

## Submissions Report

Report Date: 25 June 2025 12:51 PM

**Application:** Planning Scheme Amendment C-133  
**Responsible Officer:** Skye Radcliffe-Scott  
**Website:** <https://yoursay.southgippsland.vic.gov.au/amendment-c133sgip-radovick-street-korumburra>

**Exhibition Period:** Thursday, 15 May 2025 to Tuesday, 17 June 2025

<b>Submissions:</b>	Support	0
	Objection	42
	<b>TOTAL</b>	<b>42</b>

### Requested Change Summary:

Majority of submissions request that rezoning not take place and that it continues to be available for community use, in particular, that of the Korumburra Senior Citizens Club.

### Officer Recommended Changes:

Changes are not recommended by the responsible officer.



## Supportive

None received.

## Objections

1. **Submitter:** [REDACTED]  
**Submission Date:** 17 June 2025  
**Submission Type:** Objection

### Submission Summary:

I wish to formally register my strong opposition to the proposed rezoning of public land to commercial use at 14 Radovick Street, Korumburra.

The land in question remains essential for current and future public use and should be retained as a community asset. As an interested stakeholder there does need to be development of the shopping space at the lower end of Commercial Street. I don't see this needs to happen at the expense of losing a community hall asset for the town centre.

For over 60 years, this site has been actively used by senior citizens and a range of community groups. Until very recently, it continued to operate as a vital public centre—offering a safe, familiar, and inclusive space for older residents to meet, connect, and access services.

Furthermore there is a similar land parcel donated in deed to the community in the Shire of Yarra Ranges Council called Margaret Lewis reserve, maintained by a community group as a community asset. Yarra Ranges Council has many hireable Community Centres reminiscent of the Radovick site in Korumburra. Services such as Koha Community Cafe and multiple services for the over 50's run from Community Centre Halls as community assets such Korumburra could benefit from.

The 2021 Census results data show; over 4400 people were aged over 50 who could benefit from the space remaining with the Senior Citizens to use. Data shows over 5300 people incl. families and children that could benefit from improvements at this site. In Korumburra data shows almost 42% of people are not married, with 17% of people over 15yrs being separated, divorced or widowed being a high number of people who would benefit from community services and development at this site. The Health & Wellbeing report from Council has clear statistics showing mental health, family relationships & personal support services need investment, development and location to improve and develop from.

There is a significant shortage of appropriate public buildings in the area. The alternative premises offered by council are unsuitable, particularly for people with disabilities. The location and design of the alternative site presents serious access challenges, isn't an ideally

suitable space for family group/children's events and creates unacceptable risks to the health and safety of vulnerable community members. This hall could be well renovated and utilised for many community services such as community meals, free second hand library exchange service, theatre & arts, clubs & group use plus public access hiring possibilities.

The area already has an oversupply of commercially zoned land, much of which remains underutilised and is in very much need of investment and allowed development while also maintaining upkeep and preservation of important Korumburra heritage in historical buildings and sites. Creating more commercial space, when current demand does not justify it, is not only unnecessary but also undermines public trust in the equitable management of community resources.

Public land and buildings exist to serve a vital social function. They are integral to community cohesion, accessibility, and wellbeing. Rezoning this land for commercial purposes erodes the social infrastructure of the area and prioritises short-term financial gain over long-term community benefit. I strongly urge the planning authority to this deny this proposal, and to maintain the land for public use, and to commit to preserving the spaces that support inclusion, dignity, and participation for all residents.

The purpose or goal of good town planning is to create well-organised, functional, and sustainable communities that enhance the quality of life for all residents—now and into the future. It involves balancing social, environmental, and economic needs through thoughtful design and policy.

Key goals include:

1. **\*\*Livability\*\*** – Ensuring people have access to housing, work, education, recreation, health care, and community services within a safe, healthy, and pleasant environment.
2. **\*\*Accessibility and Inclusion\*\*** – Providing equitable access to spaces and services for people of all ages, abilities, and incomes, including the elderly and those with disabilities.
3. **\*\*Sustainability\*\*** – Promoting efficient use of resources, protecting natural environments, and reducing the carbon footprint of development to support long-term environmental health.
4. **\*\*Balanced Development\*\*** – Integrating residential, commercial, industrial, and public spaces in a way that supports economic growth without compromising social or environmental values.
5. **\*\*Community Wellbeing\*\*** – Encouraging social interaction, public health, cultural expression, and a sense of belonging through the provision of parks, community centres, and public spaces.
6. **\*\*Resilience\*\*** – Designing places that can adapt to changing needs, including population growth, climate change, and economic shifts, while protecting heritage and character.

In essence, good town planning is about creating places where people can live fulfilling lives—safely, affordably, and with dignity—within communities that are both vibrant and sustainable.

The council proposal in rezoning the land does not meet with any of the above criteria.

