

Planning and Environment Act 1987

BASS COAST PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C136

The Bass Coast Shire Council has prepared Amendment C136 to the Bass Coast Planning Scheme.

The land affected by the amendment is:

- 2 Seaward Drive, Cape Paterson (Lot 1 on Plan of Subdivision 219915T);
- 20 Seaward Drive, Cape Paterson (Lot 1 on Plan of Subdivision 417548A);
- 40 Seaward Drive, Cape Paterson (Lot 2 on Plan of Subdivision 417548A);
- 140 Seaward Drive, Cape Paterson (Lot 3 on Plan of Subdivision 410049H); and
- Seaward Drive, Cape Paterson (Lot 2 on Plan of Subdivision 410049H).

As depicted in Figure 1 below:

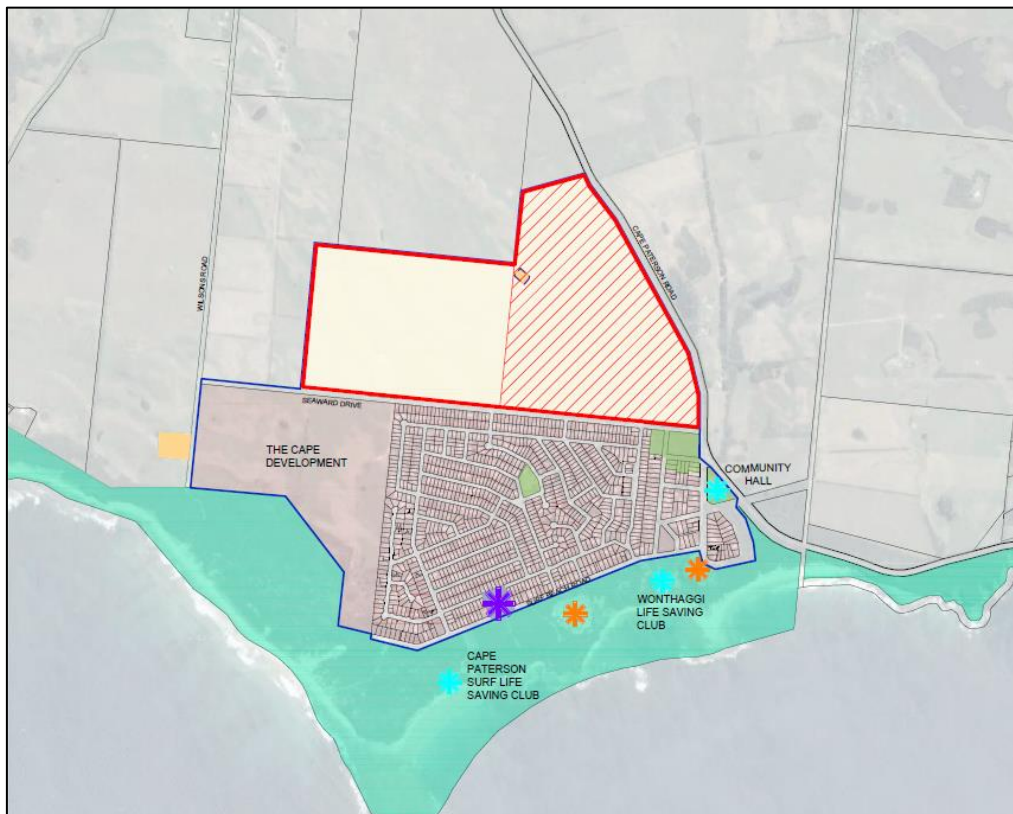


Figure 1

This amendment rezones approximately 53 hectares of land from the Farming Zone to the General Residential Zone. The rezoning applies to three parcels of land known as:

- 2 Seaward Drive, Cape Paterson (Lot 1 on Plan of Subdivision 219915T);
- 20 Seaward Drive, Cape Paterson (Lot 1 on Plan of Subdivision 417548A); and
- 40 Seaward Drive, Cape Paterson (Lot 2 on Plan of Subdivision 417548A);

As depicted in Figure 2 below:



Figure 2

The amendment applies the Development Plan Overlay (Schedule 26) to the entire Cape Paterson north area, comprising all land included within the settlement boundary. The application of the DPO26 applies to:

- 2 Seaward Drive, Cape Paterson (Lot 1 on Plan of Subdivision 219915T);
- 20 Seaward Drive, Cape Paterson (Lot 1 on Plan of Subdivision 417548A);
- 40 Seaward Drive, Cape Paterson (Lot 2 on Plan of Subdivision 417548A);
- 140 Seaward Drive, Cape Paterson (Lot 3 on Plan of Subdivision 410049H); and
- Seaward Drive, Cape Paterson (Lot 2 on Plan of Subdivision 410049H).

As depicted in Figure 3 below:



Figure 3

The amendment also:

- Removes the Environmental Significance Overlay (ESO) and the Significant Landscape Overlay (SLO) from the land being rezoned.
- Inserts a new Schedule 26 to Clause 43.03 Development Plan Overlay (DPO) to cover the entire Cape Paterson north area, comprising all land included within the settlement boundary; and
- Inserts a new Schedule to Clause 53.01 Public Open Space Contribution and Subdivision.
- Amends Schedule to Clause 72.03 What does this Planning Scheme consist of.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at the following locations:

during office hours, at the office of the planning authority, Bass Coast Shire Council, located at:

- 76 McBride Avenue, Wonthaggi
- 91-97 Thompson Avenue, Cowes
- 16 A'Beckett Street, Inverloch
- 1504-1510 Bass Highway, Grantville

Online at Bass Coast Shire Council's website: www.basscoast.vic.gov.au/amendments

Online at the Department of Environment, Land, Water and Planning website: www.delwp.vic.gov.au/public-inspection

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions.

The closing date for submissions is **5.00pm Monday 27 February 2020**. A submission must be sent to the Bass Coast Shire Council:

- Strategic Planning
Bass Coast Shire Council
PO Box 118
Wonthaggi VIC 3995; or
- strategic.planningadmin@basscoast.vic.gov.au

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Community Consultation sessions:

Find out more by speaking to a Council officer at a drop in session. You can book a time by calling 1300 BCOAST (226 278) to have your property specific questions answered.

Date	Time	Location
27 January 2020	9:00am – 12:00pm	Cape Paterson Community Hall
15 February 2020	9:00am – 12:00pm	Cape Paterson Community Hall

Donna Taylor
Acting Manager Strategy and Growth