



Traralgon West Precinct

About Amendment C144 - Development Plan Overlay

The Amendment will propose to introduce a Development Plan Overlay to the Traralgon West Precinct.

The purpose of the amendment is to prevent additional fragmentation of the precinct until further work can be completed.

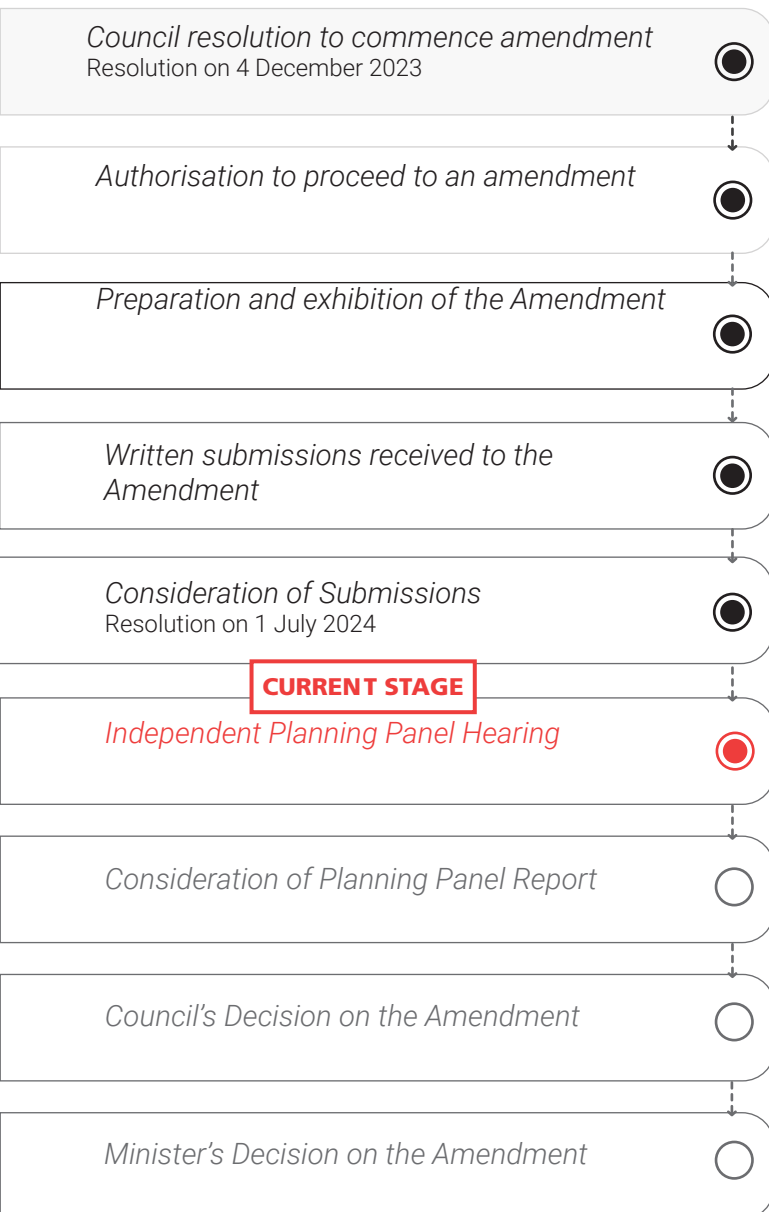
The Amendment does not propose to rezone land.

What is a Development Plan Overlay?

A Development Plan Overlay sets requirements for a plan to be prepared coordinate use and development of land, provide certainty about use and development of the land, apply permit conditions to help implement the plan and ensure permits approved conform with the plan.



Planning Scheme Amendment Process



Consultation

Subject to receiving authorisation from the Minister for Planning, Amendment C144 will be placed on public exhibition for 1 calendar month. All landowners and occupiers affected by this Amendment will be directly notified (by mail) when this occurs.

There will be 1:1 information sessions held during the exhibition period for members of the community to find out more about the Amendment.

Submissions can be made on the Amendment and must be in writing. The submission must be relevant to the Amendment being proposed.

Consideration of Submissions

All submissions received to the Amendment will be considered by Council. Council officers prepare a response to all submissions and present this to Council via a Council Meeting.

What happens if submissions cannot be resolved?

If submissions cannot be resolved and remain outstanding, Council can refer all submissions and the Amendment to an Independent Planning Panel, this panel is appointed through Planning Panels Victoria.

Planning Panel Process

A planning panel holds a 'panel hearing' to hear any submitters who wishes to be heard. The hearing is run over a day or several days and is open to all submitters to present at this hearing. Once the panel hearing concludes, the planning panel will prepare a report and recommendations to Council on how to proceed with the Amendment.

Final Consideration of the Amendment

Council officers will prepare a Council Report for Council to consider the planning panel report recommendations, any changes and whether the amendment can be adopted.

Background Reports, Development Plan and Development Contribution Plan

What is a Background Report?

A Background Report is a document that looks at a particular issue and details recommendations on how to address this issue. Generally, the Development Plan Overlay can set what the requirements for the background studies are

For example – Stormwater, Native Vegetation Assessment, Social Infrastructure, Economic Assessments are all types of background documents.

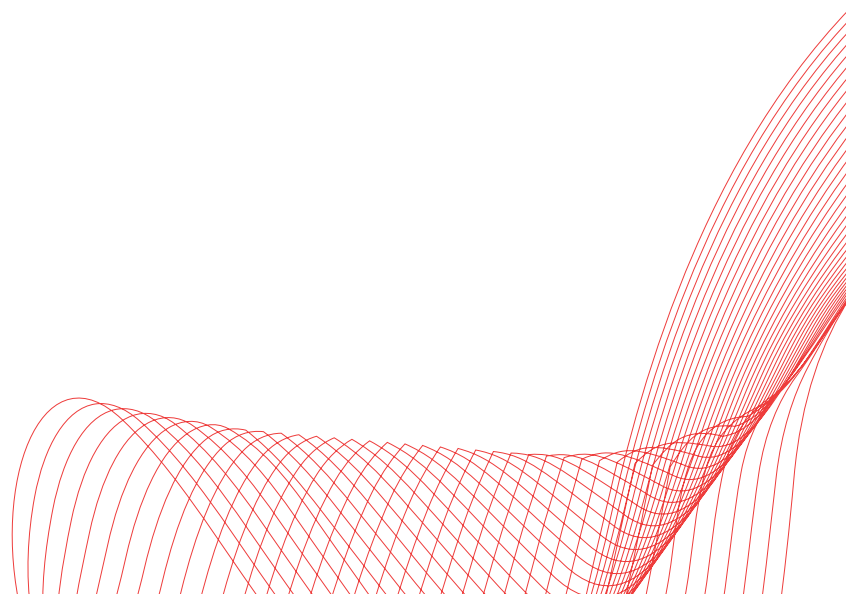
What is a Development Plan (DP)?

A Development Plan (DP) is a document which guides future land use and development. It provides an overall vision and plan for the development of a precinct.

What is a Development Contribution Plan (DCP)?

A Development Contribution Plan (DCP) sets contribution rates for key shared infrastructure for a precinct and outlines how future residents, visitors and workers will be provided with timely access to the services and infrastructure they need.

Development Plan and Development Contribution Plan Process





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