

Ordinary Council Meeting – 25 July 2018

Late Submissions for report on Amendment C90 Submissions

Part 1 - Two late submissions – received 12 July 2018

Part 2 - Recommendations on two late submissions

Submission 129



Tue 10/07/2018 8:53 PM

Del McGlashan

HPE CM: Submission Amendment C90

To Amendment C90 Engagement

You replied to this message on 12/07/2018 9:53 AM.

Message Submission to Amendment C90 of the South Gippsland Planning Scheme.doc (30 KB)

To whom it may concern

Please find attached our community submission to Amendment C90, Outtrim Restructure Plan in and around Restructure Lot 8.

Del McGlashan

Submission
South Gippsland Planning Scheme Amendment C90 – Housing and Settlement

To: South Gippsland Council

From: Residents at 1, 2 and 3 Beard St, 9 Cross St, and 17 Main Road, Outtrim 3951

The residents of the properties listed above would like to thank Council for the opportunity to lodge a submission to the South Gippsland Planning Scheme Amendment C90. We wish to express our support for Amendment C90 with the primary intent of controlling inappropriate development in areas of high rural character and value.

We do however, wish to lodge an objection to the submission on behalf of the owner of 11 Main Road, Outtrim, (and purchaser of 1 Main Road) to change the Outtrim Restructure Plan in and around Restructure Lot 8.

It is our view that the proposal will lead to further built development within the immediate local area (ie. a new dwelling house and ancillary buildings etc) which is fundamentally inconsistent with the existing local character of the Outtrim area and against the spirit and intent of Council's forward policies.

Our main reasons for the objection are as follows:

Contrary to the primary intent of the Restructure Plan:

- The proposed restructure (and redevelopment with an additional dwelling) would be inconsistent with the character of the area and the rural character of the South Gippsland small townships and settlements. The possible introduction of a new dwelling house and ancillary buildings in the location is considered unacceptable given the long-standing character of the area. We believe such a proposal is contrary to South Gippsland Planning Policies (including but not limited to Clause 22.05).
- The development of an additional dwelling would impact upon the open farmed landscape as the defining visual characteristic of the Shire.
- The land of 1 Main Road falls within the zone of an historic Crown township or settlement and therefore a permit should not be granted.

Environmental Impact – Erosion and Stormwater:

- The preparation of a building site and subsequent development of the property would pose a risk to environmental values, including erosion and add to existing stormwater runoff management issues already experienced by downstream and adjoining properties.
- Further, possible impact to water quality in downstream dams and water sources, used for agricultural purposes and a known giant earthworm habitat, is also of concern.

Loss of Natural Amenity / Viewshed Impacts:

- The proposal would impact on the amenity of neighbouring lots through loss of neighbourhood character and loss of private amenity.
- Existing viewsheds would be adversely impacted through the introduction of new development on the subject property.

Inappropriate Infrastructure:

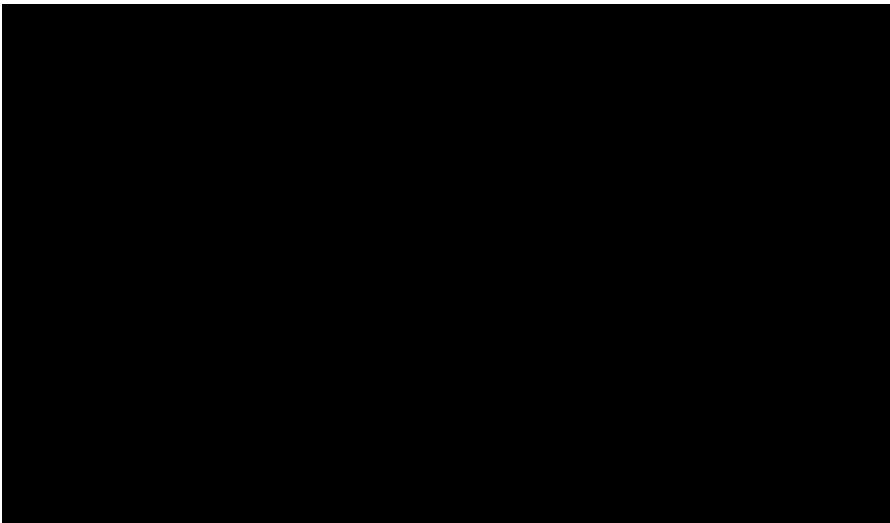
- Existing infrastructure is not considered adequate to support further development in the area.

