

SOUTH GIPPSLAND PLANNING SCHEME

AMENDMENT C100

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by South Gippsland Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of South Gippsland Shire Council.

Land affected by the Amendment

The amendment applies to 54 sites across the municipality and various road reserves.

A mapping reference table is attached at Attachment 1 to this Explanatory Report

What the amendment does

The amendment will rezone land and amend various provisions of the South Gippsland Planning Scheme to correct mapping anomalies and delete redundant controls. The amendment will also apply the Heritage Overlay to land at 175 Ameys Track, Foster and correct its application on 10 McCartin Street Leongatha.

The Amendment:

- Rezones land to reflect its intended use.
- Deletes the Public Acquisition Overlay from land that has been acquired.
- Deletes the Environmental Significance Overlay Schedule 5 from land to be rezoned a residential zone.
- Deletes the Environmental Significance Overlay Schedule 9 from land to be rezoned a residential zone.
- Amends the Schedule to Clause 43.01 Heritage Overlay to include reference to HO158 Ameys Track.
- Amends planning scheme maps.

Full details of the properties included in Amendment C100, including justifications, can be found in Table 1 at the end of this report.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to effectively administer the South Gippsland Planning Scheme by ensuring mapping anomalies which affect the fair and proper assessment of planning applications are corrected. Errors can often cause unnecessary red tape for landowners. Council resolved at its 27 July 2016 Ordinary Council Meeting to seek authorisation, prepare and exhibit the amendment to correct these various mapping anomalies.

In addition to mapping anomalies, the Amendment will introduce the Heritage Overlay to two properties; the first will correctly apply the overlay where it has previously been omitted, the second will introduce the overlay at the request of the owner as a voluntary inclusion. Both inclusions are supported by the South Gippsland Heritage Study (2004). Both properties have individual citations with recommendations to apply the Heritage Overlay.

The Amendment will improve the effectiveness and efficiency of the planning scheme by correcting anomalies identified in the South Gippsland Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The proposed amendment implements the following objectives of planning in Victoria as outlined in section 4 (1) of the Act:

- a) *To provide for the fair, orderly, economic and sustainable use, and development of land.*

How does the Amendment address any environmental, social and economic effects?

It is considered that the Amendment would not have any environmental or economic effects as it simply corrects mapping anomalies in the Scheme.

The Amendment addresses social issues through introducing the Heritage Overlay to a property and correcting other Heritage Overlay mapping anomalies. Correcting the Heritage Overlay will ensure historic buildings of South Gippsland will be protected long term for future generations.

Does the Amendment address relevant bushfire risk?

The Amendment is administrative in nature and is considered to not impact on bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act and the Ministerial Directions issued under Section 12(2) (a) of the Act.

The explanatory report has evaluated and discussed the relevant strategic considerations as outlined in Ministerial Direction 11 Strategic Assessment of Amendments.

The Amendment will not compromise the implementation of any Ministerial Direction's.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment does not alter the intent or implications of the State Planning Policy Framework (SPPF). The Amendment will ensure that clear policy direction is provided for the use and development of land by making corrections.

The application of the Heritage Overlay is supported by Clause 15.03 – Heritage in the SPPF, including the following strategies:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme; and
- Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.

The inclusion of properties in to the Heritage Overlay will ensure appropriate controls are placed on the property to preserve their heritage significance.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment ensures that there is consistency with the Local Planning Policy Framework (LPPF) by including and correcting the Heritage Overlay to properties of local significance.

The Amendment is consistent with Clause 21.09-1 – Heritage in the LPPF by including properties in the Heritage Overlay that are of local significance.

Does the Amendment make proper use of the Victoria Planning Provisions?

By correcting the identified anomalies in the planning scheme the Amendment makes proper use of the Victorian Planning Provisions.

How does the Amendment address the views of any relevant agency?

Views will be sought from relevant authorities when the Amendment is formally exhibited.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment will have no effect on the requirements of the Transport Integration Act 2010.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

There will be minimal future impact on resource and administrative costs to South Gippsland Shire Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

South Gippsland Shire Council, 9 Smith Street Leongatha, and Council's web page www.southgippsland.vic.gov.au.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 8 June 2017.

