

Fact Sheet

Box Grove Development Plan: FAQs

Strathbogie Shire Council has received an application to approve a Development Plan that will allow for subdivision of land along Lobbs Lane and Racecourse Road in Nagambie.

We have developed these frequently asked questions to help you with more information.

What is happening at the site?

This proposal for Approval of a Development Plan includes a subdivision application for what is being called Stage 1.

This subdivision is for the first of the lots to be subdivided from the land to be made available for development. Twenty-two lots will initially be created. The site will eventually be home to around 200 sites ready for residential development.

Why are we just hearing about this now?

This plan was approved almost 10 years ago when the land was rezoned from Farming Zone to Low Density Residential Zone. This was under planning scheme amendment C069 and happened in 2014. This forms part of a State

Government projection for population growth in Victoria.

At that time the community was engaged through advertising, information on our website and letters to nearby properties.

We know there will be interest from our community. Because this plan was approved almost 10 years ago, and we wanted to take the opportunity to remind and inform our community what's happening.

Can I make a submission?

Approval of a Development Plan, in accordance with a Development Plan Overlay, is exempt from notice requirements and review rights at VCAT. This is for community information only to keep you aware of processes put in place a while back.

The project moved through the advertising and submission period in 2014. At this time the submissions from the public went to an independent body called Planning Panels Victoria, which is common practice and a democratic process for resident concerns to be heard. After this, Council and the State Government were able to allow it to go ahead.

What is a Development Plan?

Development Plans guide the design and development of larger lots and have to be generally in accordance with a Development Plan Overlay that has been applied through a regulatory process that includes community consultation and is a result of a planning scheme amendment.

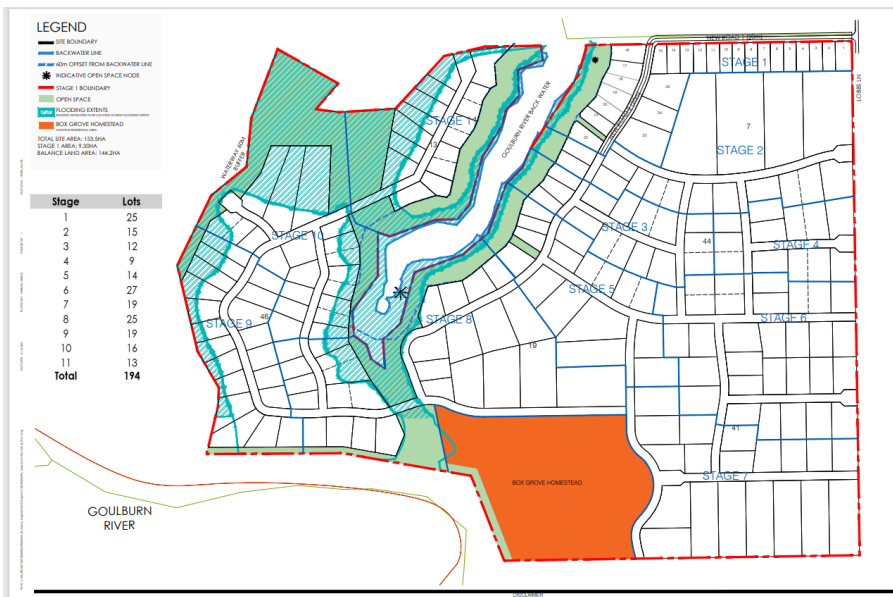
When will we see works on the site?

The Develop Plan is expected to be before Council in December. It is only after this works

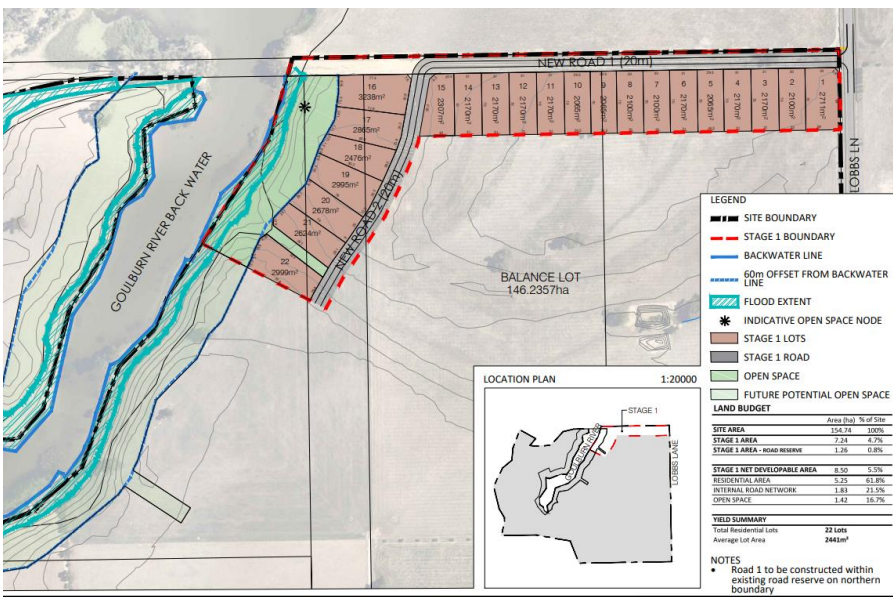
can start, so activity may be evidenced as early as next year

How can I find out more information?

You can find more information on our website at www.strathbogie.vic.gov.au, we'll update you through local newspapers, you can drop into our Customer Service Centre in Nagambie or phone one of our Planning Team members for a chat on 1800 065 993.



Left: The map shows the 11-stage subdivision.



Left: Stage one contains 22 lots.