*trim://D3766325?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**2. Submitter:**

[REDACTED]

**Submission Date:** 16 June 2025

**Submission Type:** Objection

**Submission Summary:**

No planning case has been put forward that has any evidence for the rezoning of the land. Rather than there being a net benefit for the community if the rezoning proceeded there would be a net loss for the community of a valuable building and a space for a range community services and facilities that are clearly needed. Rezoning would result in a loss that is clearly deeply affecting members of the Senior Citizens group and the wider community.

There is no evidence presented that there is a need for expansion of commercial zone space in the central Mainstreet precinct or indeed the cutting out of the available and usable space for community services and facilities. The rezoning would take away such space and cause a significant loss of strategic accessible land for community purposes.

Given the availability of eight thousand square metres of space and an underutilised existing building infrastructure, there is no net commercial gain or economic benefit as any foreseeable demand cannot be met (e.g., Supermarket).

Rezoning of the land is contrary to both the State Planning Scheme and Council's Planning Scheme and would represent a betrayal of community expectations, a loss of a valuable community asset and a net loss of space for appropriately zoned accessible and centrally located for community use.

The assertion that the Community Hub can provide not only for existing activities, but also for expansion of activities belies logic. The Senior Citizen Centre was offered four hours a week for very limited spaces that does not accommodate the range of activities that they

undertake. The site barely caters for the library and cannot cater for the full range of activities of the Senior Citizen Centre let alone other activities.

There are many advantages of retaining the current zoning and building for the Senior Citizens Centre irrespective of the eventual determination of legal action. It would restore the accessibility for disabled and senior resident to a suitable site. It would restore the full range of activities for both the senior citizens, but also the wider range of community activities and allow for the particularly needed youth activities. It could cater for future needed community services and facilities.

The case put forward for rezoning by Council is shallow and the case for retaining the current zoning and senior citizens facilities and site should not be ignored. Rejecting the proposed rezoning would restore confidence of the community in the efficacy of the Planning Scheme and the planning system's driving objective of balancing in an integrated manner the economic, social and community needs in a sustainable manner.

Full submission at <trim:///D3691125?db=SG&view> and attached

**Officer Recommended Changes:**

Requested changes not supported.

**3. Submitter:** [REDACTED]

**Submission Date:** 16 June 2025

**Submission Type:** Objection

**Submission Summary:**

I wish to formally register my opposition to the proposed rezoning of public land to commercial use at 14 Radovick Street, Korumburra. For over 60 years, this site has been actively used by senior citizens and a range of community groups. Until very recently, it continued to operate, offering a safe space for older residents to meet, connect, and access services.

The decision by council to remove its long-standing users and proceed with rezoning disregards the ongoing needs of the local population. There is a significant shortage of appropriate public buildings in the area. The alternative premises offered by council are unsuitable, particularly for people with impaired mobility and disabilities. The location and design of the alternative site present serious access challenges and creates unacceptable risks to the health and safety of vulnerable residents. The alternative Hub Centre is located on the side of a steep hill with limited access via steep roadways, with limited connecting public footpaths and minimal accessible parking.

Furthermore, the rationale for rezoning appears to be financially motivated, with no demonstrable benefit to the community either now or in the future. The area already has an oversupply of commercially zoned land, much of which remains under-utilised and an eyesore upon entry to our town. Creating more commercial space, when current demand does not justify it, is not only unnecessary but also undermines public trust in the equitable management of community resources.

I strongly urge the planning authority to this deny this proposal, and to maintain the land for public use, and to commit to preserving the spaces that support inclusion, dignity, and participation for all residents, but particularly for our aged residents who are some of our most vulnerable in our community. Good town planning is about creating places where people can live fulfilling lives—safely, affordably, and with dignity—within communities that are both vibrant and sustainable. The building at 14 Radovick Street does just this for our aged community.

[trim:///D3739025?db=SG&view](#)

**Officer Recommended Changes:**

Requested changes not supported.

4. **Submitter:** [REDACTED]  
**Submission Date:** 16 June 2025  
**Submission Type:** Objection

**Submission Summary:**

I do NOT support re zoning or amendments to 14 - 16 Radovick st Korumburra known as the senior citizen's centre.

[trim:///D3738725?db=SG&view](#)

**Officer Recommended Changes:**

Requested changes not supported.

5. **Submitter:** [REDACTED]

**Submission Date:** 16 June 2025

**Submission Type:** Objection

**Submission Summary:**

I object to this submission The property is a community place for the seniors and residents. Changing zone will then be sold for redevelopment when the title and trust are in doubt.

trim://D3739325?db=SG&view

**Officer Recommended Changes:**

Requested changes not supported.

6. **Submitter:** [REDACTED]

**Submission Date:** 13 June 2025

**Submission Type:** Objection

**Submission Summary:**

The proposed rezoning of the land including the Senior Citizen Centre fails to meet the hallmarks of good planning. It fails to balance social and community needs with economic considerations. Rather than concentrating activities on the Main Street, it adds commercial space to what is essentially a residential St that is not appropriate...

