Planning and Environment Act 1987

# SOUTH GIPPSLAND PLANNING SCHEME

# AMENDMENT C103

# EXPLANATORY REPORT

## Who is the planning authority?

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

The Amendment has been made at the request of the owner of the subject land J & P J Pincini Pty Ltd.

## Land affected by the Amendment

The Amendment applies to 941, 943 and part of 945 Berrys Creek Road, Mirboo North, being respectively LRES1 PS609443V (Sewerage Reserve), Lot 1 PS609443V and part of Lot 2 PS501729C.



Figure 1 - Land proposed to be rezoned and Development Plan Overlay applied

## What the amendment does

The Amendment:

* Rezones the land from the Low Density Residential Zone (LDRZ) to the General Residential Zone 1 (GRZ1)
* Applies a Development Plan Overlay (DPO) Schedule to the land to guide its future subdivision
* Amends the Mirboo North Framework Plan map at Clause 21.15-3 to identify the subject land as an ‘Infill Residential Development Area’.

## Strategic assessment of the Amendment

### Why is the Amendment required?

The amendment is required to facilitate the use and development of the land for residential subdivision and development at urban densities consistent with the General Residential Zone 1, being typically lots less than 1,000 square metres.

Situated on a ridgeline and surrounded by environmental constraints such as steep slopes, waterways and native and plantation forests, Mirboo North has limited opportunities to expand its current township boundaries. This means that future township growth must focus on making the most efficient use of land within the township boundary and those few sites where expansion of the boundary might be appropriate. In addition to these constraints very few greenfield (undeveloped) sites remain within the township boundary on which GRZ1 style subdivision and development can be achieved.

The subject land (comprising 3.91 hectares – excluding the sewer reserve) is currently zoned LDRZ. If subdivided to its maximum potential under the LDRZ provisions of the Planning Scheme, the land might yield approximately 15 new residential lots. However, if rezoned GRZ1, the subject land may yield approximately 30 new residential lots. The sewer reserve will also be rezoned GRZ1 however will remain a reserve lot benefiting Gippsland Water for the purpose of sewerage. Where land suitable for residential development is in such short supply, it is orderly planning to maximise its development potential and apply the GRZ1 to the land. This is an efficient use of the land and maximises its economic and population growth potential.

The subject land benefits from the provision of all necessary infrastructure services required to support GRZ1 subdivision, however it is constrained in parts by slope and waterlogging. To address these constraints a detailed DPO Schedule is to be applied to the land to guide its future subdivision. The DPO’s requirements ensure that a maximum lot yield can be achieved in response to the constraints of the site.

In summary, the amendment is required to ensure that the most efficient use is made of Mirboo North’s very limited opportunities for residential growth.

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

The objectives of planning in Victoria are:

a) to provide for the 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;

d) 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;

e) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e); and

g) to balance the present and future interests of all Victorians.

The amendment implements the objectives as it will provide for the orderly, economic and sustainable development of the land for residential purposes in the most efficient manner. The subject land is located to the immediate west of existing GRZ1 land and has direct access to Berrys Creek Road. This land is in close proximity to Ridgeway – being the township’s main thoroughfare. The subject land is located within the existing township boundary and is provided with reticulated sewer, making it suitable for development at GRZ1 density.

The rezoning will not have a detrimental effect on the manmade or natural processes associated with the land. The site consists primarily of modified pasture with isolated patches of native trees which are in moderate to poor condition.

There are no known sites of scientific, aesthetic, architectural, historical or cultural significance or interest identified on the subject land. There are no triggers for a Cultural Heritage Management Plan on the site.

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

**Environmental effects:**

The subject land is modified pasture land which has been used for grazing for a number of decades. The land contains eleven native trees in two clusters, consisting of Mountain Grey Gums and Messmates. The trees are in moderate to poor condition, with a number of the larger trees displaying recent evidence of limb loss, resulting in structural imbalance. The DPO Schedule requires consideration of how these trees might be retained as part of the future subdivision of the land however it is evident that retention of all of the trees is unlikely to be practical where a tree presents an imminent danger to person and / or property. Any vegetation removal required will require appropriate compensatory replanting to achieve a net gain. These matters are most appropriately considered when the subdivision of the land is being considered and options can be considered to retain structurally sound trees within the new subdivision where safe and practical.

