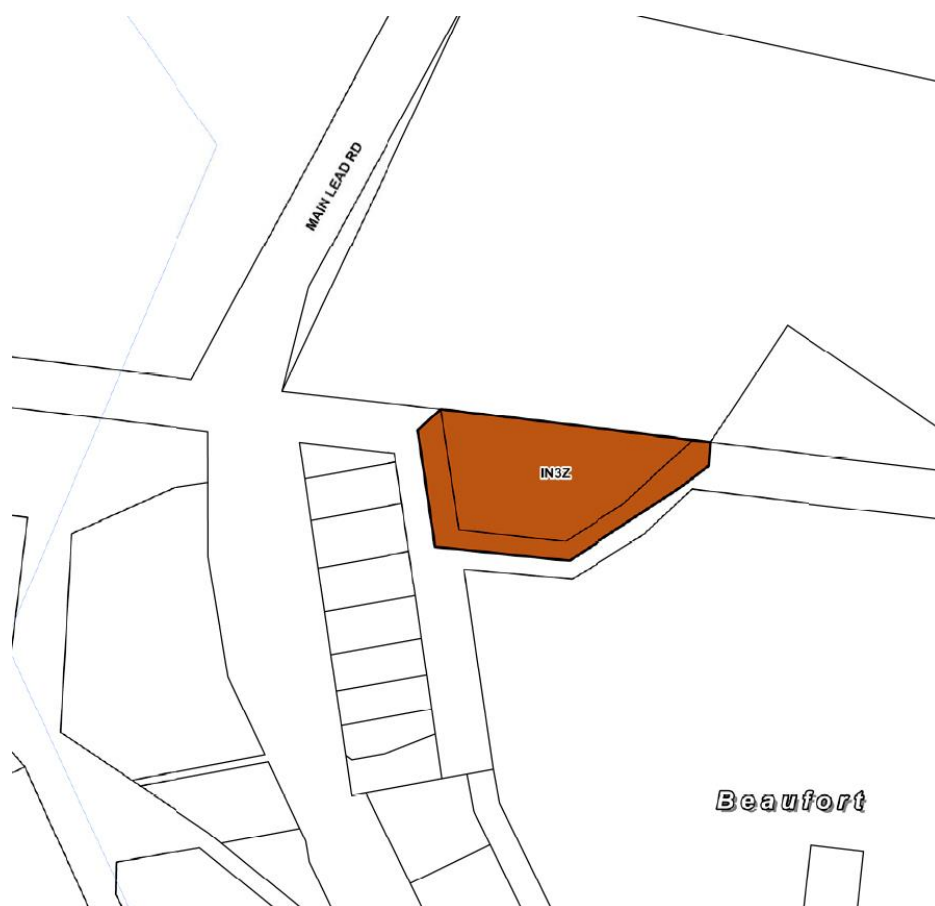


Figure 3 Proposed zoning



3.2 Physical constraints

(i) History of the site

The site has been a Government depot for works crews, used for activities such as the storage of tools, materials and vehicles.

(ii) Current site conditions

The site is accessed by a road that is on a Council road reserve for part of its length. The remainder of the access road traverses the Camp Hill Recreation Reserve, which is Crown Land managed by the Shire as Committee of Management. The road is sealed for part of its length.

The site is undulating, and while mostly cleared is scattered with remnant native trees.

There is one large shed in good condition and other smaller structures and hard stand areas, mostly to the northern edge of the site.

(iii) Interface with surrounds

The surrounding land uses are a mix of residential properties, public recreational land and farming land. This includes a row of detached housing on the western interface that front King Street and a large rural farming property to the north. This property has an access driveway adjoining the western edge of the site.

The Camp Hill Recreation Reserve is to the south of the site and has a picnic ground/BBQ, and undeveloped public land for service and utility use is to the east.

The commercial area of the township is located 750 metres south of the site and generally fronts the Western Highway. Camp Hill Road is connected to the Western Highway via King Street, which intersects both roads. The Beaufort Railway Station is approximately 570 metres to the southeast of the subject site. This also features a bus interchange providing connections to surrounding centres.

The Beaufort Primary School and Beaufort Secondary College are located approximately 1.5 kilometre to the south of the subject site.

The Western Highway is an important east-west route for western Victoria, providing immediate connections to Ballarat as the largest regional centre, and further to Melbourne. King Street becomes Main Lead Road to the north providing links to the Pyrenees Highway and the Beaufort-Lexton Road.

(iv) Access

The site is accessed off King Street, which becomes Main Lead Road as it heads north towards various rural hamlets and Avoca.

VicRoads is actively planning the Beaufort bypass, which will become the new route of the Western Highway, taking through traffic out of the centre of Beaufort. There are two route options still under consideration, and the study area for these options is just to the north of the site. Whichever route is ultimately selected, the current connection to the north along Main Lead Road will be truncated and there will be no access from the Highway onto Main Lead Road and to this site. Lawrence Street to the east will form the access to the town.