A submission must be sent to:

South Gippsland Shire Council
C/- Amendment C100
Private Bag 4
Leongatha Vic 3953

Or by email to council@southgippsland.vic.gov.au including the subject title "Amendment C100"

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 17 July 2017
- panel hearing: 21 August 2017

Attachment 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Foster	2 Berry Street, 79 Main Street 133 Station Street 175 Ameys Track	South Gippsland C100 002znMap South Gippsland C100 018znMap South Gippsland C100 033hoMap
Venus Bay	Lees Road	South Gippsland C100 003znMap
Fish Creek	15 Old Waratah Road 2746 & 2748 Meeniyian – Promontory Road 2746 Meeniyian – Promontory Road 2748 Meeniyian – Promontory Road	South Gippsland C100 004znMap South Gippsland C100 012znMap South Gippsland C100 038d-sloMap South Gippsland C100 039sloMap
Dumbalk	45 Dollar Road, 2-4, 6 Farmers Road 2-4, 6 Farmers Road	South Gippsland C100 005znMap South Gippsland C100 023d-eso5Map
Toora	45 Dorans Road, 4664 South Gippsland Highway	South Gippsland C100 006znMap
Arawata	421 Fairbank Road	South Gippsland C100 007znMap
Welshpool	2 Railway Avenue, 40 Main Street 63 Telegraph Road, 28 Linforths Road	South Gippsland C100 008znMap South Gippsland C100 016znMap
Leongatha	35B Callaway Crescent 10 Symmons Street, 3-7 Peart Street 2-4 Koonwarra Road 1 & 3 Haw Street, 27 & 29 Johnson Street 12 & 14 Bazley Street, 47-53 Johnson Street 6-8 McCartin Street 6-8, 10 McCartin Street	South Gippsland C100 009znMap South Gippsland C100 014znMap South Gippsland C100 022ddoMap South Gippsland C100 036d-paoMap South Gippsland C100 027d-eso5Map South Gippsland C100 028d-eso5Map South Gippsland C100 030d-hoMap South Gippsland C100 032hoMap
Korumburra	88 Mine Road 13B-15 Mine Road, 11 Devlin Place 4-10 Charles Street 25 Billing Drive, 70 Kellys Road 4, 6 and 10-12 Nason Street 4 & 6 Nason Street 10-12 Nason Street, 88 Mine Road 6-16 Mine Road	South Gippsland C100 010znMap South Gippsland C100 011znMap South Gippsland C100 013znMap South Gippsland C100 015znMap South Gippsland C100 021znMap South Gippsland C100 025d-eso5Map South Gippsland C100 029eso5Map South Gippsland C100 035d-paoMap
Mirboo North	44-46 Thorpdale Road	South Gippsland C100 017znMap
Koonwarra	1-11 Johnsons Road	South Gippsland C100 019znMap
Bena	6 Johnston Court, Hennessy Court 6 Johnston Court, Hennessy Court 6 Johnston Court, Hennessy Court South Gippsland Highway South Gippsland Highway South Gippsland Highway South Gippsland Highway/Main Road/Fullers Way	South Gippsland C100 020znMap South Gippsland C100 024d-eso5Map South Gippsland C100 049d-eso9Map South Gippsland C100 043d-paoMap South Gippsland C100 044d-paoMap South Gippsland C100 047znMap South Gippsland C100 046znMap
Poowong	68 Nyora Road	South Gippsland C100 026d-eso5Map
Stony Creek	280 Stony Creek-Dollar Road 280 Stony Creek-Dollar Road	South Gippsland C100 031d-hoMap South Gippsland C100 034hoMap
Meeniyian	Meikle Street	South Gippsland C100 037d-paoMap
Loch	South Gippsland Highway	South Gippsland C100 040d-paoMap
Jeetho	South Gippsland Highway South Gippsland Highway South Gippsland Highway	South Gippsland C100 041d-paoMap South Gippsland C100 042d-paoMap South Gippsland C100 045znMap