A declared waterway extends 15 metres across the western boundary of the subject land, affecting the lot owned by Gippsland Water. The waterway and its immediate surrounds are heavily waterlogged and unlikely to be suitable for development without extensive drainage infrastructure. The development plan / subdivision plan will require a response to this constraint, prepared in consultation with the recommendations of the West Gippsland Catchment Management Authority.

The land is not habitat of the Giant Gippsland Earthworm or the Narracan Burrowing Crayfish. The extended period of heavy grazing and modified pasture growth has expunged any fauna significance on the site. Due to the subject land being isolated from the main native vegetation stands north of the township, the trees are not koala habitat. There is no visual evidence of koala habitation and no local knowledge substantiating koala use of the land.

The subject land is located within the Tarwin River (Meeniyan) Declared Water Supply Catchment. The land is also located within Gippsland Water’s Mirboo North sewer district. Subdivision of the land will require connection to the reticulated sewerage network. Connection to the network avoids any impact on water quality within the declared catchment.

**Social and economic effects:**

The proposed rezoning will have a positive social effect. The rezoning will provide a more efficient use of Mirboo North’s limited land available for residential development. This will provide for population growth, which is a social positive for a small rural township.

The amendment will provide a net community benefit. It will encourage investment and growth in the residential sector and provide new housing opportunities. Housing construction and population growth are key economic drivers in small rural townships and should be encouraged where the land is suitable and the demand is justified. The land has limited agricultural value due to its small size and fragmentation from larger landholdings. The loss of the land from grazing will have very limited economic impact.

### Does the Amendment address relevant bushfire risk?

The subject land is not affected by the Bushfire Management Overlay.

Subdivision of the land will require connection to the reticulated water supply network, which requires installation of fire plugs, which will assist firefighting in the event of a grass fire or ember attack.

Dwelling construction to a nominated ‘Bushfire Attack Level’ will be considered through the building approvals system.

A landscape plan is required by the DPO Schedule. Plantings selected must be of species suitable to a location prone to bushfire.

The views of the CFA will be sought as part of the exhibition of the amendment and also as part of the consideration of the development plan and subdivision plan.

### Does the Amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The amendment has been prepared having regards to:

* Ministerial Direction No. 1 ‘Potentially Contaminated Land’ – Preliminary assessment indicates that the application of an Environmental Audit Overlay (EAO) is not warranted. The DPO provisions require a high level assessment of the potential for land contamination.
* Ministerial Direction No. 11 – ‘Strategic Assessment of Amendments’. The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.
* Ministerial Direction No. 15 – ‘The Planning Scheme Amendment’. The amendment will be processed in accordance with the required timelines.

No other Ministerial Directions Apply.

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

Clause 11.02-1 Supply of urban land

**Objective**:

*To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

**Strategies** (relevant to the amendment):

* *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
* *Ensure that sufficient land is available to meet forecast demand.*
* *Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*
* *Planning for urban growth should consider:*
  + *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
  + *Neighbourhood character and landscape considerations.*
  + *The limits of land capability and natural hazards and environmental quality.*
  + *Service limitations and the costs of providing infrastructure.*
* *Monitor development trends and land supply and demand for housing and industry.*
* *Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.*
* *Restrict low-density rural residential development that would compromise future development at higher densities.*

The amendment addresses the abovementioned Objective and Strategies for the following reasons:

Land Supply

Mirboo North is presently undersupplied with land suitable for GRZ1 style subdivision and development. The only vacant greenfield GRZ1 land in the township is a 4.1 hectare parcel situated east of Murray Street. At standard urban densities, this irregular shaped lot has the potential to yield approximately 40 lots, however this may be reduced due to the irregular shape of the land.

