

## **Proposed Planning Scheme Amendment C106gelg – General Frequently Asked Questions (FAQs)**

### **Why is planning policy necessary?**

The State Government sets the planning policy framework, which cannot be altered by the Local Government, but it can add local content in accordance with specific guidelines. In this amendment Council is proposing to add local context to the planning policy framework for the protection of agricultural land, to guide urban design and building design in Portland, and to provide direction for rural tourism proposals.

### **The zone/overlays on my land have changed. What does the number mean?**

The numbers refer to the schedule that is applicable. The State Government sets the format and guides the content that Local Government can include in a planning scheme. Many of the proposed changes are necessary so that the Glenelg Planning Scheme is in accordance with the form and content set by the Minister for Planning.

### **My land is less than 40ha and is too small to farm. Can I build a dwelling?**

A planning permit is required to build a dwelling on a lot in the Farming Zone with an area less than 40ha. Consolidating multiple titles to form a parcel over 40ha will provide the right to a dwelling as is promoted by State planning policy.

Land in the schedule 2 area of the Farming Zone will have policy support for a dwelling especially if consolidation of lots occurs to form a larger parcel than what currently exists. This is to encourage mixed farming practices in these areas.

### **What is the minimum lot size that has a 'right' to a dwelling in the Farming Zone?**

The draft Rural Land Strategy originally recommended that the right for a dwelling in the Farming Zone be increased from 40ha to 100ha due to that area being typically considered viable for commercial agriculture. However, due to feedback received during public consultation on that strategy the right to a dwelling will remain at 40ha in the Farming Zone. A planning permit may still be necessary to consider if the location is appropriate or to review the construction standard for the development of that land.

### **Why are recreation reserves listed in the schedule to the Public Park and Recreation Zone?**

Consideration of advertising signs is limited, and often prohibited, on public recreation reserves. Planning scheme requirements will be more enforceable by identifying specific reserves where consideration of advertising signs can be accepted. This change will allow sporting and recreation clubs to display sponsorship material in a controlled manner and is anticipated to assist in avoiding the display of prohibited advertising material that can occur.

### **What is the Environmental Audit Overlay and why is it necessary?**

The Environmental Audit Overlay (EAO) is required on land where a current or previous use may cause, or have caused, contamination and sensitive uses can be

considered. The EAO requires that a risk assessment or environmental audit is undertaken prior to a sensitive use being established on the land. Essentially the EAO allows the deferral of this requirement until a sensitive use is proposed.