Table 1 - South Gippsland C100 – proposed changes to zones only

Address	Owner	Title details	Current zone	Proposed zone	Reason
Lees Road, Venus Bay	Crown land	CA62J Parish of Tarwin	Rural Living Zone	Public Conservation and Resource Zone	The land is crown land and due to the sensitive coastal processes in this area, it is not appropriate to be zoned Rural Living Zone. The property boundary extends into Anderson Inlet.
45 Dollar Road, Dumbalk	DELWP	CA92E	Farming Zone	Public Park and Recreation Zone	The land is publicly owned and currently used as a Recreation Reserve. This is identified as a reserve in the <i>Housing and Settlement Strategy 2013</i> which is an adopted document of Council.
4664 South Gippsland Highway, Toora	Private	Lot 1 TP239743	Public Conservation and Resource Zone	Farming Zone	Land is in private ownership and is farmed. Most appropriate zone for this area in private ownership is Farming Zone.
2 Railway Avenue, Welshpool	Private	CA16M Section A	Public Park and Recreation Zone	Township Zone	The land is in private ownership, zoning of similar blocks around the site are zoned Township Zone.
2 Berry Street, Foster	South Gippsland Shire Council	Lot 1 TP379426	General Residential Zone	Public Park and Recreation Zone	Council owned land to be retained as a park. There is strong community sentiment to have this parcel protected. By being in a public zone it will enable Council greater flexibility for managing this land.
421 Fairbank Road, Arawata	South Gippsland Shire Council	Lot 2 LP203919	Township Zone	Public Park and Recreation Zone	This is the old Arawata School site, in the ownership of South Gippsland Shire Council. The land was purchased at the request of the community to retain the site for use as a public park which it currently is being used as. By being in a public zone it will enable Council greater flexibility for managing this land.
35B Callaway Crescent, Leongatha	South Gippsland Shire Council	Reserve Lot 1 LP148282	Public Park and Recreation Zone	General Residential Zone	Council has resolved to sell this land, to be in public ownership and the GRZ is the most appropriate zone due to surrounding land uses. Council has commenced the process to have the reserve status removed to allow the parcel to be sold privately.
15 Old Waratah Road, Fish Creek	South Gippsland Shire Council	PC376797Q	Public Park and Recreation Zone	Township Zone	Council has resolved to sell this land, to be in public ownership and the GRZ is the most appropriate zone due to surrounding land uses. Council has consolidated the block in preparation to dispose of the land.
79 Main Street, Foster	South Gippsland Shire Council	Lot 2 PS326862	General Residential Zone	Public Use Zone 6	Land is owned by Council and the Foster War Memorial Arts Centre is on the site. It is considered this public facility owned by Council would best serve in a public zone as it provides greater flexibility to manage the site.

Table 1 - South Gippsland C100 – proposed changes to land affected by split zones