Over the past 10 years Mirboo North has experienced low but steady housing growth, with new dwelling approvals averaging between 4 to 6 dwellings per year. On the basis of 5 dwellings per year, the Murray Street land (were it to be subdivided) may satisfy approximately eight years land supply. As a consequence, Mirboo North is currently undersupplied with GRZ1 land and more land is required to be rezoned to meet the minimum 15 years land supply required by the Strategy.

In relation to infill development opportunities, the township has very few vacant residential lots under 1,000 square metres, however there are some larger GRZ1 lots (containing dwellings) dispersed around the township that have subdivision potential. The subdivision potential of these larger lots does not reduce the need to rezone more greenfield land as it is not possible to anticipate the development expectations of these landowners who presently occupying these site for low density or rural lifestyle purposes. A number of these sites are irregularly shaped and topographically constrained which is likely to reduce their lot yield, further supporting the benefit of meeting land supply by greenfield rezoning.

Indicative subdivision plans prepared for the subject land demonstrate that the land may yield approximately 30 residential lots. This will provide approximately 6 years land supply based on a continuation of past development levels. Combined with other sites around Mirboo North, rezoning of the subject land will provide approximately 15 years residential land supply which accords with the requirements of the State Planning Policy.

In relation to the other policy requirements of Clause 11.02-1 the following responses are provided:

* Supporting infrastructure can be readily provided to the subject land. Subdivision of the land can be readily connected to the reticulated sewerage network via the pumping station which is situated at the low point of the western boundary of the land. The pump was installed by the amendment proponent a number of years ago as part of their forward planning for the development of the Berrys Creek Road residential precinct. Reticulated potable water and electricity can also be readily provided to the land. Stormwater management can be managed within the boundaries of the subject land before being dispersed into the declared waterway that enters the land’s western boundary. A Stormwater Management Plan is required by the DPO to demonstrate how stormwater can be managed to control stormwater dispersal at pre development levels and not adversely affect the waterway environs of the adjoining land to the west. All development infrastructure can be provided and maintained in a cost effective manner.
* The rezoning represents an “*intensification of existing urban areas*” through its rezoning of LDRZ land to the GRZ1. As noted above, residential subdivision opportunities in Mirboo North are limited and efficient use of land within the township boundary should be supported.
* “*Neighbourhood character and landscape values*” will be protected and built upon through the provisions of the DPO to be applied to the land.
* The subject land has few natural hazards or environmental qualities. The land is not in the Bushfire Management Overlay and the DPO requires the subdivision plan respond in a sympathetic manner to the land’ steep areas and the restrictions surrounding waterway protection. Where practical, native trees on the site will be retained where it is safe to do so. Any native vegetation removal required will necessitate offset (compensatory) replanting to achieve net gain. This will be considered when the planning permit for the subdivision is considered after the land has been rezoned.
* “*Maintain access to productive natural resources…”* The subject land is currently used for livestock grazing, however the land is within the township boundary and already zoned for urban use. While subdivision of the land will remove it from agricultural production, the strategic decision to remove the land from agricultural use was made when the LDRZ was initially applied and consequently does not require further consideration as part of the current rezoning. Application of the GRZ1 will make more efficient use of existing residential zoned land and in doing so reduce the future need to expand the township boundaries into Farming Zone land.
* *“Restrict low-density rural residential development that would compromise future development at higher densities*.” Allowing the land to be subdivided at LDRZ density would compromise the ability to achieve higher densities on the land in the future. An historic legacy of excessive application of the LDRZ and RLZ around Mirboo North has compromised the development intensification potential of large areas of the township. Rezoning the subject land to the GRZ1 is an appropriate response to redress past excessive application of the LDRZ and RLZ.

Clause 11.02-3 Structure planning

**Objective:**

*“To facilitate the orderly development of urban areas”*

**Strategy** (relevant to the amendment):

* *Ensure effective planning and management of the land use and development of an area through the preparation of strategic plans, statutory plans, development and conservation plans, development contribution plans and other relevant plans.*

The rezoning is consistent with the recommendations of the *Mirboo North Structure Plan* *2004* which identifies the potential for the subject land to be rezoned from the LDRZ to the (then) Residential 1 Zone for the purpose of achieving a more effective use of the land. The *Mirboo North Structure Plan* is currently being reviewed however the recommendations in relation to the subject land are not being reconsidered.

