

# Longford Development Plan

What happens now the plan is adopted  
Final newsletter – January 2016



After a year-long process the Longford Development Plan was formally adopted by Council on 17 November 2015. This is the final newsletter and we thank you for the interest you have shown in the project and in the long-term development of Longford.

During the Council meeting of 17 November 2015, Council also resolved to request the Minister for Planning to prepare a “streamlined” Planning Scheme Amendment.

This Amendment will provide policy support and guidance for the development of rural residential lots throughout Longford including in the township core. However, prior to development occurring, land located within the Development Plan area will still need to go through a planning scheme amendment process to be rezoned from Farming Zone to the Rural Residential Zone.

## What is a Development Plan?

A Development Plan is a design tool which will inform preferred development outcomes and necessary infrastructure delivery in a co-ordinated manner. It will make sure that “piecemeal” outcomes, which often leave townships disjointed and underserved, are avoided. A Development Plan ensures the key framework and design principles are clearly outlined which creates a transparent process for developers, Council and community when permit applications are prepared and assessed

A Development Plan sets out the structural conditions and infrastructure requirements that must be delivered during the development of the land. In addition there are underlying design principles which seek to ensure that the existing township and elements that make it a special place to live are reflected and enhanced as the town is slowly developed over time.

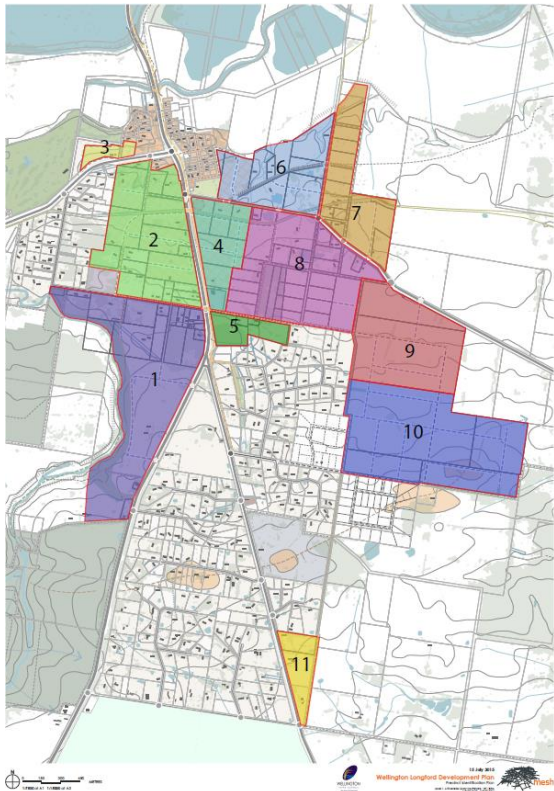
The Longford Development Plan will ensure that growth occurs in a co-ordinated manner and avoids ‘piecemeal’ land use outcomes. The Longford Development Plan set outs the preferred development structure based on Longford’s unique natural assets and rural lifestyle character whilst still in close proximity to Sale and the services that it has to offer.

The Development Plan sets out overall design requirements in relation to the subdivision pattern, movement network, township character, vegetation, drainage and servicing. In addition there are specific design requirements, which reflect the particular local character of each precinct. All new rural residential development within the each precinct needs to be in general accordance with these requirements.



## I am interested in subdividing my land

Prior to subdivision land first needs to be rezoned to Rural Living Zone. Landowners who are interested in developing will be required to prepare an application for rezoning in accordance with the requirements that are set out in the Longford Development Plan. Chapter 6 of the Plan provides an overview of the application requirements and what background information needs to be included in support of a proposal. Before you submit an application, please consider the following:



### 1) Determine the precinct within which your property is located

The Longford growth area has been divided into eleven (11) precincts (see map). Before land can be subdivided, a rezoning is required. The rezoning request is required for the whole precinct area and not individual properties. The preparation of a 'precinct plan' is a prerequisite to development occurring. Several background documents will be required as part of the Precinct Plan including a proposal for delivery and funding for infrastructure items (e.g. paths and roads) will be a component of each precinct plan.

### 2) Talk to your neighbours

In considering applications for development, the views of **all** landowners within a particular precinct will be taken into account. It is therefore important to know what your neighbours want to do early in the process. You might also be able to work together. All landowners within a precinct will be consulted on any proposed precinct plan.

### 3) Organise a pre-application meeting with Council

Although Chapter 6 of the Longford Development Plan sets out all of the application requirements, it is highly recommended that you liaise with Council's Strategic Planning team. They can explain in more detail what will be expected and give you an overview of the process and the steps in the process. The rezoning of land and its subsequent subdivision can be a lengthy process and the quality of your application can, to a large extent, influence the rate at which the process progresses. It is recommended that you engage the services of a qualified town planning consultant to assist you in the process.

#### 4) How Council considers your request

Council is required to work within the parameters of the Longford Development Plan. As such, any application for rezoning received by Council will be assessed against the Development Plan. In considering whether or not a request proceeds, Council will take into account matters such as the existing land supply and demand, the willingness of other landowners within the precinct to develop and if the application has fulfilled all the requirements as outlined in Chapter 6.

### I don't want to develop but my neighbour does

The preparation of a precinct plan **does not** compel you, as individual landowner, to develop your land. If an owner within the same precinct as you wishes to pursue a rezoning and subdivision, Council needs to understand how the precinct as a whole could be developed in the future. Whilst this might ultimately result in the rezoning of a whole precinct, it still does not compel an individual landowner to develop their land if they do not want to. The preparation of a precinct-wide plan merely helps to illustrate to Council how all of the land could be developed in a coordinated way in the event that all landowners eventually decide to develop.

As part of any rezoning process, you will:

- be consulted about the content of the Precinct Plan.
- have an opportunity to comment/object to any proposed rezoning if you wish to do so.

If your land is rezoned:

- existing use rights remain on your land (if they were lawfully allowed and established under the provisions of the Wellington Planning Scheme); and
- there might be implications for the rateable value of the land. Your rates are based on the use of the land (not the use which is allowed under the planning zone) and the land value. If land is rezoned the potential to be able to subdivide increases, which could impact on the land value and therefore on the rates of the property.

### Further information

Further information about the Longford Development Plan is available on Council's website; [www.wellington.vic.gov.au](http://www.wellington.vic.gov.au). If you have any queries please contact Sabine Provily or the Strategic Planning Team on 1300 366 244 or email [sabine.provily@wellington.vic.gov.au](mailto:sabine.provily@wellington.vic.gov.au).



