

Planning and Environment Act 1987

SURF COAST PLANNING SCHEME

Notice of the preparation of an amendment to a planning scheme

Amendment C150surf

Overview

Amendment C150surf proposes to delete the Heritage Overlay (HO150) from 23 residential properties (see property addresses and map below) and the Council Reserve (16A Smith Street) in Winchelsea, as they do not have any heritage significance and the HO incorrectly applies.

The amendment does this by making a mapping correction and amending the Schedule to Clause 43.01 (Heritage Overlay).

For further details, refer to the explanatory report about the amendment.

Details of the amendment

The Surf Coast Shire Council planning authority has prepared Amendment C150surf to the Surf Coast Planning Scheme.

The land affected by the amendment:



Map showing affected area.

Street Name	Street No.
Main Street	65A
Warner Street	15, 15A, 17, 18, 19, 20, 21, 22, 23, 24 & 25
Lawrence Court	2, 3, 4, 5 & 6
Smith Street	12, 13, 15, 16A, 17, 19 & 21

The amendment proposes to amend Planning Scheme Map No. 8HO to remove HO150 from the identified properties above as they do not have any heritage significance. It also amends the Schedule to Clause 43.01 (Heritage Overlay) to correct the heritage place listing for HO150 to change the street address. Heritage Overlay (HO150) will continue to apply to 65 Main Street, Winchelsea (Lot 2) which contains the heritage building Balgownie.

The proposed correction will improve the operation of the planning scheme by removing the unnecessary requirement for planning permits for dwellings, and buildings and works.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- On the Department of Transport and Planning website <https://www.planning.vic.gov.au/planning-schemes/amendments/amendments-on-exhibition> or by contacting 1800 789 386 to arrange a time to view the amendment documentation;
- The Surf Coast Shire website at <https://yoursay.surfcoast.vic.gov.au/C150surf>;
- On request, during office hours, at the office of the planning authority, 1 Merrijig Drive, Torquay by contacting **(03) 5261 0600** to arrange a time to view the amendment documentation.

Any person may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of the opportunity to attend planning authority meetings.

This amendment has been deemed to be a low impact amendment by the Minister under Section 16N of the Planning and Environment Act 1987, therefore sections 23 and sections 24 to 27 of the Act do not apply to the amendment. The effect of this means that Council, acting as the planning authority, can adopt the amendment and submit it to the Minister for Planning for approval without the need to refer unresolved submissions to a panel.

The closing date for submissions is **5pm Monday 11th May 2026**. A submission must be sent to Coordinator Strategic Planning, Surf Coast Shire, PO Box 350, Torquay, 3228 or submitted online via <https://yoursay.surfcoast.vic.gov.au/C150surf>.

The planning authority must make a copy of every submission available at its office and/or on its website for any person to inspect free of charge until the end of the two months after the amendment comes into operation or lapses.

Kate Sullivan
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