Application of the DPO to the land is consistent with the Strategy which promotes the preparation of development plans to effectively plan and manage land use and development.

Clause 11.05-1 Regional settlements networks

**Objective:**

*“To promote the sustainable growth and development of regional Victoria through a network of settlements identified in the Regional Victoria Settlement Framework plan.”*

Mirboo North is not specifically identified in the policy or Framework plan map. The subject land is a small site and does not change the hierarchy of the townships in the municipality or the region.

Mirboo North is more than 100 kilometres from the centre of Melbourne and is not affected by the ‘Melbourne’s hinterland areas’ policy.

Clause 11.05-3 Rural productivity

**Objective:**

*“To manage land use change and development in rural areas to promote agriculture and rural production”*

As noted above, while the land is currently being used for grazing, it is already in an urban zone and its rezoning to allow more intensive urban development will reduce pressure in the future to rezone Farming Zone land for residential use. Accordingly, the amendment is consistent with the protection of agricultural land.

Clause 11.08 Gippsland regional growth

**Objective:**

*“To strengthen economic resilience by growing a more diverse economy and building on the region’s traditional strengths through new investment, innovation and value-adding”*

Mirboo North is identified as a ‘smaller township’ in the *Gippsland Regional Growth Plan*. The rezoning is neutral in its relationship to the Growth Plan.

Mirboo North is identified in the *Gippsland Regional Growth Plan* map at Clause 11.08-4 as a ‘Town’ suitable for ‘Sustainable change’. This annotation is a response to the significant development constraints presented to township growth, notably growth and native and plantation vegetation. The proposed rezoning is within the township boundary and contributes to sustainability through the efficient use of the township’s limited urban residential growth opportunities.

The rezoning is consistent with the Objective and the Strategies of Clause 11.08.

Clause 13.03-2 Erosion and landslip

**Objective:**

“*To protect areas prone to erosion, landslip or other land degradation processes”*

**Strategies** (relevant to the amendment):

* *Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.*
* *Prevent inappropriate development in unstable areas or areas prone to erosion.*
* *Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.*

Mirboo North is located in the Strzelecki Ranges which is an area known for soil instability and landslip. The subject land is not affected by the Erosion Management Overlay or similar control, however the land does have some steeper areas where consideration must be given to soil stability before land is subdivided and developed. The DPO sets out requirements for subdivision design to be responsive to topographic landform and requires a geo technical assessment where the slope of the land exceeds 15%. While the risk posed by slope instability is diminished by effective urban stormwater management that accompanies GRZ1 style development, it is prudent to require a detailed investigation of the land’s slope risk prior to development occurring. In this regard, the DPO’s soil stability provisions effectively respond to the requirements of the Clause.

Clause 13.05 Bushfire

**Objective:**

“*To assist to strengthen community resilience to bushfire”*

**Strategies** (most relevant to the amendment)

* *Ensure that planning to create or expand a settlement in an area at risk from bushfire:*
  + *Addresses the risk at both the local and broader context.*
  + *Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level.*
  + *Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures.*
  + *Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.*
  + *Ensures future residents can readily implement and manage bushfire protection measures* within their own properties.
* *Only permit new development where:*
  + *The risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
  + *Bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property.*
  + *The risk to existing residents, property and community infrastructure from bushfire is not increased*.

Mirboo North was subject to bushfire attack in 2009. While the subject land is not included in the Bushfire Management Overlay it is located on the edge of the township where its interface with rural land presents dangers in relation to grassfire. The site is identified as being within a Bushfire Prone Area and is subject to assessment under the building regulations. The potential also exists for ember attack from the significant native vegetation stands adjoining the northern boundary of the township. While these risks are present, the subject land will be connected to the reticulated water network and be provided with sealed roads with turning areas which will assist firefighting appliances access the area in the event of a fire emergency.

