

13/12/2016

Edward Francis Hanley



South Gippsland Shire Council
Private Bag 4
Leongatha 3953

Support to "Planning Scheme Amendment C108"

To whom it may concern,

I have pursued through the information provided by the Council regarding **Petal-O Nominees** wishing to develop their land at Leongatha South. As a lay person it is easy for me to see the benefits of developing this area for Industry growth. It would complement the developments already in that area. It is an ideal location for heavy vehicles as noise pollution is not a problem and I believe our Shire should encourage agricultural businesses to move out to more suitable locations and thus alleviate some of the congestion in towns.

As a former Warragul resident I watch the rapid growth in that area and I am looking to see it happen in South Gippsland.

Regards

A handwritten signature in black ink that reads "Ed Hanley".

Ed Hanley





ADMINISTRATION

ACN 078 839 031 ABN 72 078 839 031



Planning Department
South Gippsland Shire Council
Private Bag 4
Leongatha, VIC, 3953

9/12/16

Dear Sir/ Madam,

RE: Planning Permit Application 2016/202

We write to express our support of the above mentioned application. Having reviewed the application and discussed it with the applicant, we believe that the requested rezoning and subdivision would allow for the future enhancement of the commercial activity in the region which would provide benefit to the Leongatha community whilst keeping within the intended spirit of planning regulations.

Should you have any questions, please feel free to contact me at our offices on the number listed above.

Yours Faithfully



Wayne Osborne
Chief Executive Officer

ENTERED



CMA Application No: WG-F-2016-0305
Document No: 2
Council No: Amendment C108
Date: 16 November 2016

Danielle Simpson
 South Gippsland Shire Council

Dear Danielle,

Reference No.: Amendment C108 & Planning permit

Location Street: 590 South Gippsland Highway and 2 Hogans Road,
 Leongatha South, Victoria 3953

Cadastral: Lot 2, PS346292, Parish of Leongatha

Regarding: Rezoning of land at 590 South Gippsland Highway and 2
 Hogans Road, Leongatha South from Farming Zone to a
 Special Use Zone and a two lot subdivision

I refer to your correspondence received at the West Gippsland Catchment Management Authority ('the Authority') on 28 June 2016 in accordance with the provisions of Section 19 of the *Planning and Environment Act 1987*. The Authority notes that the application is for the rezoning of land from Farming Zone to Special Use Zone and a two lot subdivision.

The Authority notes that the proposal includes the Special Use Zone to designate the land for agricultural services and a two lot subdivision of 590 South Gippsland Highway to ensure the lot is not subject to split zoning. No development is proposed.

Mapping available to the Authority indicates that a small portion of the subject property would be subject to inundation during a 1% Annual Exceedance Probability (AEP³) flood event (commonly known as the 1 in 100 year flood) on the Tarwin River West Branch as shown in Figure 1.

The Authority considers that the proposal is unlikely to increase the existing flood risk and **does not object** to the proposed Planning Scheme Amendment and Planning Permit.

Should you have any queries, please do not hesitate to contact Linda Tubnor on 1300 094 262. To assist the Authority in handling any enquiries please quote **WG-F-2016-0305** in your correspondence with us.

