

**Proposed Planning Scheme Amendment C106gelg – Portland Urban Area**  
**Frequently Asked Questions (FAQs)**

**My land is changing to a Mixed Use Zone. What does this mean?**

The Mixed Use Zone predominately supports accommodation at a higher density than the other residential zones. The zone also allows consideration of commercial uses such as retail and limited industrial uses that are considered compatible in a residential area.

**What will a change to the Mixed Use Zone mean for my business?**

The change will not impact any currently operating business.

If the operation does cease a planning permit might be required to use the land for that purpose again. Existing uses will have the right to continue operation if it does not cease for a period of two years or more.

**What does a change to the General Residential Zone mean?**

The change to a residential zone means that the primary purpose of the land is for accommodation purposes. However, other uses that are considered sensitive and compatible with residential uses such as private schools and churches are also appropriate in that zone.

**What does a change to the Commercial 1 Zone mean?**

The Commercial 1 Zone is the retail and commercial centre of an urban area. As such land identified in that zone is the Central Business District (CBD) of the urban area. Commercial uses are the focus of this zone, but accommodation is also supported and is generally encouraged above ground level.

**Why is a Development Plan Overlay proposed?**

The Development Plan Overlay allows planning consideration and approval of a plan to properly coordinate the future subdivision and/or development of that site prior to a permit application being submitted. The approval of a development plan provides surety for investment that the development can occur in a particular fashion, whilst also identifying requirements and guidelines for that development to occur.

**My land has changed to the Rural Activity Zone, what does that mean?**

Land proposed to be rezoned to the Rural Activity Zone is identified to promote development of that area specifically for accommodation purposes in a rural setting. This could include tourism development, subject to a planning permit, or a range of other uses identified in that zone. Further subdivision opportunities in this area are limited to retain sufficient land for medium to high scale tourism development.

### **Why is some land staying/proposed in the Rural Conservation Zone?**

The land identified to remain or change to the Rural Conservation Zone is where it is consistent with the conservation value as specified in the schedule to that zone. Some of this land is identified as a future urban expansion area of Portland for when that land is required by supply and demand analysis.