...The Community Hub is not suitable for purposes and full range of activities of the senior citizen centre. It does not physically have the space for a range of activities that were the normal recreational and social activities of the members of the senior citizen centre...

...Consultation was a joke! People were simply informed of the Council decision without consultation. There was no proper consultation or involvement or collaboration or empowerment of the Senior Citizen centre members. The senior citizen centre was informed that they would have to shift despite their objections. There was no agreement as evidenced by the existing legal dispute...

...Balancing competing demands is a key feature of exemplary planning and requires the ability to manage competing demands between economic, social and community needs. There is a clear need for the current Senior Citizen centre site to maintain its current zoning. It has been judged by both state and local government previously as the preferred option for an accessible senior citizen centre. While there are legitimate demands for commercial land there is an ample supply of commercial land available and has not been used for new facilities in over ten years...

...The location on Victoria street, is primarily a residential as distinct from a commercial use. A low-key community use does not conflict with peaceful enjoyment and amenity of the local area. The proposed change for the Senior Citizen centre site for a commercial use is not appropriate community use in a primary residential Street. The rezoning would take away the only available suitable zoned land for any future community needs and hence runs counter to the structure plans objectives. Community service and facilities evolve through time with new service and facilities emerging. This is the only suitable site for future facilities including the Senior Citizen centre and youth activity centre...

...The proposed rezoning is not necessarily consistent, as parts of Victoria St on the northern side and the whole of the southern side are in fact residential and a commercial activity would conflict with their peaceful enjoyment and amenity of the area as distinct from a community use zone.

Full submission at <trim:///D3671225?db=SG&view> and attached.

**Officer Recommended Changes:**

Requested changes not supported.

7. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

It is unacceptable to have more commercial businesses. There is no necessity to alter the existing way. Also this building is ...

<trim:///D3620625?db=SG&view>

**Officer Recommended Changes:**

Requested changes not supported.

8. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

To it being rezoned because the land was regifted to the people of Korumburra. No 14 Radovick St to be used as the senior citizens which is very much needed. Nothing else.

*trim://D3621325?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**9. Submitter:**



**Submission Date:** 12 June 2025

**Submission Type:** Objection

**Submission Summary:**

Seniors deserve to have a place to meet with flat parking. Feeling isolated [underline emphasis added] with no where to meet. I feel this is discriminatory against elderly.

*trim://D3621625?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**10. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

I object to the rezoning of 14 Radovick St, Korumburra on the grounds of it belongs to the community and needs to be returned to the senior citizens as a purpose appropriate venue for people with mobility issues. It has accessible parking and easy entry and is in every way serviceable for their needs. Built by the community for the community. It is time for Council to Honour the intentions of the founders of this building.

*trim:///D3622025?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**11. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

As I feel that the sight was gifted to the people of Korumburra. As I see that no authorisation to change that so no thank you.

*trim:///D3622225?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**12. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

I totally object to the rezoning of the land at 14-16 Radovick St, 100% fit for the purpose of a seniors and community venue for 60 yrs and held in a public trust for perpetuity, a fabulous community venue for all ages.

*trim://D3622325?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**13. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

This premises has been used in the past to the benefit of the community and should not be changed.

*trim://D3622525?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**14. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection  
**Submission Summary:**  
I object to rezoning of seniors building  
  
*trim://D3623225?db=SG&view*  
  
**Officer Recommended Changes:**  
Requested changes not supported.

**15. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection  
**Submission Summary:**  
Parking is convenient, spacious and easily accessible.  
Very few halls so well suitable for young and elderly.  
  
*trim://D3623525?db=SG&view*  
  
**Officer Recommended Changes:**  
Requested changes not supported.

**16. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

There is no easily gotten to halls and flat land for parking - so I want it to be kept public for the public only, for Korumburra.

*trim://D3623825?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**17. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

I object because this is a fit for purpose site for access and parking for senior citizens and members of the public.

*trim://D3621825?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**18. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection  
**Submission Summary:**  
I object to rezoning of elder citizen building  
  
*trim:///D3622925?db=SG&view*  
**Officer Recommended Changes:**  
Requested changes not supported.

**19. Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection  
**Submission Summary:**  
The Senior Citz loved felt safe in the building. It's a beautiful hall. Flat parking for walking frames, sticks, motor scooters, slow walking oldies. Give the oldies their safe haven back.  
  
*trim:///D3624025?db=SG&view*  
**Officer Recommended Changes:**  
Requested changes not supported.

20. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

Radovick St is residential. There are enough areas available in the main street without spoiling Radovick St.

The Senior Citizens Building was designed to suit the abilities of both agile and disabled people.

Also there is a current dispute in action.