Address	Owner	Title details	Current zones	Proposed zones	Reason
4-10 Charles Street, Korumburra	South Gippsland Shire Council	Lot 2 TP873913	Public Park and Recreation Zone and General Residential Zone	Public Park and Recreation Zone	Land is owned by Council and is a council managed park with tennis court facilities, majority of land is in the PPRZ.
10 Symmons Street, Leongatha	South Gippsland Shire Council	Lot 1 PS448872	Public Use Zone Schedule 3 and General Residential Zone	Public Use Zone 3	Majority of land is in PUZ3, it appears to be a mapping error as only a 6.4m wide area is zoned GRZ. The land is used for early childhood services.
25 Billing Drive, Korumburra	South Gippsland Water	Lot 1 PS612504	Public Use Zone Schedule 1 and Rural Living Zone	Public Use Zone 1	PUZ to only apply to South Gippsland Water land. The PUZ has been incorrectly applied and currently only a small portion of the property is in PUZ.
70 Kellys Road, Korumburra	Private	Lot 2 PS612504	Public Use Zone Schedule 1 and Rural Living Zone and Farming Zone	Rural Living Zone and Farming Zone	PUZ to be removed from land outside of 25 Billing Drive as this land is private, retain FZ and RLZ (while still split zoned, due to the size of the property it is not appropriate to correct these other splits as further RLZ rezoning would need further strategic justification.
63 Telegraph Road, Welshpool	South Gippsland Water	Lot 1 TP97538	Farming Zone and Public Use Zone Schedule 1	Public Use Zone 1	PUZ has been wrongly applied to the land. The reservoirs are in Farming Zone and should have the PUZ applied, the PUZ has been applied to the neighbouring land instead.
28 Linforths Road, Welshpool	Private	Lot 1 TP447952	Farming Zone and Public Use Zone Schedule 1	Farming Zone	PUZ has been wrongly applied to the land. The land is entirely in private ownership and the PUZ should be on the neighbouring property.
3-7 Peart Street, Leongatha	Private	Lot 1 TP190551	Public Use Zone Schedule 6 and Commercial 1 Zone	Commercial 1 Zone	PUZ6 extends beyond local government land (Council main office and car park). The PUZ extends into the privately owned building.
40 Main Street, Welshpool	DELWP	CA2010, Parish of Welshpool	Public Park and Recreation Zone and Public Use Zone Schedule 1	Public Park and Recreation Zone and Public Use Zone Schedule 1	The PUZ has been placed in the incorrect location and should be located over the CFA building. Where the incorrect PUZ is, this will be corrected to be PPRZ. This property does not remove the split zone, rather corrects the location of the split zone.
44-46 Thorpdale Road, Mirboo North	Private	Lot 1 TP82974	Rural Living Zone and Public use Zone	Rural Living Zone	Small section of PUZ (Gippsland Water) affecting the land in the south eastern corner of the block. Should be RLZ as the land is privately owned.

Address	Owner	Title details	Current zones	Proposed zones	Reason
133 Station Road, Foster	DELWP	CA3A4 Section B Parish of Wonga Wonga South	Public Park and Recreation Zone and General Residential Zone	Public Park and Recreation Zone	Small section of GRZ affecting the public land in the north western corner.
45 Dorans Road, Toora	Private	Lot 1 PS445723	Farming Zone and Public Conservation and Resource Zone	Farming Zone	The farm is majority FZ however some of the PCRZ extends beyond the crown land (Franklin River) that adjoins the property along the southern boundary of the northernmost parcel.
1-11 Johnsons Road, Koonwarra	South Gippsland Shire Council	CA23 Section 3, Township of Koonwarra	Public Conservation and Resource Zone and Township Zone	Public Conservation and Resource Zone	Nirvana Park in Koonwarra to be entirely PCRZ, currently part of it is TZ. The land is significantly vegetated and was gifted to the community by the former owner.
11 Devlin Place, Korumburra	Private	Lot 2 SP36750	Mixed Use Zone and Commercial 1 Zone	Mixed Use Zone	Majority of land and existing building on the site in in MUZ, propose to include whole land in MUZ.
13B-15 Mine Road, Korumburra	Private	Lot 1 SP36750	Mixed Use Zone and Commercial 1 Zone	Mixed Use Zone	Majority of land and existing building on the site in in MUZ, propose to include whole land in MUZ.

Table 1 - South Gippsland C100 – proposed changes to land affected by split zones and overlay changes