4 Issues with the proposed changes

4.1 What zone is suitable

(i) Evidence and submissions

The landowner proposed the Industrial 3 Zone be applied as this most closely aligned with the previous use of the site. It submitted that an Environmental Audit Overlay (EAO) would not be required and that the existing Bushfire Management Overlay (BMO) precluded any residential uses. The surrounding vegetation means the required separation distances to achieve a BAL of 12.5 for any house construction would not be able to be met.

Council, noting the difficulties with access, topography and interface with residential and recreational uses, agreed that the Industrial 3 Zone was the most appropriate.

(ii) Discussion

All parties agreed that the BMO was appropriate and should remain. That being so, all parties agreed no residential zones were appropriate.

The nature of the site, and restrictions on it, mean it is not entirely suitable for industrial purposes. The site is restricted by:

- The undulating nature of the site
- The presence of remnant vegetation
- The limited access, including the road's narrowness, traversing the Recreation Reserve and running along the back fences of abutting houses in General Residential Zone
- The nature of adjacent residential and recreational land uses.

All of these things limit the type of industrial activity that would be practical on the site. The probable need to remove native vegetation to upgrade the road for possible future industrial uses is an additional constraint.

Strategically, the *Beaufort and Avoca Industrial Land Strategy 2005* identifies land to the south of Beaufort as the preferred location for any additional industrial land.

Immediately to the north of the site is Farming zoned land. The Shire of Pyrenees Municipal Strategic Statement has identified the number of small lots in the Farming Zone as a significant issue, and seeks to reduce this number over time. To achieve this, a Restructure Overlay has been applied in various places in the Shire, including over the land extending north from the northern boundary of the subject site. The objective of this overlay is to consolidate lots, so there are fewer small lots in land zoned for farming purposes in the future. The Committee considered applying the Farming Zone to the subject site, and extending the Restructure Overlay to include it, so that the creation of an additional Farming Zone lot was managed within the overall context of the area. However, immediately to the north of the subject site is the study area for the proposed Beaufort bypass. Both of the route options under active consideration will bifurcate the area and require changes to farm access and management patterns. Creating additional Farming Zone land that will only be accessible from the town side of the freeway, and not be able to be consolidated into larger

farm lots, seems to provide an additional complication that does not help to achieve the stated objective of fewer small farm lots.

The need or otherwise of an EAO is not relevant if the zone proposed does not allow sensitive uses.

(iii) Conclusion

After careful consideration, the Committee recommends the application of the Industrial 3 Zone as the most appropriate zone. This Zone has limited as-of-right uses and the nature of the site itself and access to it will restrict what uses and types of buildings are possible.

The Zone imposes permit requirements for a number of uses, and the associated decision guidelines elevate the importance of managing the interface with the surrounding land uses. Road access will need to be resolved with Council and DELWP before any permit can be issued.

4.2 What overlays are suitable

(i) Evidence and submissions

The site is covered by a Bushfire Management Overlay. All parties agreed this should remain.

No evidence or submissions were presented that suggested additional overlays were required.

(ii) Conclusion

The BMO remain on the site unchanged.

Appendix A About the Government Land Standing Advisory Committee

The Government Land Planning Service is a 2015 initiative to deliver changes to planning provisions or correct planning scheme anomalies for land owned by the Victorian Government. The Government Land Standing Advisory Committee (the Committee) was appointed under Part 7, section 151 of the *Planning and Environment Act 1987* in July 2015.

A revised Terms of Reference for the Committee was approved in April 2018.

The Committee currently consists of:

- Chair: Lester Townsend
- Deputy Chairs: Trevor McCullough and Mandy Elliott
- Members: Gordon Anderson, Elissa Bell, Alan Chuck, Jenny Fraser, Prue Mansfield, Jane Monk, Rachael O'Neill, John Ostroff, Tania Quick, Cazz Redding and Lynn Sweeney.

The Committee is assisted by Ms Greta Grivas, Senior Project Officer with Planning Panels Victoria.

The Committee's Terms of Reference state that the purpose of the Advisory Committee is to:

- advise the Minister for Planning on the suitability of new changes to planning provisions for land owned, proposed to be acquired or to land required to facilitate the delivery of priority projects by the Victorian Government, and*
- provide a timely, transparent and consultative process to facilitate proposed changes to land owned or proposed to be acquired; or to support delivery of priority projects by the Victorian Government.*

The Advisory Committee must produce a written report for the Minister for Planning providing:

- an assessment of the appropriateness of any changes of planning provisions in the context of the relevant planning scheme and State and Local Planning Policy Frameworks,*
- consideration of whether the proposed planning provisions make proper use of the Victoria Planning Provisions and are prepared and presented in accordance with the Ministerial Direction on The Form and Content of Planning Schemes,*
- an assessment of whether planning scheme amendments could be prepared and adopted for each proposal, including the recommended planning provisions,*
- an assessment of submissions to the Advisory Committee,*
- any other relevant matters raised during the hearing(s),*
- a list of persons who made submissions considered by the Advisory Committee,*
- a list of persons consulted or heard,*
- endorsement by the Chair or the Deputy Chair.*