*trim:///D3623425?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

21. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

This is the only flat, accessible land for parking and walking that has a community hall. This should be kept for public use as it is a public facility. And it has all the right facilities for community use. It has a stage, disabled facilities, a good kitchen and storage for community use. Please keep it public.

*trim:///D3624225?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

22. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

Strongly object. We all felt safe on being able to talk on flat ground as elder people like myself feel secure we have all locked after the hall we want to go back were we had fwa [word unclear]. Please think of the elderly.

*trim://D3624425?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

23. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

Please keep for public [Underlined] use. Close to town for old and young. I can walk into with ease and park easily.

*trim://D3624525?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

24. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

Currently fit for purpose for senior cits to use as needed - DOES NOT need to be rezoned commercial.

*trim://D3624725?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

25. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

Does not need to be rezoned. It is just right for the seniors, as it was originally intended. I am totally against rezoning.

*trim://D3624825?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

26. **Submitter:** [REDACTED]  
**Submission Date:** 12 June 2025  
**Submission Type:** Objection

**Submission Summary:**

This land is for community purposes NOT commercial. There are empty shops in Korumburra. The Senior Cits is a necessary amenity and the Radovic site is the most suitable and WAS DONATED and the buildings erected by Public [underlined] donations!! Rezoning = land grab [underlined].

*trim://D3625025?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

27. **Submitter:** [REDACTED]  
**Submission Date:** 07 June 2025  
**Submission Type:** Objection

**Submission Summary:**

I wish to formally register my strong opposition to the proposed rezoning of public land to commercial use at 14 Radovick Street, Korumburra. The land in question remains essential for current and future public use and should be retained as a community asset. For 65 years, this site has been actively used by senior citizens and a range of community groups.

Until very recently, it continued to operate as a vital public centre—offering a safe, familiar, and inclusive space for older residents to meet, connect, and access services. The decision by council to expel its long-standing users and proceed with rezoning disregards the enduring value of this facility and the ongoing needs of the local population. This public land was still in regular use by a Senior Citizens Centre and was well maintained by community charity and donations. The membership of which was of the order of 150 members but struggles due to the expulsion. The senior citizens are a vulnerable group, mostly in their 70's and 80's and even in the 90's. The callous decision of the South Gippsland Shire Council to expel them from 14 Radovick Street in order to prepare the site for a commercial sale after rezoning demonstrates a complete disregard for the needs of the community, particularly its senior citizens, and prioritises financial gain over social responsibility and public wellbeing.

There is a significant shortage of appropriate public buildings in the area. The alternative premises offered by council are unsuitable, particularly for people with disabilities. The location and design of the alternative site present serious access challenges and create

unacceptable risks to the health and safety of vulnerable residents. The alternative Hub Centre is located on the side of a steep hill with limited access via steep roadways, exceeding safe gradients of access by significant amounts and extremely limited connecting public footpaths. This alternative site was rejected by the Victorian Health Department in 1958 as being unsafe for elderly citizens, forcing the then Korumburra Shire to find an appropriately flat and safe site at 14 Radovick Street.

Furthermore, the rationale for rezoning appears to be financially motivated, with no demonstrable benefit to the community either now or in the future. The area already has an oversupply of commercially zoned land, much of which remains underutilised. Creating more commercial space, when current demand does not justify it, is not only unnecessary but also undermines public trust in the equitable management of community resources. Public land and buildings exist to serve a vital social function. They are integral to community cohesion, accessibility, and wellbeing. Rezoning this land for commercial purposes erodes the social infrastructure of the area and prioritises short-term financial gain over long-term community benefit.

I strongly urge the planning authority to this deny this proposal, and to maintain the land for public use, and to commit to preserving the spaces that support inclusion, dignity, and participation for all residents. The purpose or goal of good town planning is to create well-organised, functional, and sustainable communities that enhance the quality of life for all residents—now and into the future. It involves balancing social, environmental, and economic needs through thoughtful design and policy. Key goals include:

1. **\*\*Livability\*\*** – Ensuring people have access to housing, work, education, recreation, health care, and community services within a safe, healthy, and pleasant environment.
2. **\*\*Accessibility and Inclusion\*\*** – Providing equitable access to spaces and services for people of all ages, abilities, and incomes, including the elderly and those with disabilities.
3. **\*\*Sustainability\*\*** – Promoting efficient use of resources, protecting natural environments, and reducing the carbon footprint of development to support long-term environmental health.
4. **\*\*Balanced Development\*\*** – Integrating residential, commercial, industrial, and public spaces in a way that supports economic growth without compromising social or environmental values.
5. **\*\*Community Wellbeing\*\*** – Encouraging social interaction, public health, cultural expression, and a sense of belonging through the provision of parks, community centres, and public spaces.
6. **\*\*Resilience\*\*** – Designing places that can adapt to changing needs, including population growth, climate change, and economic shifts, while protecting heritage and character.