Address	Owner	Title details	Current zones	Current overlays	Proposed zone	Proposed overlays	Reason
6 Farmers Road, Dumbalk	Private	Lot 1 LP142495	Farming Zone and Township Zone	Environmental Significance Overlay Schedule 5	Township Zone	n/a	Split zoning, majority of the land is TZ, however the every rear of the block is FZ. Rezone to FZ portion to TZ and remove the small area of ESO5 as this is not applied to TZ.
4 Farmers Road, Dumbalk	Private	Lot 2 LP142495	Farming Zone and Township Zone	Environmental Significance Overlay Schedule 5	Township Zone	n/a	Split zoning. Small section of FZ to be rezoned TZ. Bulk of the land to remain split due to the size of property. The land to be rezoned will ensure that if this title were to be sold, the entire property is one zone.
88 Mine Road, Korumburra	DELWP	CA26 Section Q, Township of Korumburra	Public Park and Recreation Zone and General Residential Zone	Environmental Significance Overlay Schedule 5	Public Park and Recreation Zone	Environmental Significance Overlay Schedule 5	The property is crown land and is currently used as open space. The land is predominantly PPRZ.
2748 Meeniyans Promontory Road, Fish Creek	Private	Lot 1 PS434637	Public Park and Recreation Zone and Farming Zone	Environmental Significance Overlay Schedule 3 and Significant Landscape Overlay	Farming Zone	Environmental Significance Overlay Schedule 3 and Significant Landscape Overlay	Land is privately owned however some PPRZ is affecting the land along a section of the eastern boundary.
2746 Meeniyans Promontory Road, Yanakie	South Gippsland Shire Council	Lot 1 TP887244	Public Park and Recreation Zone and Farming Zone	Environmental Significance Overlay Schedule 3 and Significant Landscape Overlay	Public Park and Recreation Zone	Environmental Significance Overlay Schedule 3	Land is publicly owned. There is a small portion zoned FZ. To be zoned PPRZ with the rest of the property.
6 Johnston Court, Bena	Private	Lot 1 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.
Hennessy Court, Bena	Private	Lot 2 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.

Address	Owner	Title details	Current zones	Current overlays	Proposed zone	Proposed overlays	Reason
Hennessy Court, Bena	Private	Lot 3 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.
Hennessy Court, Bena	Private	Lot 5 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.
Hennessy Court, Bena	Private	Lot 6 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.
Hennessy Court, Bena	Private	Lot 7 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.
Hennessy Court, Bena	Private	Lot 8 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.
Hennessy Court, Bena	Private	Lot 9 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.
Hennessy Court, Bena	Private	Lot 10 PS607203	Township Zone and Farming Zone	Environmental Significance Overlay Schedule 5 and 9	Township Zone	n/a	Majority of land is in TZ, the blocks have been specifically subdivided for a dwelling. Only small portion is still in the FZ. Remove the ESO 5 and 9 from the area to be corrected.

Address	Owner	Title details	Current zones	Current overlays	Proposed zone	Proposed overlays	Reason
10-12 Nason Street, Korumburra	Private	Lot 1 PS322317	General Residential Zone and Rural Living Zone	Environmental Significance Overlay Schedule 5	Rural Living Zone	Environmental Significance Overlay Schedule 5	There is a small section of GRZ along the western boundary. This is to be rezoned RLZ to be consistent with the bulk of the block. ESO to apply to the whole property for consistency of surrounding RLZ land. There is no impact to the Korumburra Structure Plan as the land is wholly within the area identified as existing urban zoned land.
6 Nason Street, Korumburra	Private	Lot 2 PS606179	General Residential Zone and Rural Living Zone	Environmental Significance Overlay Schedule 5	General Residential Zone	n/a	The rear of the block is RLZ while the majority of the block is GRZ. The rear of the block would not meet the minimum lot size in RLZ. The entire block is located within the existing settlement boundary of Korumburra as identified by the current Korumburra Structure Plan and is identified as existing urban zoned land. It is proposed to remove the ESO5 from the area to be rezoned as this overlay is not applied to GRZ.
4 Nason Street, Korumburra	Private	Lot 2 PS632595	General Residential Zone and Rural Living Zone	Environmental Significance Overlay Schedule 5	General Residential Zone	n/a	The rear of the block is RLZ while the majority of the block is GRZ. The rear of the block would not meet the minimum lot size in RLZ. The entire block is located within the existing settlement boundary of Korumburra as identified by the current Korumburra Structure Plan and is identified as existing urban zoned land. It is proposed to remove the ESO5 from the area to be rezoned as this overlay is not applied to GRZ.