Mirboo North is exposed to a higher risk from bushfire than most other townships in the municipality however the risk is not so great and unmanageable as to discourage new urban residential development in the township boundary. Construction of new dwellings to the appropriate Bushfire Attack Level will be considered as part of the building approvals system.

Clause 14 Natural resource management

The amendment responds to the Objective and Strategies of the Clause and it subclauses because:

* While land is being removed from agricultural production, it is being done so in a planned manner
* The land is located in the Tarwin River (Meeniyan) Declared Water Supply Catchment, however the subdivision will be connected to reticulate sewer, which will ensure that development of the subject land does not affect the quantity or quality of water in the catchment.
* The declared waterway which extends into the subject land will require a development buffer to ensure that environmental qualities of the waterway are appropriately managed.

Clause 15 Built environments and heritage

The amendment responds to the Objective and Strategies of the Clause and it subclauses because the combination of the requirements of Clause 56 (Subdivision) and the proposed DPO Schedule will achieve a high quality urban design outcome that will be consistent with the character of the township and the expectations of the community.

Clause 16 Housing

The amendment responds to the Objective and Strategies of the Clause and it subclauses because:

* Rezoning of the land will provide land supply to meet community needs
* The subject land is within the township boundary and is close to the school and the town centre
* Rezoning will provide a variety of lot sizes and diversity of locational choice in the township
* Rezoning will provide affordable housing suitable for first home buyers

Clause 19 Infrastructure

The amendment responds to the Objective and Strategies of the Clause and it subclauses because:

* The amendment proponent has agreed to enter into a development contributions agreement to secure a financial contribution to Council based on a ‘dollars per lot’ ratio, which will assist Council fund community and development infrastructure in Mirboo North in response to population growth.
* Water, sewerage and drainage will be provided to the land by the developer and can be achieved in a cost effective manner, minimising ongoing (post development) costs due to the overall suitability of the land for urban residential development.
* Telecommunications and NBN infrastructure can be provided when the land is subdivided as per normal subdivision requirements.

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

The amendment is consistent with the requirements of the Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS). Compliance with the LPPF and the MSS is largely achieved for the reasons already addressed in response to the State Planning Policy Framework provisions discussed above. The following is a discussion of those areas of the LPPF and MSS not already addressed above.

Clause 21.05-1 Settlements

Mirboo North is identified in the ‘Roles and functions’ of townships as the “*Principal township in the north of the Shire, servicing the surrounding agricultural activities and rural population. Tourism in an increasingly important economic contributor*.”

Under ‘Further Strategic Work’ is the task “Review the Mirboo North Structure Plan”. As noted above, this work is currently in development. The land use and development directions for the subject land are not under review.

Clause 21.10-1 Housing choice and diversity

**Overview**

*“The Shire contains a diverse range of housing types that contribute to the lifestyle opportunities and attractiveness of the region as a place to work, live and visit. For the long-term sustainability of the region, it is important that adequate opportunities are provided to accommodate the changing lifestyles and housing needs of the existing and future population. Currently, there is a lack of innovative and creative medium density housing development within the Shire and opportunities exist to encourage this type of development in appropriate locations.”*

**Objectives and strategies**

* *Objective 1 To provide diversity in housing types across the Shire to meet the changing needs of the population*
* *Strategy 1.1 Encourage diversity in dwelling type and size to provide greater choice and affordability*
* *Strategy 1.2 Promote new housing that provides for the retention and development of sustainable communities throughout the Shire*
* *Strategy 1.3 Encourage the development of retirement villages, hostel accommodation and medium density housing for older persons, in appropriate locations*
* *Strategy 1.4 Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North*

The amendment provides diversity in housing stock in Mirboo North which is a township characterised by large urban lots and Low Density and Rural Residential Zone subdivisions. The rezoning will promote new housing development and the location of the land close to the School and the town centre will contribute to the maintenance of sustainable communities. The amendment is consistent with the provisions of the Clause.

Clause 21.13 Infrastructure

Subdivision of the land will require connection to reticulated sewer and water and stormwater management must occur in accordance with the requirements of Council’s Infrastructure Design Manual. Accordingly, the amendment fulfils the requirements of the Objectives and Strategies set out in this Clause.