In essence, good town planning is about creating places where people can live fulfilling lives—safely, affordably, and with dignity—within communities that are both vibrant and sustainable.

The council proposal in rezoning the land does not meet with any of the above criteria and is purely proposed for financial gain to be used on other projects by a handful of shire councillors.

Sincerely, Harry Prosser Ordinary member of the Korumburra Senior Citizens Centre Inc. 14 Radovick Street, Korumburra.

*trim:///D3555725?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

28. **Submitter:** [REDACTED]  
**Submission Date:** 06 June 2025  
**Submission Type:** Objection  
**Submission Summary:**

I wish to formally register my strong opposition to the proposed rezoning of public land to commercial use at 14 Radovick Street, Korumburra. The land in question remains essential for current and future public use and should be retained as a community asset.

For over 60 years, this site has been actively used by senior citizens and a range of community groups. Until very recently, it continued to operate as a vital public centre—offering a safe, familiar, and inclusive space for older residents to meet, connect, and access services. The decision by council to expel its long-standing users and proceed with rezoning disregards the enduring value of this facility and the ongoing needs of the local population. This public land was still in regular use by a Senior Citizens Centre and was well maintained by community charity and donations.

There is a significant shortage of appropriate public buildings in the area. The alternative premises offered by council are unsuitable, particularly for people with disabilities. The location and design of the alternative site present serious access challenges and create unacceptable risks to the health and safety of vulnerable residents. The alternative Hub Centre is located on the side of a steep hill with limited access via steep roadways exceeding safe gradients of access by significant amounts and extremely limited connecting public footpaths.

Furthermore, the rationale for rezoning appears to be financially motivated, with no demonstrable benefit to the community either now or in the future. The area already has an oversupply of commercially zoned land, much of which remains underutilised. Creating more commercial space, when current demand does not justify it, is not only unnecessary but also undermines public trust in the equitable management of community resources.

Public land and buildings exist to serve a vital social function. They are integral to community cohesion, accessibility, and wellbeing.

Rezoning this land for commercial purposes erodes the social infrastructure of the area and prioritises short-term financial gain over long-term community benefit.

I strongly urge the planning authority to this deny this proposal, and to maintain the land for public use, and to commit to preserving the spaces that support inclusion, dignity, and participation for all residents.

The purpose or goal of good town planning is to create well-organised, functional, and sustainable communities that enhance the quality of life for all residents—now and into the future. It involves balancing social, environmental, and economic needs through thoughtful design and policy.

Key goals include:

1. **\*\*Livability\*\*** – Ensuring people have access to housing, work, education, recreation, health care, and community services within a safe, healthy, and pleasant environment.
2. **\*\*Accessibility and Inclusion\*\*** – Providing equitable access to spaces and services for people of all ages, abilities, and incomes, including the elderly and those with disabilities.
3. **\*\*Sustainability\*\*** – Promoting efficient use of resources, protecting natural environments, and reducing the carbon footprint of development to support long-term environmental health.
4. **\*\*Balanced Development\*\*** – Integrating residential, commercial, industrial, and public spaces in a way that supports economic growth without compromising social or environmental values.
5. **\*\*Community Wellbeing\*\*** – Encouraging social interaction, public health, cultural expression, and a sense of belonging through the provision of parks, community centres, and public spaces.
6. **\*\*Resilience\*\*** – Designing places that can adapt to changing needs, including population growth, climate change, and economic shifts, while protecting heritage and character.

In essence, good town planning is about creating places where people can live fulfilling lives—safely, affordably, and with dignity—within communities that are both vibrant and sustainable.

The council proposal in rezoning the land does not meet with any of the above criteria and is purely proposed for financial gain.

*trim://D3502525?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

29. **Submitter:** [REDACTED]

**Submission Date:** 30 May 2025

**Submission Type:** Objection

**Submission Summary:**

This site was originally allocated to senior citizens of Korumburra. Why does Leongatha have a dedicated building for seniors but Korumburra doesn't? Stop selling off assets that were established by volunteer organisations and dismissing the elder population. It will be you one day.

*trim://D3337525?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**30. Submitter:** [REDACTED]  
**Submission Date:** 30 May 2025  
**Submission Type:** Objection

**Submission Summary:**

I object to the rezoning of public to commercial, 14 Radovic St Korumburra. This is a public hall and for the use of citizens of Korumburra as a non-profit enterprise At present the hall and property is under legal scrutiny and until resolved should stay public.

*trim:///D3337825?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**31. Submitter:** [REDACTED]  
**Submission Date:** 29 May 2025  
**Submission Type:** Objection

**Submission Summary:**

Return it to Senior Citizen

*trim:///D3337325?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

32. **Submitter:** [REDACTED]

**Submission Date:** 29 May 2025

**Submission Type:** Objection

**Submission Summary:**

I object to the rezoning of this land from public use to commercial use for several reasons.