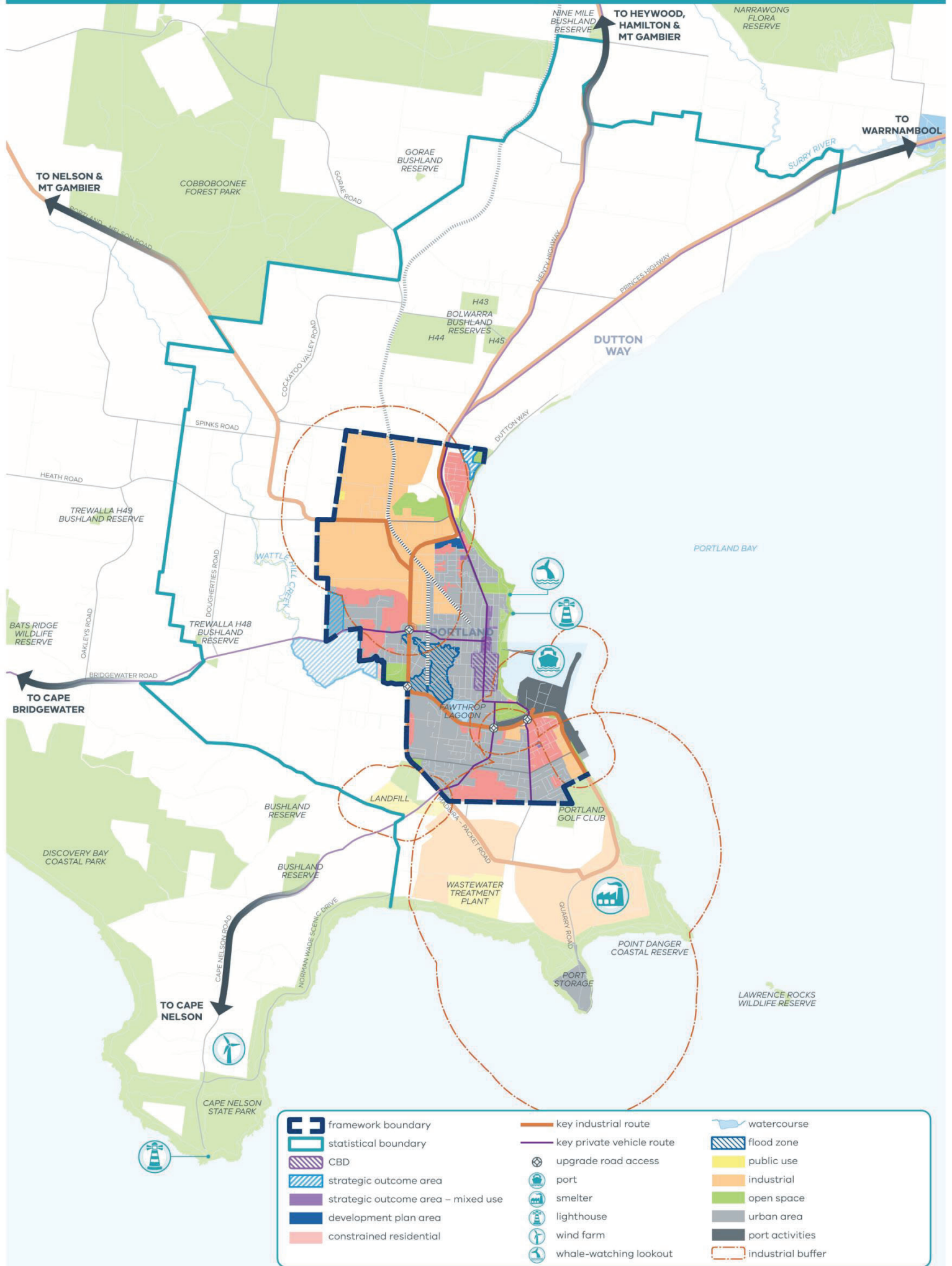
### **My land is less than 40ha and is too small to farm. Can I build a dwelling?**

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.