Clause 21.15-3 Local Areas (Mirboo North)

The introductory statement for Mirboo North states:

*“Mirboo North is the principal township in the north of the municipality. Servicing the surrounding agricultural activities and rural population are mainstays of the local economy. With its location on the Grand Ridge Road, tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted. It is important that the existing character of Mirboo North be respected and that growth complements those elements that create and define the existing character of the township.”*

Strategies relevant to the amendment are:

* *Ensure that any proposed use and development of land in Mirboo North is generally in accordance with the Mirboo North Structure Plan*
* *Promote Mirboo North as a sustainable community and the principal town in the north of the Shire*
* *Promote residential infill development and township consolidation as a priority over expansion of the townships boundaries*
* *Where demand can be demonstrated, promote the staged release of new residential land in a contiguous and integrated manner, providing for a range of densities that decrease with distance from the town centre*

The amendment addresses the relevant strategies because:

* The subject land is situated within the township boundary identified in the Mirboo North Framework Plan map as ‘Existing Urban Zoned Land’. It is noted that the land is not currently identified as an ‘Infill Residential Development Area’ because this map annotation is only applied to existing underdeveloped GRZ1 zoned land. Rezoning of the subject land to the GRZ1 should occur in unison with identification of the land as an ‘Infill Residential Development Area’.
* Making more efficient use of the land will contribute to securing Mirboo North’s role as the principal township in the north of the Shire.
* Applying the GRZ1 prioritises infill development and township consolidation as a priority over expansion of the township boundaries.
* The subject land is contiguous with the township’s existing urban development pattern and a logical expansion area. Although the land is located at the township boundary, it is nonetheless only one kilometre from the town centre.
* The land is identified in the Mirboo North Structure Plan as a candidate site for rezoning to the GRZ1 for the purpose of making more efficient use of Mirboo North’s limited residential land supply.

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

The amendment makes proper use of the Victorian Planning Provisions and has been developed in accordance with the relevant directions (Planning Practice Notes) of the Department of Environment, Land, Water and Planning.

The amendment seeks to include the subject land in the General Residential Zone 1 which is considered the most appropriate zone to make the most effective and efficient use of the land for residential development.

Application of the DPO Schedule will ensure that the relevant directions in the State Planning Policy Framework and Local Planning Policy Framework can be implemented. Exhibition of the amendment will include specific and clear commentary on the notice and appeal exemptions provided by the DPO so that adjoining landowners are aware of the processes involved in development plan consideration and approval.

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

The amendment does not introduce any new formal or informal requirements for any referral agencies.

A future planning permit application to subdivide the land will be referred to the referral authorities specified in the Planning Scheme.

Further consultation with the relevant servicing authorities will occur during assessment of the Development Plan and during the processing of the planning permit application for the subdivision of the land.

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

The amendment is not considered to have a significant impact on the transport system or 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 amendment will result in the assessment of a new Development Plan and the assessment of a planning permit application(s) for future subdivision.

Council will be required to assess all matters associated with the development of future subdivision(s) in both its roles as the responsible authority for the administration of the South Gippsland Planning Scheme and as the local authority for drainage and other appropriate services.

Both the *Planning and Environment Act* *1987* and the *Subdivision Act* *1988* set prescribed fees for the consideration of planning applications, certification of Plans of Subdivision and assessment of engineering plans and supervision of works etc. Accordingly no significant unfunded administrative costs are expected as a result of the proposal.

## Where you may inspect this Amendment

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

* South Gippsland Shire Council - Customer Service Desk, 9 Smith Street Leongatha
* Council’s web page www.southgippsland.vic.gov.au.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection.](http://www.dtpli.vic.gov.au/planning/planning-schemes/changing-the-planning-scheme/planning-documents-on-exhibition)

## Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by Monday 22 August 2016.

A submission must be sent to: Ken Griffiths, Strategic Planning Coordinator, South Gippsland Shire Council, Private Bag 4 Leongatha 3953.

## 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 commencing 31 October 2016
* panel hearing: Week commencing 5 December 2016