The building and all surrounds have been utilised and maintained in a loving manner by all who entered the building and also families who were part of the process. this venue is a warm and inviting venue for all people, especially older residents. it is well maintained by them; the facilities have been upgraded by funds raised by the community, and it is just disgusting that the shire can consider selling it off. Too many facilities that have a community heart are being sold off to the highest bidder, and that is appalling.

This venue was perfect in so many ways, accessible for all abilities, able to provide a warm welcoming space and one that is close to services and the town. it cannot be all about money, it has to also be about community, community heart, this is a home away from home, a space to meet and to recreate, to feed people, care for people. Money cannot buy that, no amount of spin, will cut it.

This venue must be saved from the greed that is council.

*trim:///D3277625?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**33. Submitter:** [REDACTED]  
**Submission Date:** 29 May 2025  
**Submission Type:** Objection  
**Submission Summary:**  
*No detail provided. SRS*  
  
*trim://D3278125?db=SG&view*  
  
**Officer Recommended Changes:**  
Requested changes not supported.

**34. Submitter:** [REDACTED]  
**Submission Date:** 29 May 2025  
**Submission Type:** Objection  
**Submission Summary:**  
I think that the planned rezoning neglects the care of our community's elderly citizens. The Hub is not suitable for their use and this building was purposely acquired/built to satisfy their needs.  
  
*trim://D3337025?db=SG&view*  
  
**Officer Recommended Changes:**  
Requested changes not supported.

35. **Submitter:** [REDACTED]

**Submission Date:** 29 May 2025

**Submission Type:** Objection

**Submission Summary:**

I do not agree with the re zoning as it does not need to be commercial to hold the senior citizens centre. The senior citizens centre is a good public use for the land and they own the building so it makes sense to leave it as is.

*trim://D3337125?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

36. **Submitter:** [REDACTED]

**Submission Date:** 28-May-2025

**Submission Type:** Objection

**Submission Summary:**

I believe the zone should remain public use, and senior citizens centre is returned to the citizens of Korumburra, to whom it was given in good faith for community use.

*trim://D3265125?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

37. **Submitter:** [REDACTED]  
**Submission Date:** 28 May 2025  
**Submission Type:** Objection

**Submission Summary:**

This address belongs to the Senior Citizens. It was granted to them. Hands off greedy Council.

*trim://D3269125?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

38. **Submitter:** [REDACTED]  
**Submission Date:** 22 May 2025  
**Submission Type:** Objection

**Submission Summary:**

This submission for proposed rezoning goes against the wishes of the citizens of Korumburra and surrounds for many reasons - your complete mandate is to undertake activities that are for the betterment of the community.

At present there are limited spaces for community groups to operate, despite the construction of the Hub. The Hub does not provide sufficient facilities for disability parking, elderly parking (flat spaces) and is therefore not functional for some of our more disadvantaged community groups. The community currently feels disenfranchised by the council, having previously kicked the Senior Citizens Group out of this facility, and then left it unused for well over 12 months. The Senior Citizens have been unable to find a suitable location for their operations, and it has removed the group supports needed for the elderly in our area.

Additionally, prior to being removed from the facility, I have attended many functions in this space where the youth of our area were linked in with the elderly (musical concerts, etc) and this action has also removed a vital link for them. This attempt to rezone and remove the space from community use (a money-making exercise because Council is broke) is reminiscent of the removal of Rotary (and the Art Gallery building) from the bottom of the street with promises to provide suitable spaces of equal or better to that community group.

No appropriate facility was provided in that instance either to ensure that a valuable Community Art Collection could be stored and displayed, and now Rotary is back to meeting

at the Pub because there is no suitable facility in which they can meet and have meals. Further the Council is now stating that the Art Collection must be removed from the temporary space, which means that it will have to be sold, rather than Council providing ongoing support as promised. The Rotary Art Show can no longer be held in Korumburra, the collection that was considered a community asset will be lost and another community group is disappointed. The Gallery/Council/Library/Historical Society building bottom of the street was also sold, with continual issues and an eye sore going on for significant time now, so that our town looks appalling as people enter.

Based on recent communications, we are all now aware that progress on the supermarket in this space will not progress very quickly either.

Again, the Council sale yards went through an additional similar practice upon sale of the land - and it still looks terrible. This has been well over a decade!

There has to be a better way to manage facilities - and returning this facility to the Senior Citizens, for the community to look after and upkeep. It would surely provide a better solution that will not antagonise the community further.

Then further to all of the above, there are so many abandoned/empty shops in the main street that converting this to a commercial zone so that someone can build another retail shop is not conducive to encouraging the use of the main street spaces that are already not filled. With a town that is always struggling to keep businesses, now has reduced parking with the loss of significant car spaces behind the street (no longer really an RV friendly town), you are proposing to remove a significant community building (that you have allowed to become derelict) and the significant parking spaces that go with it.

