

PLAN HARCOURT

FREQUENTLY ASKED QUESTIONS SHEET 4 - RESIDENTS & LANDOWNERS IN THE NEW RESIDENTIAL EXPANSION AND GROWTH AREAS

Does Plan Harcourt impact on how I currently use my land?

No, your current planning or building permit provides protection in the form of 'existing use rights' for how you currently use your land. Designated residential expansion or growth areas will develop at various stages. Development is driven by a number of factors including the delivery of infrastructure, housing demands and landowner preferences.

Do I have to subdivide and/or develop my land?

Plan Harcourt aims to encourage residential development within the residential growth and expansion areas. Nevertheless, Council cannot require you to develop your land at any particular time just because it is noted in the Harcourt Framework Plan as being in a residential expansion or growth area. Even if your land is rezoned from Farming Zone to Neighbourhood Residential Zone in the future, you are not required to subdivide or develop your land.

Why is only some of the land identified for residential expansion recommended to be rezoned to Neighbourhood Residential Zone at this point in time?

It is important the residential land is sequenced and staged appropriately to coordinate the provision of infrastructure and services. The land is recommended to be rezoned to residential as this is located close to existing infrastructure (water supply, sewer, drainage, etc.) and services within the Town Centre. It is also important that the extent and rate of growth does not overwhelm the town, which may have detrimental impacts on the character, sense of place and liveability.



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Will future development have an impact on the existing infrastructure, and will this need to be upgraded?

Development within both the future town expansion areas and established residential areas will contribute to a growth in Harcourt's population. This new development will generate increased usage and impact on the existing infrastructure (such as roads), both immediately surrounding the future town expansion areas and within other areas of the town. This highlights the need to plan for infrastructure to accommodate the growth in the community.

Council is currently preparing a strategic infrastructure plan for Harcourt (as was identified within Plan Harcourt), which will play an important role in clearly defining the infrastructure which needs to be delivered in order to meet the needs of the growing population. It helps to establish the strategic basis for direct provision of infrastructure as works in kind or as a monetary contribution toward infrastructure provision.

The Infrastructure Plan supports the preparation of voluntary agreements between landowners proposing to develop land and Council, which is then formalised via Section 173 of the Planning and Environment Act 1987. This is a different approach to a formal Development Contributions Plan (DCP), which is implemented via the planning scheme in an overlay. However, it does follow a similar methodology to a DCP, in that it identifies the key infrastructure projects to be funded, considers the demand for such infrastructure and then uses this information to calculate a contributions rate. This mechanism does not require a planning scheme amendment, reducing the time and resources required for its implementation. This approach is considered to be the most suitable for Harcourt.

An update on the strategic infrastructure plan for Harcourt will be provided early 2021.

Any other question not answered here?

Please see the other fact sheets specifically for existing residents, businesses and horticultural producers, visit www.mountalexander.vic.gov.au/PlanHarcourt or contact Strategic Planning by email info@mountalexander.vic.gov.au or phone (03) 5471 1700.