

North Sale Development Plan & Developer Contributions Plan

Draft Analysis and Design Response Plan
Fact Sheet (October 2016)



Background

The North Sale Growth Area (**see Figure 1 below**) is identified within the Sale, Wurruk and Longford Structure Plan (2010) (SWLSP), for the expansion of the existing urban area of the town.

Following the completion of lengthy and detailed drainage investigations, the North Sale Development Plan and associated Developer Contributions Plan are once again progressing towards finalisation.

Mesh planning consultants have now prepared a draft Analysis and Design Response Plan (the draft Plan), which provides a design response to the matters identified during the early analysis stage of the project. The Plan serves to conceptually illustrate the way in which the whole North Sale Growth Area could be developed in an integrated and coordinated way up to 2035.

What is a Development Plan?

Development Plans (DP's) are a useful and important tool for landowners, developers, Council and the community to assist in ensuring that a coordinated approach is taken to planning for new communities within the Shire. With the benefit of assessing an urban growth area as a whole, DP's can provide new neighbourhoods which link into adjoining land uses rather than creating development through an unconnected and ad-hoc approach. As such, when worked through logically, the DP process can ensure a smooth transition to the planning permit and implementation phases.

What is a Developer Contribution Plan?

Developer Contribution Plans (DCP's) are a means of fairly and equitably apportioning the costs of new infrastructure that is required to support the future development of the Growth Area. Contributions can be payments or works-in-kind. Infrastructure contributions fund local infrastructure that new and growing communities need, such as local roads, key drainage, kindergartens, health facilities, local parks and local sporting facilities.



Figure 1: North Sale Growth Area



The draft Plan sets out a layered analysis of the existing conditions and provides a design response to a range of design matters, which will form the basis for the preparation of a final Development Plan. The final Development Plan will comprise of both plans/maps and detailed supporting text and will also be supported by a Developer Contribution Plan.

The analysis and design response have been prepared to provide information and direction in relation to a number of specific themes, which include:

- Existing site conditions
- Land ownership
- Movement network
- Drainage
- Open Space
- Land use precincts

Why do we need a North Sale Development Plan?

Once finalised, the North Sale Development Plan will:

- Facilitate the orderly and efficient development of land within the North Sale Growth Area in accordance with the general directions of the Sale, Wurruk and Longford Structure Plan (2010);
- Provide certainty and clarity regarding development expectations within the North Sale Growth Area;
- Provide a basis for developer-led rezoning requests within the North Sale Growth Area;
- Provide guidance for the lodgement and assessment of future planning permit applications for subdivision and development; and
- Establish a transparent basis for the identification and equitable apportionment of the cost of infrastructure required to facilitate development.

What if I don't want to develop my land?

The Development Plan provides detailed guidance about how the Growth Area should be developed from a best practice land use planning perspective. Its aim is to assist those landowners with an interest in developing to achieve the best planning outcome possible. It does **NOT**, in any way, compel people to develop their land if they do not want to.

What is the current status of the Study?

At its meeting of 20 September 2016, Council resolved to endorse the draft Analysis and Design Response Plan for general public exhibition between Monday 10 October and Monday 21 November 2016.



Where can I view the draft Analysis and Design Response Plan?

Copies of the draft Plan can be viewed electronically on Council's website under the 'Developing Wellington' tab. Alternatively, hard copies are available to view at the Sale Service Centre at 18 Desailly Street, Sale during office hours.

How do I make a formal submission to the Draft Analysis and Design Response Plan during the public exhibition period?

If you would like to provide comments to Council on the content of the draft Plan, written submissions can be made up until the close of the public exhibition period, which is 5.00pm **Monday 21 November 2016**.

Written submissions should be directed to:

Barry Hearsey
Strategic Planning
Wellington Shire Council
PO BOX 506
Sale VIC 3850

Alternatively, comments can be provided electronically via the Council website through the form located on the North Sale Development Plan web page, under the '**Developing Wellington**' tab.



Next Steps

Following the close of the public exhibition period, all submissions received will be assessed and where considered appropriate to do so, used to revise the draft Analysis and Design Response Plan and inform its transition to a final version of the Development Plan.

Detailed work on the associated Developer Contributions Plan will be completed once the conceptual designs of the Development Plan have been finalised.

All submissions and a final Development Plan will be presented to Council at a future meeting, which is anticipated to be in early 2017. All submitters to the process will be directly notified of the Council meeting date in due course.

Further information

Further information about the North Sale Development Plan is available on Council's website; www.wellington.vic.gov.au. If you have any queries, please contact Barry Hearsey (Coordinator Strategic Planning) or a member of the Strategic Planning Team on 1300 366 244 or email barry.hearsey@wellington.vic.gov.au