There is no model in which I would support a sale off to retail of this facility. This move does not support the improvement of Korumburra for it's citizens and ratepayers.

*trim://D3110925?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

39. **Submitter:** [REDACTED]  
**Submission Date:** 22 May 2025  
**Submission Type:** Objection

**Submission Summary:**

The Senior Citizens Club is a very important part of a healthy community. It should NOT be taken away. Shame on you to call their property surplus land and try to sell it off.

*trim:///D3111025?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

40. **Submitter:** [REDACTED]  
**Submission Date:** 21 May 2025  
**Submission Type:** Objection

**Submission Summary:**

This is and has been the home of the senior citizens for many years and it is abhorrent that the Sth Gippsland Shire can just take it away from them.

The Hub is not appropriate for the senior citizens the parking situation is dangerous, and that's even if you can get a park. why didn't the past Shire listen to the needs of the Senior Citizens of this town.

*trim:///D3076125?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**41. Submitter:** [REDACTED]  
**Submission Date:** 20 May 2025  
**Submission Type:** Objection

**Submission Summary:**

I object on this basis: Displacement of Existing Community Uses:

Rezoning means the closure or relocation of existing community facilities without sufficient consultation with the community, and suitable and safe solution for moving community facilities which are vital to the health and wellbeing of community members.

*trim://D3076325?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.

**42. Submitter:** [REDACTED]  
**Submission Date:** 20 May 2025  
**Submission Type:** Objection

**Submission Summary:**

No development of this site for commercial practices. Land should be preserved for community-based activities as flat land for these purposes are rare.

*trim://D3076225?db=SG&view*

**Officer Recommended Changes:**

Requested changes not supported.



12. 6. 2025.

Submission on behalf of the above.

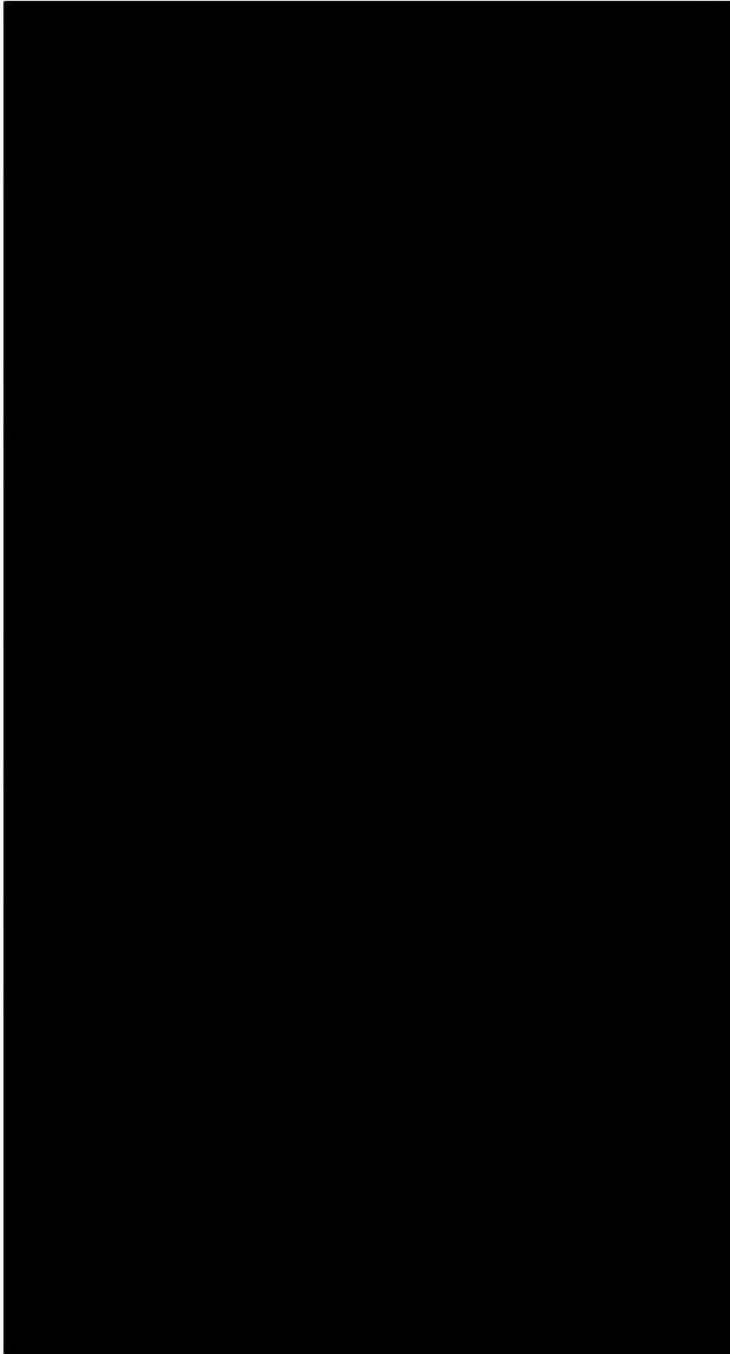


Committee Member

SOUTH GIPPSLAND  
SHIRE COUNCIL  
RECEIVED

13 JUN 2025

Everyone deserves to feel welcome and included in our public spaces, and it starts by making sure no one is left outside the door.



