

Fact Sheet

Lovers Hill Development Plan

Strathbogie Shire Council has received an application to approve a Development Plan and Plan of Subdivision that will allow for subdivision of land on Avenel-Longwood Rd, known as Lovers Hill.

A Development Plan generally in accordance with a Development Plan Overlay, is exempted from notice requirements and review rights at VCAT.

This means, at this time, we are informing and reminding you of what will be taking place over the next few years at this site.

The subdivision plan includes two stages of development. The first stage allowing for thirteen (13) lots and the second stage allowing for twenty-three (23) lots.

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 Rural Living Zone. This was under planning scheme amendment C028 and happened in 2013.

At this time there 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.

What happens if I want to 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 previously put in place.

The project moved through the advertising and submission period in 2013. 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?

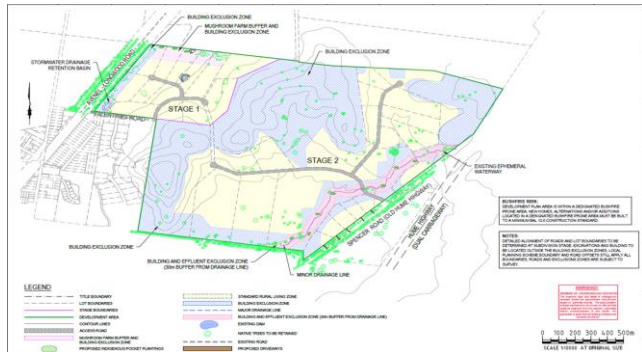
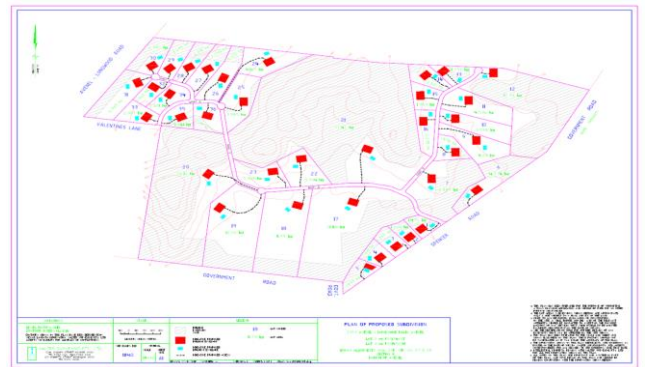
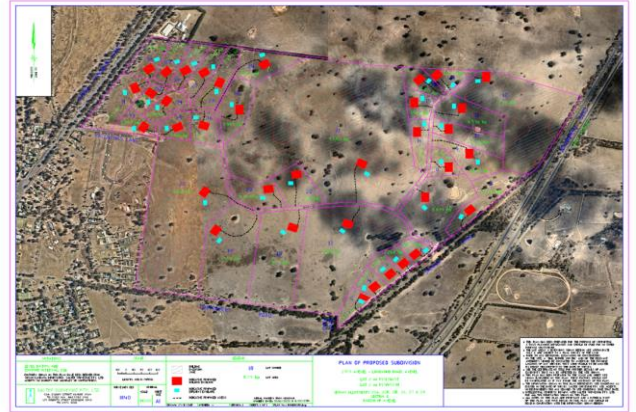
The Development Plan has been referred to the relevant service authorities, once consent is received from these referral authorities a decision will be made on whether to approve the Development Plan. It is only after a Development Plan is approved and planning permit permission is granted that works would commence.

How can I find out more information?

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

The map below shows the two stages of the plan of subdivision.

The images below show the 36 blocks in the plan of subdivision.



The map below shows the area of land on which the Development Plan applies.

