

Planning Scheme Amendment C63 FACT SHEET

May 2023



What is Amendment C63ngra?

Amendment C63ngra proposes to change the Northern Grampians Planning Scheme so several parcels of land on the south-east edge of Stawell can be used for residential development rather than for rural living. This will help provide more housing options close to Stawell.

The Amendment is being assessed at the same time as an application for a planning permit to subdivide the land. When an amendment to the planning scheme and a permit application are considered at the same time, it is called a s.96A amendment.

Who is in charge of this process, and who is being consulted?

The State Government's Minister for Planning has the ultimate power to approve amendments. The landowner asked Council to consider the amendment and ask the Minister to exhibit it. Exhibiting the amendment means calling for public comment.

Council resolved in October 2022 to ask the Minister to authorise exhibiting the amendment and the application for the planning permit. All nearby properties will be notified, and all service providers such as water and power authorities.

What will happen to the comments received about the proposed amendment and subdivision?

Comments must be in writing and can support or object to the proposal, or both. Anyone can make a submission. The closing date for submissions is Monday 7 August 2023.

Council must consider all submissions. Council officers will follow up with submitters to see if there are any issues that can be resolved before a report is prepared for the Council on the submissions. Council will then decide whether to try to further resolve any outstanding issues and concerns, or to refer any unresolved submissions to an independent panel.

Will this amendment determine what sort of buildings appear on the land?

If the amendment is passed, Victorian planning and building rules for Neighbourhood Residential Zones will apply. For example, building height will be limited to two storeys. The detailed design and appearance of new buildings will be subject to further planning approvals and building permits as the subdivision proceeds.







Northern Grampians Shire Council
LIVE | WORK | INVEST | VISIT

CONTACT US

 ngshire@ngshire.vic.gov.au
 www.ngshire.vic.gov.au
 (03) 5358 8700
 PO Box 580 Stawell VIC 3380

CONNECT WITH US

 facebook.com/ngshire
 @ngshire
 @northerngrampiansshire
 #ngshire #liveworkinvestvisit #wandervictoria

Amendment C63 FACT SHEET continued



What land does this amendment and planning permit application affect?

The map on this page shows the land that is affected by this amendment and planning permit application. The land abuts Ararat Road and Sloane Street on the south-east edge of Stawell township. The purple dotted line in Figure 1 show the two affected lots.

Why is the subdivision needed?

There is a shortage of greenfield land suitable for modern homes in Stawell. This land is the most suitable for housing, as most other areas on the edge of Stawell have environmental or other constraints. The Stawell Structure Plan, adopted in 2021, identified this as the most suitable place for residential expansion.

Where can I get more information?

Use any of the contact details below, or look at the Council website at:

[Have Your Say \(ngshire.vic.gov.au\)](http://ngshire.vic.gov.au)

Contacts at Council:

- David Hwang, Coordinator Community Futures, ph: 03 5358 8793
Email: david.hwang@ngshire.vic.gov.au
- Kate Alder, Strategic Planner, ph: 03 5358 9017,
Email: kate.alder@ngshire.vic.gov.au

General information about amendment of Victorian planning schemes is at:

[Amending a planning scheme](#)

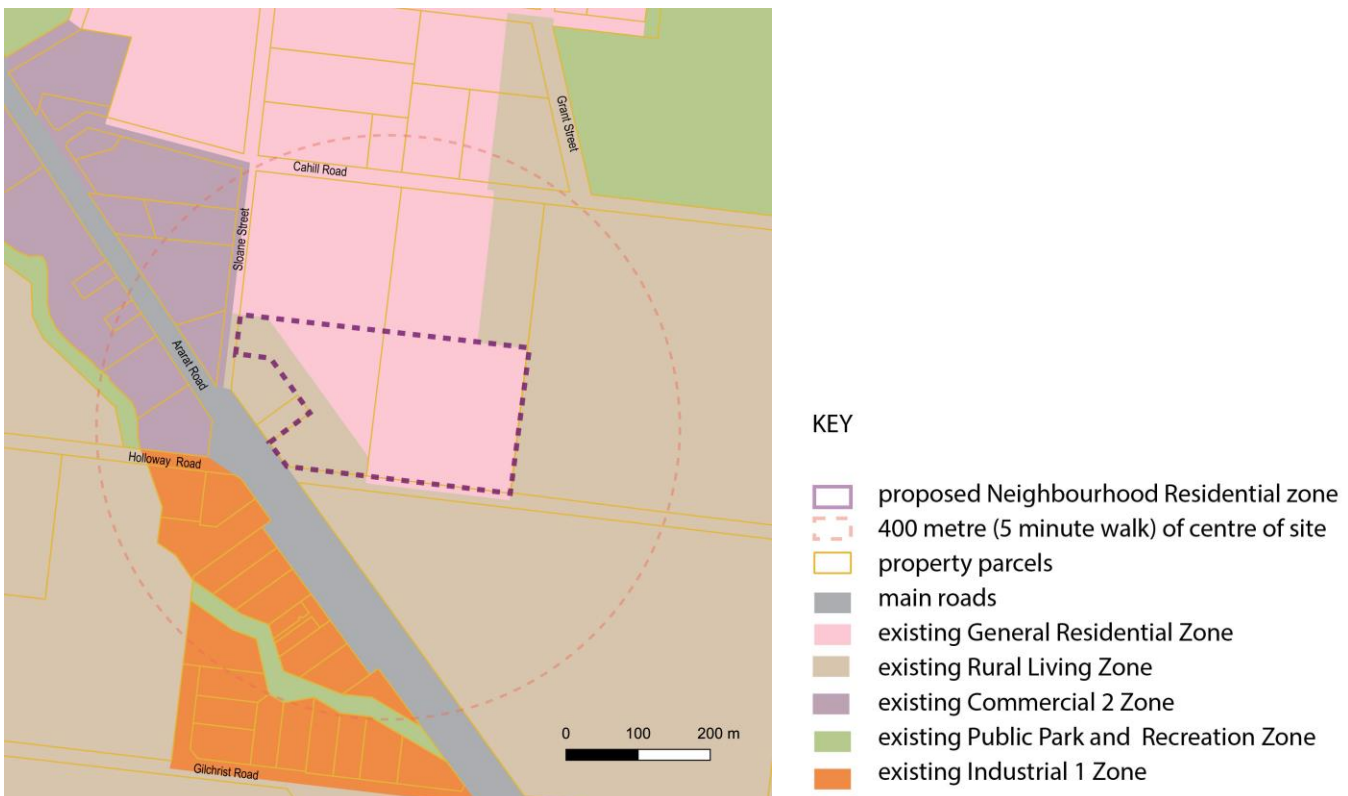


Figure 1: Existing Zones and Proposed Rezoning to Neighbourhood Residential Zone