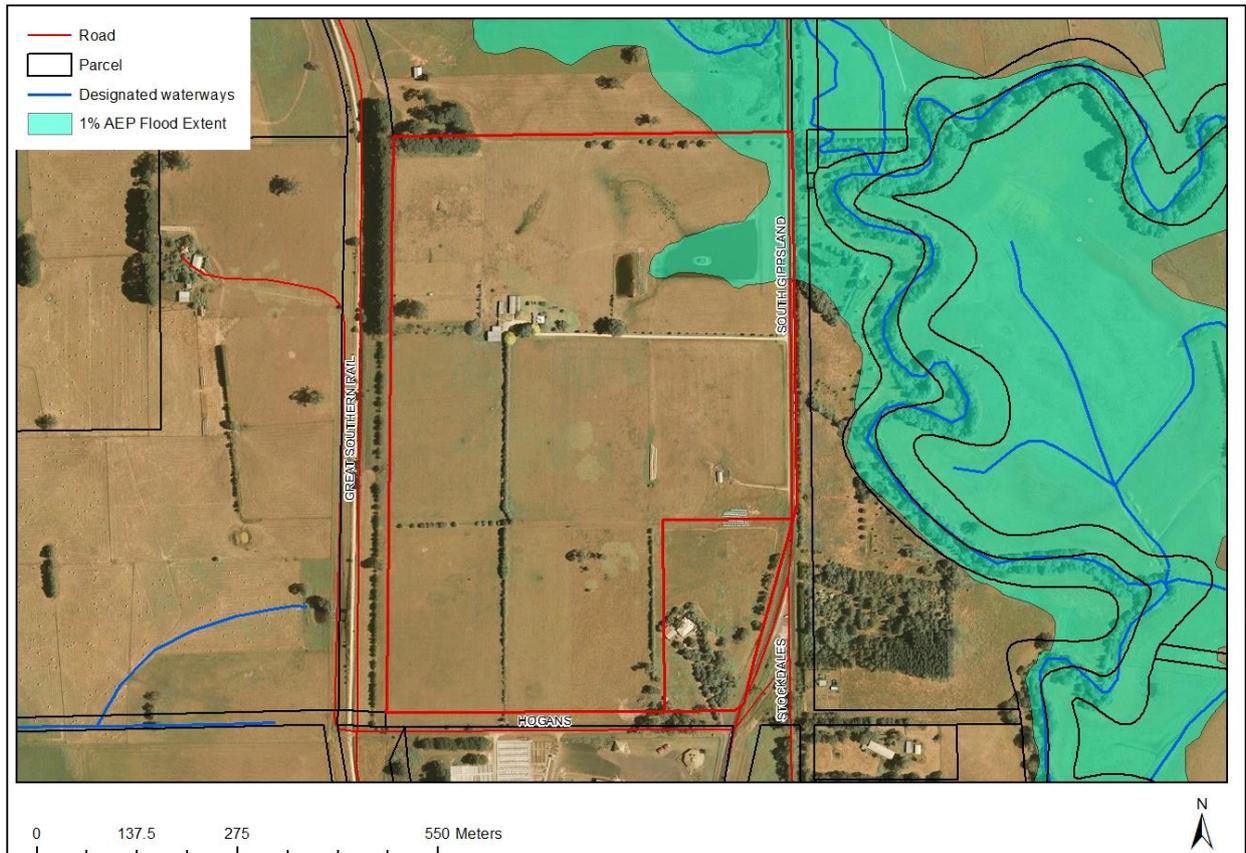
Yours sincerely,

Adam Dunn
Statutory Planning Manager

Cc: Petal-O-Nominees Pty Ltd

The information contained in this correspondence is subject to the disclaimers and definitions attached.

Figure 1 – 1% AEP flood extent



Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



Department of Environment, Land, Water & Planning

17 November 2016

Paul Stampton
Manager Planning
South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3953

71 Hotham Street
Traralgon Victoria 3844
Australia
Telephone: +61 3 5172 2111
Facsimile: +61 3 5172 2100
www.delwp.vic.gov.au
DX 219284

Our ref: SP458628
Your ref: C108 & 2016/202

Dear Paul

AMENDMENT C108 TO SOUTH GIPPSLAND PLANNING SCHEME AND PLANNING PERMIT 2016/202

Thank you for your correspondence dated 4 November 2016 in respect of Planning Scheme Amendment C108 (Amendment) and Planning Permit 2016/202 (Permit), which was referred to the Minister for Energy, Environment and Climate Change and Minister for Water pursuant to section 19 (1) (c) of the *Planning and Environment Act 1987*. The correspondence was received on 14 November 2016 and 10 November 2016 respectively.

The Amendment and Permit propose to introduce and apply Schedule 6 'Agricultural Services' to the Special Use Zone at 590 South Gippsland Highway, and 2 Hogans Road Leongatha South, and also consider a two (2) lot subdivision.

The Department of Environment, Land, Water and Planning (department), on behalf of the Minister for Energy, Environment and Climate Change and Minister for Water, has considered the proposed Amendment and Permit. The department supports the Amendment and Permit.