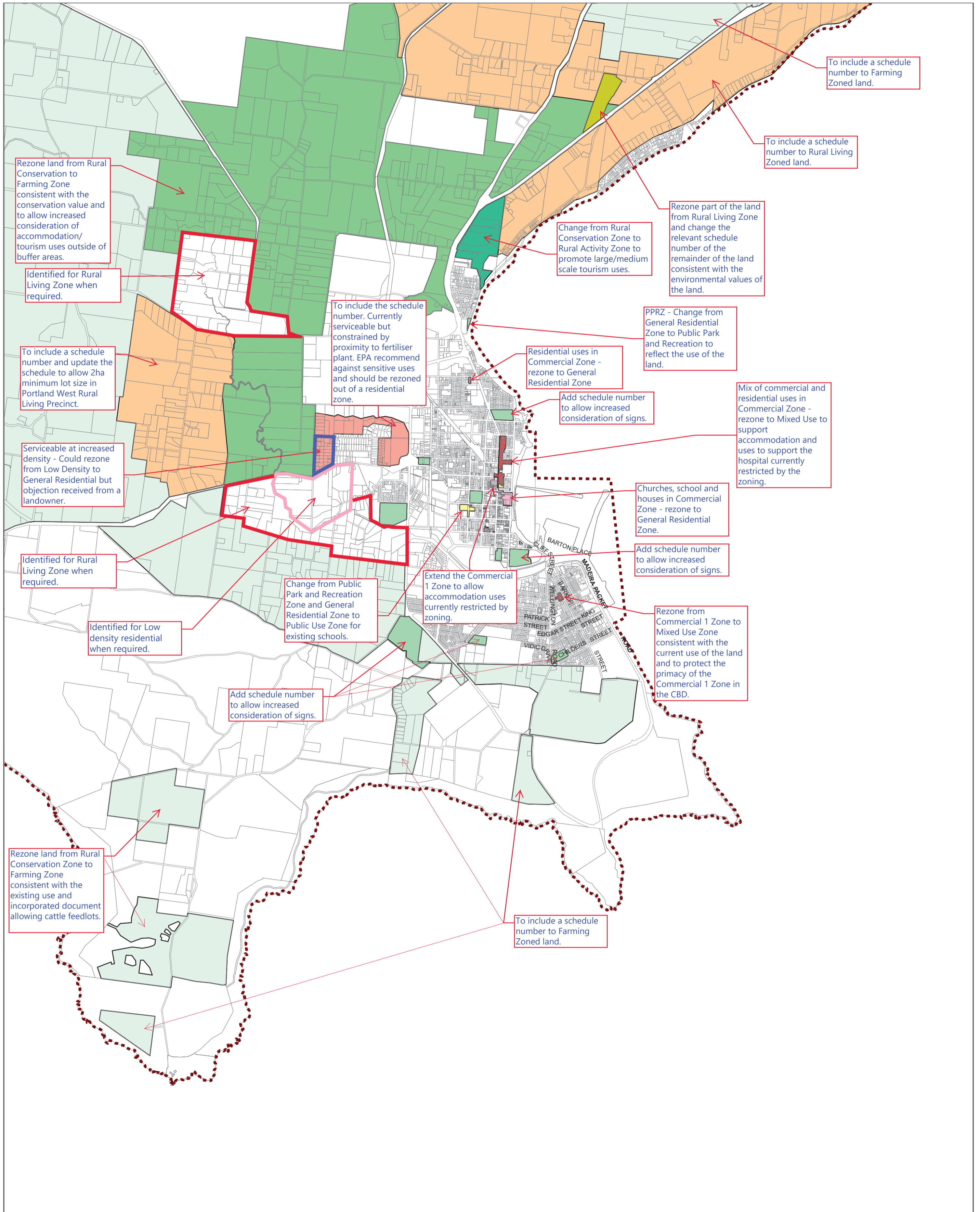
### **Why is ESO5 proposed on my land?**

Schedule 5 to the Environmental Significance Overlay (ESO5) is to be applied to land that is affected by noise modelling from the Port of Portland. The overlay was inserted into the planning scheme by the State Government to protect the continued operation of the commercial port. This means that applications will need to consider if noise attenuation or other measures are appropriate for a proposal.





# GLENELG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C106gelg Map 35 Overview



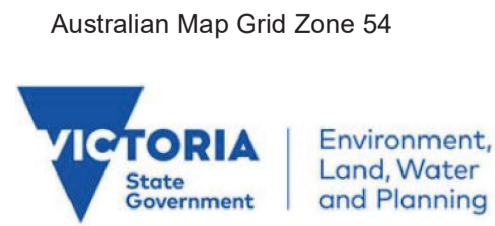
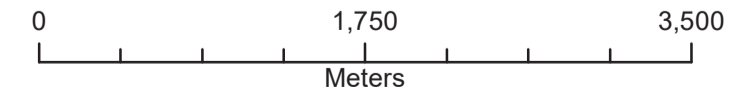
**LEGEND**

<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid #c00000;"></span> C1Z - Commercial 1 Zone	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e2efda; border: 1px solid #c00000;"></span> PUZ2 - Public Use Zone - Education
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #c00000;"></span> FZ1 - Farming Zone - Schedule 1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #c00000;"></span> PUZ3 - Public Use Zone - Health and Community
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #c00000;"></span> FZ2 - Farming Zone - Schedule 2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #c00000;"></span> PUZ7 - Public Use Zone - Other Public Use
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid #c00000;"></span> GRZ - General Residential Zone	<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #c00000;"></span> RAZ - Rural Activity Zone
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid #c00000;"></span> LDRZ - Low Density Residential Zone	<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #c00000;"></span> RCZ - Rural Conservation Zone
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid #c00000;"></span> MUZ - Mixed Use Zone; MUZ4	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid #c00000;"></span> RLZ - Rural Living Zone
<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #c00000;"></span> PPRZ - Public Park and Recreation Zone	

Municipal Boundary

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