Table 1 - South Gippsland C100 – proposed changes to overlays

Address	Owner	Title	Overlay change	Reason
6-16 Mine Road, Korumburra	Ministry of Education and Department of Education	Lot 6 LP3826	Remove Public Acquisition Overlay	The land is owned by the Department of Education. The PAO is a redundant overlay placed on the land by the former Shire of Korumburra for the education purposes. When Korumburra Shire was amalgamated into the South Gippsland Shire Council, the new Shire was incorrectly identified as the acquiring authority. Discussions have been held with the Department and they have consented to the removal.
68 Nyora Road, Poowong	Private	Lot 1 TP609098	Remove Environmental Significance Overlay Schedule 5	Land was rezoned GRZ but the ESO5 has remained on the land. The ESO5 is not applied to GRZ land.
6-8 McCartin Street, Leongatha	DELWP	CA6 Sec 17 Township of Leongatha	Remove Heritage Overlay Schedule 6, apply Heritage Overlay Schedule 7.	The HO Schedule identifies HO6 as the Leongatha Mechanics Institute (neighbouring property). The correct heritage schedule (HO7) will be placed on the property (Memorial Hall and former Woorayl Shire Offices) as the wrong schedule has been applied. The Heritage Study recommends this property's inclusion in the HO.
10 McCartin Street, Leongatha	DELWP	CA9 Sec 17 Township of Leongatha	Apply Heritage Overlay Schedule 6	HO6 has not been placed over the property in error. The HO6 is an existing citation which was incorrectly placed on the neighbouring property. The Heritage Study recommends this property's inclusion in the HO.
2-4 Koonwarra Road, Leongatha	Private	CA37A Sec 5 Township of Leongatha	Remove Public Acquisition Overlay, apply Design and Development Overlay Schedule 1	PAO is no longer required by VicRoads, DDO1 should apply to entire property as the rest of the property is affected by the DDO1. The DDO1 was not applied to the area affected by the PAO. The land therefore is now unencumbered by the PAO and development can occur in this location on the property. The purpose of the DDO1 is to encourage appropriate development in this location due to its proximity to the town centre.
175 Ameys Track, Foster	Private	Lot 1 LP113474	Apply Heritage Overlay Schedule 158	The HO is being applied as Council has a voluntary heritage inclusion. To encourage this, Council has included this in the general amendment. The owner has requested the inclusion. The Heritage Study supports the inclusion of this property in the Heritage Overlay.
280 Stony Creek-Dollar Road, Stony Creek	Private	CA64, Parish of Dumbalk	Alter extent of Heritage Overlay Schedule 111	HO has been applied to the road and needs to be removed as the citation provides no commentary on the portion of road that the HO applies. The extent of the HO needs to be varied as a result of a subdivision. Extent will still comply with the citation of the heritage property.
1 Haw Street, Leongatha	Private	Lot 1 PS330324	Remove Environmental Significance Overlay Schedule 5	The ESO5 should not be applied to GRZ land.

Address	Owner	Title	Overlay change	Reason
3 Haw Street, Leongatha	Private	Lot 2 PS330324	Remove Environmental Significance Overlay Schedule 5	ESO5 should not be applied to GRZ land.
27 Johnson Street, Leongatha	Private	Lot 2 LP218466	Remove Environmental Significance Overlay Schedule 5	ESO5 should not be applied to GRZ land.
29 Johnston Street, Leongatha	Private	Lot 1 LP218466	Remove Environmental Significance Overlay Schedule 5	ESO5 should not be applied to GRZ land.
12 Bazley Street, Leongatha	Private	Lot 2 PS514474	Remove Environmental Significance Overlay Schedule 5	ESO5 should not be applied to GRZ land.
14 Bazley Street, Leongatha	Private	Lot 3 PS514474	Remove Environmental Significance Overlay Schedule 5	ESO5 should not be applied to GRZ land.
47-53 Johnson Street, Leongatha	Private	Lot 4 PS514474	Remove Environmental Significance Overlay Schedule 5	ESO5 should not be applied to GRZ land.
Meikle Street	South Gippsland Shire Council	Council road	Remove Public Acquisition Overlay	Not required by Council as the road in the PAO has already been widened.