These comments are submitted without prejudice for the consideration of the Amendment by the Minister for Planning under section 35 of the *Planning and Environment Act 1987*.

All written correspondence should be sent electronically to gippsland.planning@delwp.vic.gov.au or mailed to:

Manager Statutory Planning Approvals Gippsland
Department of Environment, Land, Water and Planning
71 Hotham Street
TRARALGON VIC 3844

If you have any queries regarding this matter, please contact Regional Planning and Approvals – Gippsland at the department's Traralgon office, telephone (03) 5172 2111.

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2000. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



Yours sincerely

A handwritten signature in blue ink, appearing to read 'John Brennan', with a stylized flourish at the end.

John Brennan

Manager Statutory Planning Approvals Gippsland



15 December 2016

Our Ref: 452/003/808
Your Ref: C108

Ms Danielle Simpson
Strategic Planner
Planning Department
South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3953

Dear Danielle,

**Re: South Gippsland Planning Scheme Amendment – C108
590 South Gippsland Highway Leongatha South**

I refer to the proposed planning scheme amendment to rezone the above land from Farming to a Special Use Zone, together with the proposed 2-lot subdivision.

As you are aware the Corporation provided an earlier response to this matter on 21st July 2016, and this letter provides additional or updated information and should be read in conjunction with our previous response.

The Corporation is still of the opinion that development of the land will be required to provide a reticulated sewer supply. This will be discussed in further detail with the stakeholders at the relevant time.

The draft planning permit conditions satisfy the Corporations concerns in relation to easements and servicing of the land, and I reiterate that we have no objection to the rezoning and subdivision of the land as set out in Amendment C108.

Should you require further information regarding this matter, please contact me on 5682 0420.

Yours sincerely

Janice Pell
Planning & Subdivision Co-ordinator



Danielle Simpson
SOUTH GIPPSLAND SHIRE COUNCIL
9 Smith ST
LEONGATHA VIC 3953

8-12 Seymour Street
Traralgon Victoria 3844
PO Box 1332
Traralgon Victoria 3844
T: 1300 EPA VIC
DX 219292
www.epa.vic.gov.au

06/01/2017

Reference: 5007025

MS
Dear *A* Simpson

RE: PLANNING SCHEME AMENDMENT: C108

Thank you for your correspondence in relation to the above planning scheme amendment, referred to EPA on 09/11/2016.

EPA has no concerns with the proposed amendment to this planning scheme with the information that has been provided.

If you need additional information or assistance, please contact our EPO Assessing Officer, Martin Vegt on 1300 EPA VIC (1300 372 842).

Yours sincerely

A handwritten signature in black ink, appearing to be 'AP' with a long horizontal stroke extending to the right.

Alice Phung
Team Leader
Gippsland Compliance Strategy Support
EPA Victoria

Patron: The Honourable Linda Dessau AM, Governor of Victoria



Fire Safety Referrals
Fire & Emergency Management
Email: firesafetyreferrals@cfa.vic.gov.au
Telephone: 03 9262 8578

Our Ref: 9000-486797-67808
Telephone: 9262 8578
Council Ref: AMENDMENT C108 & PERMIT 2016/202



29 December 2016

Danielle Simpson
South Gippsland Shire Council
PRIVATE Bag 4
LEONGATHA VIC 3953

Dear Danielle

**SUBMISSION TO COMBINED PLANNING SCHEME
AMENDMENT & PERMIT APPLICATION**

Proposal: C108
Planning No: 2016/202
Location: 590 & 2 South Gippsland Highway Hogans Road Leongatha South

Thank you for providing CFA notice of C108 and 2016/202 in accordance with section 96C of the *Planning and Environment Act 1987*.

CFA has assessed the proposed planning scheme amendment and permit application and is satisfied that the advice given in August this year has been incorporated into the proposed Permit; CFA supports the Amendment and Permit in its current iteration.

If you wish to discuss this matter in more detail, please do not hesitate to contact the Manager Community Safety, Jude Kennedy on 9767 1800

Yours faithfully

A handwritten signature in blue ink, appearing to read 'T. Owen'.

Trevor Owen
Assistant Chief Officer
Country Fire Authority