- Cross St is a poorly maintained, narrow road that will be severely impacted by another residence.





We appreciate the chance to express our views on the C90 Amendment and the consequential development concerns in this area of the Shire.


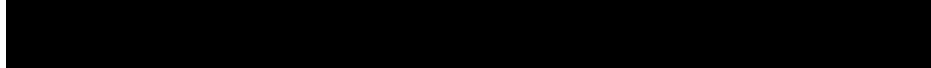
We would particularly like the Council to consider both our support of Amendment C90 and our objection to the 1 Main Road submission.

Del McGlashan on behalf of the neighbouring residents.






Submission 130

 Tue 10/07/2018 10:37 PM

Re: Planning scheme amendment

To Amendment C90 Engagement

 You replied to this message on 12/07/2018 10:05 AM.

 Message  Submission Stephen Koci.docx (17 KB)

Dear Fiona,

As advised please find attached my submission, I don't have all my details on the submission but they are below.

Regards,

Stephen Koci


10th July 2018

Dear sir/madam,

I write to make a late submission to the amendment C90. I make this submission as a new resident, ratepayer and voter to the area. We live in Mirboo North and have camped at Walkerville and we go to the beach at Walkerville and we love the spot and its charm. As a user of the area I believe my views and thoughts should be considered and respected.

Walkerville is a truly a lovely spot that should be protected from over development and cases where profit is put ahead of the environment and the beauty of the area and the views of stakeholders that live and enjoy the area.

So I write to support the Framework Plans for the 3 settlements at Walkerville (Promontory View Estate, Walkerville North and Walkerville South) and the 'no growth' boundary around each of the three settlements.

On a related note I would call on the council to investigate the lease variation charge that was introduced in the ACT as per the below quote from the Canberra Times:

"The lease variation charge and its predecessor is one of the ways the public can realise the value the improvements and investments public money makes to local areas," Mr White said.

"The reason why developers want lease variations because the property is worth more and 99 times out of 100 it's because government invested in beautification and infrastructure, not private investors."

Developers in South Gippsland and residents who's land is rezoned should have to pay for all the extra infrastructure that will be needed for the extra housing. These extra charges from development should not be the burden of ratepayers in South Gippsland when we gain nothing from the extra development.

Also the council needs to be very careful about land speculation and the perception of vested interests pushing their own agendas ahead of the council's agenda especially if they are elected to represent residents and not their own interests. This area needs to be improved dramatically and I would support all councillors having no business connections with the council when they are elected including not being allowed to push for rezoning of land they own or have any interest in including a interest through a company or through their family.

I also note that the municipal monitor has ben appointed after concerns around 'current policies and processes to manage conflicts of interest'. That should put the council on notice.

I also believe the council should work on explaining planning changes in simple English so residents can understand them and what affect they will have and then engage with council about them.

Yours sincerely,

Stephen Koci
Mirboo North

Recommendations on two late submissions

Submission 129 – Outtrim Restructure Plan

Five neighbouring households have combined to make a single joint submission supporting the exhibited Outtrim Restructure Plan on the grounds that it protects the existing character and dwelling density of the settlement and aligns with the Planning Scheme policies.

The submission also counters a submission by another neighbour (**Submission 128**) which requested changes to the exhibited Outtrim Restructure Plan in order to create two Restructure Lots at 1 Main Road Outtrim (exhibited as Restructure Lot 8) so that a second dwelling could be developed on vacant grazing land. The Restructure Lot contains an existing dwelling.

Recommendation: Note that Submission 129 supports the exhibited Outtrim Restructure Plan.

Submission 130 – Walkerville Framework Plans

This submission supports the exhibited Framework Plans for Promontory View Estate – Walkerville, Walkerville North and Walkerville South – and specifically the no growth settlement containment boundaries. The submission cites environmental, infrastructure and landscape reasons for supporting the Framework Plans.

Recommendation: Note that Submission 130 supports the exhibited Walkerville Framework Plans.