

Summary of Key Changes to Exhibition Documentation for Amendment C90 to the South Gippsland Planning Scheme

Changes were made to the exhibited documents for Amendment C90 for and following the Planning Panel Hearing held in November 2018. Changes were made to the mapping in Clauses 21.12-21.19, the Incorporated Document and the proposed Restructure Overlay (Planning Scheme Map Changes).

Planning Scheme Map Changes

The Restructure Overlay has been removed from the following lots which have been consolidated / subdivided generally in accordance with the Incorporated Document and relevant titles have been issued:

- Proposed Restructure Overlay (RO) Lot 21 in Figure 7 (Jumbunna) part 76 Rees Road
- Proposed RO Lot 22 in Figure 7 (Jumbunna) part 76 Rees Road
- Proposed RO Lot 2 in Figure 9 (Meeniyah West) 39 McIlwaine Street
- Proposed RO Lot 7 in Figure 15 (Toora) 21 Acklands Road

Incorporated Document Changes

The Incorporated Document that applies to land affected by the Restructure Overlay has been updated to:

- Clarify how the controls work in relation to other provisions in the South Gippsland Planning Scheme, including how they replace the Table of Uses in the Zones and provide exemptions to planning permit triggers in the Restructure Overlay
- Provide planning permit exemptions more in line with other planning scheme provisions and the relevant zones (i.e. dwelling extensions up to 100m² without a permit rather than only 20m²)
- Remove application requirements which are generally provided elsewhere in the South Gippsland Planning Scheme.
- Provide flexibility in relation to disused road reserves.

Restructure Plans

Key changes that have been made to the Restructure Plans in the Incorporated Document:

Figure 5

- The 'Special Restructure Area' in Figure 5 has been revised. RO Lots 22 and 23 have been added to replace majority of the 'Special Restructure Area' to mirror current ownership. RO Lot 16 has been extended to the West to include some of the originally exhibited 'Special Restructure Area' to also mirror current ownership.

Figure 7

- RO Lots 21 and 22 in Figure 7, RO Lot 2 in Figure 9 and RO Lot 7 in Figure 15 have been removed as the RO has been removed.

Figure 14

- The RO Lot in Figure 14 (Hedley) has been consolidated into one RO Lot as per pending subdivision (the titles have yet to be registered with the Titles Office).

Figure 15

- The removal of six sections of road reserves to the coast in Figure 15 (Toora) is proposed to ensure ongoing access options are provided to the coast. The general alignment of the RO lots will remain unchanged, but seven RO lots will be created in parts and have been displayed with a vinculum.

Figure 16

- The lot to the east of the exhibited RO Lot 1 in Figure 16 (Buffalo) has been included in the newly proposed RO Lot to ensure there is appropriate lot access. It is noted that the newly proposed configuration of RO Lot 1 will remain in one ownership at 30 Hall Road, Buffalo.

Figure 19

- The proposed road reserve closure has been removed from RO9 in Figure 19 (Port Welshpool) to ensure ongoing access options are provided to the coast.

Clauses 21.12-21.19 Maps

Key changes that have been made to Clauses 21.12-21.19 are:

Leongatha Framework Plan (Clause 21.12)

- The Leongatha Framework Plan in Clause 21.12 has been adjusted in the South to exclude 170 Simons Lane (Lot 2 PS448887B currently in the Farming Zone) from the settlement boundary. In previous mapped versions, the settlement boundary was unclear, appearing to go through the middle of the lot. The Leongatha Structure Plan did not intend for part of this rural land to be an urban expansion area or included in the settlement boundary.

Fish Creek Framework Plan (Clause 21.15)

- The Fish Creek Framework Plan's Town Centre boundary has been extended to include all properties from 2-37 Falls Road on the ground that is a logical part of the Town Centre.
- Fish Creek Framework Plan settlement boundary was extended to include a 2,350m² property at 2 Sheedy Road.

Venus Bay Estate 1 Framework Plan (Clause 21.17)

- The Venus Bay Estate 1 Framework Plan in Clause 21.17 has been updated to reflect the changes that Amendment C109 (recently approved) seeks to achieve.

Walkerville South (Clause 21.17)

- The Walkerville South Framework Plan settlement boundary has been altered to exclude land in one farming tenement at 384 Walkerville South Road, Walkerville South.

Buffalo Framework Plan (Clause 21.18)

- The Buffalo Framework Plan (Clause 21.18) has been changed to include RO Lot 1 and exclude RO Lot 2 and 3 from the settlement boundary. RO Lots 2 and 3 have been excluded as they are 'No Dwelling Development Lots' and are currently Public Land.

Ruby Framework Plan (Clause 21.18)

- The settlement boundary in the Ruby Framework Plan in Clause 21.18 has been extended to the North-West to include the CFA building as per the Housing and Settlement Strategy.

Kardella Framework Plan (Clause 21.19)

- The Road Rezoning Investigation Area in the Kardella Framework Plan (Clause 21.19) has been increased to include the former Kardella Road alignment to the South-West as it is currently a Road Zone and is not being utilised as a road.

Strzelecki Framework Plan (Clause 21.19)

- Strzelecki Framework Plan settlement boundary has been altered to remove the boundary location from the inside of the site. The boundary is to follow the Korumburra-Warragul Road alignment for the section adjacent to 1467 Korumburra-Warragul Road.