December 2018

Name

Address

Town VIC 3922

Dear Sir/Madam

**MULTI LOT RESIDENTIAL SUBDIVISION PROPOSAL AT 379 LANG LANG-POOWONG ROAD NYORA - PUBLIC EXHIBITION OF PROPOSED ‘DEVELOPMENT PLAN’**

This letter is to inform you that Council has received a proposed Development Plan on the land at 379 Lang Lang-Poowong Road, 30 Glovers Road and 951 Yannathan Road, Nyora. A copy of the Development Plan is attached. Also attached is a location map displaying the subject land and its surrounds.

As an owner or occupier of land in the vicinity of the subject land, this is your only opportunity to comment on the Development Plan and the subsequent subdivision that will follow.

The subject land is zoned General Residential Zone 1 and is affected by a Planning Scheme Overlay control called the Development Plan Overlay, Schedule 10 ‘Nyora Urban Residential Growth Areas (South of Glovers Road)’ (DPO10).

The DPO10 sets out the requirements that a residential subdivision must address before a planning permit can be issued by Council for the subdivision of land. The provisions of the DPO10 can be viewed on Council’s webpage (see below details) or at Council’s offices.

The attached plan has been submitted to Council by the landowner for approval as the ‘Development Plan’ for the site in accordance with the requirements of the DPO10.

If Council approves the Development Plan, Council will then approve the planning permit for the subdivision of the land in accordance with it, without further exhibition or consultation as allowed for by the Development Plan Overlay.

It is important to note that once a Development Plan has been approved, adjoining landowners cannot appeal the granting of a planning permit for the subdivision of the land to the Victorian Civil & Administrative Tribunal (VCAT). For these reasons it is important that any comments you may wish to make to Council regarding the Development Plan and subsequent subdivision are made now.

Council will not make a decision on the Development Plan before **5pm on Friday 25 January 2019**. Submissions to the Development Plan must be received by Council prior to this date. Your comments will be taken into consideration before deciding on the Development Plan. When the consideration of the Development Plan is ready for determination at an Ordinary Meeting of Council, you will be advised of the date of the meeting.

Submissions must be made in writing and addressed to Tim Berger, Statutory Planning Officer, South Gippsland Shire Council, Private Bag 4 Leongatha 3953. Email submissions can be made to council@southgippsland.vic.gov.au. Submissions must clearly note reference to ‘Development Plan, 379 Lang Lang-Poowong Road, Nyora’.

Submissions are public documents and can be copied and distributed without the consent of the author as part of the planning process.

If you have any queries about the Development Plan, the DPO10 or Council’s Development Plan approval process, please visit www.southgippsland.vic.gov.au (see Homepage ‘Documents on public exhibition’) or contact Council on 5662 9200 or by email at council@southgippsland.vic.gov.au.

Yours sincerely

Tim Berger

Statutory Planning Officer

**Planning Department**