

## Questions about Amendment C240

### How will the amendment affect me?

You have been given notice of the amendment as you may be affected by, or have an interest in, the proposed changes. You may own property or live nearby, or be planning on developing property in the affected areas.

The documents provided to you are for your information and you do not have to do anything further if you do not wish to do so.

### What is the Cardinia Planning Scheme?

Each local government in Victoria is covered by a planning scheme. The *Cardinia Planning Scheme* sets out how land is protected and how it can be used and developed in Cardinia Shire.

Planning schemes require changes from time to time to achieve certain planning outcomes, support new policies, and to ensure that requirements continue to meet the needs of the local community.

### What does Amendment C240 do?

Amendment C240 introduces four new overlays, two Development Plan Overlays (DPOs) and two Design and Development Overlays (DDOs) in to the *Cardinia Planning Scheme*. The purpose of the overlays is to implement policy in the Koo Wee Rup Township Strategy.

This will ensure that new development has consideration for the key objectives and strategies that are relevant within the Township Strategy.

### What is an overlay?

An overlay is an additional control, on top of the zone, that applies to the land.

An overlay may require that a planning permit is required for the construction of a building or other changes to the land. It may also provide specific guidance on how land can be developed.

### What is a Development Plan Overlay (DPO)?

A DPO is used to require a plan to be prepared for an area in order to coordinate use and/or development before a permit can be issued.

It guides the content of the plan, specifying whether it should contain specific requirements (road locations, open space, wetlands etc.) and provides certainty about the nature of the proposed use or development. In this case, the requirements are those that are outlined in the relevant sections of the *Koo Wee Rup Township Strategy* (October 2015).

It removes public notice and third party appeal rights from planning permit applications where proposals are consistent with the overlay.

### What is a Design and Development Overlay (DDO)?

This overlay implements requirements for the built form of a particular area, to provide certainty about how a particular area should look. This may relate to height, setbacks and integration with existing development.

The requirements for the overlays proposed under this amendment are from the *Koo Wee Rup Township Strategy* (October 2015).

### How does the amendment affect the Koo Wee Rup Township Strategy?

The *Koo Wee Rup Township Strategy* (October 2015) is an incorporated document in the *Cardinia Planning Scheme*.

This amendment seeks to remove the Township Strategy as an incorporated document and make it a reference (background) document as the introduction of the DPOs and DDOs is a more transparent tool within the *Cardinia Planning Scheme* used to implement the objectives and strategies out of the Township Strategy.

### How do I make a submission to Amendment C240?

Anyone can make a submission and the submission can do any of the following:

- support the amendment
- seek changes to the form and/or content of the amendment
- not support the amendment.

All submissions must be made in writing and submitted to Council by **5pm, 16 March 2020**.

Submissions can be emailed to Council at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au) (with 'Amendment C240 Submission' in the subject line), or posted to:

Amendment 240  
 Planning Strategy and Urban Design Team  
 Cardinia Shire Council  
 PO Box 7  
 PAKENHAM VIC 3810

## What happens if I make a submission?

All submissions received are public documents and Council must consider all submissions as part of the amendment process.

If concerns cannot be resolved by making changes to the amendment, Council may refer submissions to an independent planning panel for review.

## What is a planning panel?

A planning panel is appointed by the Minister for Planning and will hold a public hearing where all submitters can present and be heard.

## What happens next?

The planning panel will review each submission individually and provide a report with recommendations to Council and the Minister for Planning.

## When will the planning panel hearing occur?

Preliminary hearing dates have been pre-set as follows:

- **Directions hearing: week of 18 May 2020**
- **Panel hearing: week of 15 June 2020**

Further details about any planning panel hearings and specific dates will be provided at a later date to those who make a submission.

## Where can I find more information?

Amendment documents and more information can be found on Council's website at [www.cardinia.vic.gov.au/haveyoursay](http://www.cardinia.vic.gov.au/haveyoursay) or (free of charge) at the Civic Centre at 20 Siding Avenue, Officer during office hours.

You can also contact Council's Strategic Planning Unit on **1300 787 624** to discuss over the phone or meet with you to answer any questions.

