



Information Sheet

8. Reconfiguring a lot code

Council's Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region's unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The proposed key changes described in this information sheet relate primarily to addressing rural residential amenity in areas adjoining land in the Emerging community zone - Transition precinct.

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Proposed key changes include the following:

Development neighbouring rural residential properties

The planning scheme zones some areas as Emerging community - Transition precinct recognising that the land is suitable for urban purposes in the future. The proposed changes introduce a requirement for development in this zone, where adjoining Rural residential zoned land, to establish mitigation measures to reduce potential amenity issues. An example of a mitigation measure is provided being a 1.8m high solid screen fence on any boundary between land in the Emerging community zone - Transition precinct and land within the Rural residential zone.

These proposed changes occur in Part 9 of the planning scheme.

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