All ratepayers in the Swan Hill Rural City Council area have received a letter in recent weeks outlining the C073 Planning Scheme Amendment.

We know planning is complicated, so we’ve put together a list of frequently asked questions, to help better explain the proposed Planning Scheme amendment.

**Why did I receive a letter?**
Under the Planning and Environment Act, we are required to inform all ratepayers who might be affected, directly or indirectly, by the proposed changes to the Planning Scheme.

**Who is affected?**
Residents mostly affected are those living within the:
- Flood overlay (in most cases this is all land located between the Murray River and the east side of the Murray Valley Highway)
- Farming Zone
- Rural Living Zone
- Low Density Residential Zone

And those businesses in the Swan Hill Commercial Activity Area (see attached map for details of this zone)

*If you are unsure which zone you’re in, please contact our Planning Department on 5036 2335 or visit https://swanhill.pozi.com and search for your address.*

**What are the major changes and how could they affect me?**

**THOSE LIVING WITHIN THE FLOOD OVERLAY**

**Exemptions**
Quite a number of planning permit exemptions are being added to those living within the flood overlay.

This means you will no longer need planning permits for things like small extensions to houses at the existing floor level, in ground swimming pools and small garden sheds less than 10 square metres in size.

**THOSE LIVING WITHIN THE FARMING ZONE**

**Extensions**
Currently, an extension of over 100 square metres to a house, or a shed associated with a house, requires a planning permit. Proposed changes mean planning permits would be only required for extensions over 250 square metres.

Similarly, an extension over 200 square metres to a building associated with agriculture currently requires a planning permit. Proposed changes mean planning permits would only be required for extensions over 500 square metres.

**Road setbacks**
Currently, all new buildings must be built at least 100 metres away from a VicRoads road. We’re proposing to reduce this to 50 metres.

**Private diversion areas (land that was dryland and is now irrigated)**
Currently, a planning permit is required to build a new house on land smaller than 100 hectares. Proposed changes would mean planning permits would only be required for land smaller than 50 hectares.

*Please note: No other changes are proposed for minimum lot sizes for subdivisions and new houses in the Farming Zone.*

**Building proximity**
Currently, buildings not owned by the same person must be a minimum of 100 metres apart. Proposed changes would reduce this to 50 metres.
THOSE LIVING WITHIN THE RURAL LIVING ZONE

Subdivisions
Currently, land within the Rural Living Zone falls into two categories - some areas can be subdivided down to two hectares, and some to a minimum of eight hectares.

Proposed changes would allow for all land in the Rural Living Zone to be subdivided down to two hectares.

New buildings
Currently, constructing a new building associated with agriculture that’s over 100 square metres requires a planning permit. Proposed changes mean planning permits would only be required if over 250 square metres.

Proximity to boundary lines
Currently, there are no conditions relating to how far a building needs to be from a property boundary line (not including roadsides).

Proposed changes would see new buildings built at least 20 metres from the boundary.

THOSE LIVING WITHIN THE LOW DENSITY RESIDENTIAL ZONE

Sheds
Currently, sheds of any size can be built without a planning permit. Proposed changes mean planning permits would be required for sheds over 200 square metres.

THOSE WITH A BUSINESS IN THE SWAN HILL COMMERCIAL ACTIVITY AREA

Car parking
All businesses within our municipality are required to provide a certain number of car parking spaces, depending on the type and size of the business.

For businesses that fall into the Swan Hill Commercial Activity Area, we’re proposing to reduce the number of car parks required. We’re also proposing that if the business is unable to provide the number of car parking spaces required, a one-off fee can be charged to waive some or all of the car parks required.

What should I do if I need more information?
There are a number of ways you can find out more details.

Visit Council’s website
A number of key documents and maps are available on the Have Your Say section on Council’s website. You can also make an online submission via this page. Visit www.swanhill.vic.gov.au/yoursay.

Attend an information session
Attend a community information session to find our more and ask questions. Sessions will be held at:

- Manangatang Community Centre - Monday, 25 February from 5.30pm to 7.30pm
- Swan Hill Town Hall - Wednesday, 27 February from 5pm to 7pm
- Robinvale Community Centre - Monday, 4 March from 5pm to 7pm

Or speak to a member of our Planning Department
Call 5036 2335 to speak to someone over the phone or to make a time to visit our Swan Hill office for a face-to-face chat.

If you would like to meet with someone in the Robinvale office, please advise when making an appointment.
Swan Hill Commercial Activity Area (green shaded area)