12/06/2025

## Submission on South Gippsland Shire Planning Scheme Amendment C133sgip

*"A key hallmark of good land use planning is its ability to balance competing demands for land while promoting sustainable development, community well-being, and environmental protection. This involves integrating economic, social, and environmental considerations to create a cohesive and resilient future for a community. Effective land use planning also emphasizes stakeholder engagement, transparency, and adaptability to evolving circumstances."*

AI summary

### Comments

The proposed rezoning of the land including the Senior Citizen Centre fails to meet the hallmarks of good planning. It fails to balance social and community needs with economic considerations. Rather than concentrating activities on the Main Street, it adds commercial space to what is essentially a residential St that is not appropriate. The proposal is riding roughshod over the needs and aspirations of the Senior Citizens. The community as a whole has made it quite clear that the current Community Hub is in effect inaccessible and does not provide for the range of uses that were central to the activities of the previous centre.

The proposed rezoning of the land, which includes the Senior Citizen Centre represents continued poor planning and siting decision by Council for the Korumburra Community Hub. A number of sites were put forward originally, two of which were on flat land (A site on the lower end of Victoria St and the railway yards) and would have been more accessible, have provided significantly more parking and the building itself would have cost substantially less.

The administrators appointed to run the Council in 2017 fast tracked the development of the Korumburra Community Hub. The preferred site on the railway station required VicTrack to approve the development as they have done in other equivalent areas. The initial refusal of VicTrack was not followed up with further discussion or with political lobbying. The VicTrack decision was used as an excuse to locate the proposed hub in a poor site with appalling access for less abled people on the assumption it would be quicker if a highly unsatisfactory one. The hub location on a steep gradient site was a significant factor in the cost overrun of some \$3 million, as was the requirement to buy land for more parking spaces. The supposed financial difficulties of Council are being used in this application arguing that the proposed Senior Citizen Centre was surplus to requirements because of poor

financial and construction costing and planning. The financial difficulties should not be used as an argument for rezoning.

The original planning brief for the Community Hub included significantly more space to include suitable and equivalent areas for the Senior Citizens club, community storage space, ancillary space for the library and the old art gallery. The reality is the community has only received a substandard building which is poorly located and inaccessible for anyone less able particularly people dependent on walking frames. There is inadequate disabled parking and what parking is available requires walking up or down significant gradients. The site itself does not have footpaths on the little commercial street and is dangerous to pedestrians with less agility.

The Community Hub is not suitable for purposes and full range of activities of the senior citizen centre. It does not physically have the space for a range of activities that were the normal recreational and social activities of the members of the senior citizen centre.

The Current senior citizen building has catered for a range of activities that the Korumburra Hub is not capable of providing. These uses include indoor recreational space, theatre and concert venue, space for art exhibitions, large meeting venue.

In terms of the international participation IPA2 spectrum (see appendix one). Consultation was a joke! People were simply informed of the Council decision without consultation. There was no proper consultation or involvement or collaboration or empowerment of the Senior Citizen centre members. The senior citizen centre was informed that they would have to shift despite their objections. There was no agreement as evidenced by the existing legal disputation.

There are significant legal and indeed moral arguments that the Senior Citizen centre cannot be rezoned. Council is in dispute with the Senior Citizen centre on the rightful ownership and trust arrangements for the senior citizen centre. When the original centre was planned the State Government in conjunction with the then Council and the senior citizens centre explored in 1958 a range of accessible sites that would be suitable for a senior citizen centre. The current Senior Citizen site was chosen because it was the only relatively flat land, centrally located and had the capacity to provide significant parking adjacent to the building on flat land.

### **The proposal rezoning breaches the hallmarks of good land use planning.**

Balancing competing demands is a key feature of exemplary planning and requires the ability to manage competing demands between economic, social and community needs. There is a clear need for the current Senior Citizen centre site to maintain its current zoning. It has been judged by both state and local government previously as the preferred option for an accessible senior citizen centre. While there are legitimate demands for commercial land there is an ample supply of commercial land available and has not been used for new facilities in over ten years. The location on Victoria street, is primarily a residential as distinct from a commercial use. A low-key community use does not conflict with peaceful enjoyment and amenity of the local area. The proposed change for the Senior Citizen centre site for a commercial use is

not appropriate community use in a primary residential Street. The rezoning would take away the only available suitable zoned land for any future community needs and hence runs counter to the structure plans objectives. Community service and facilities evolve through time with new service and facilities emerging. This is the only suitable site for future facilities including the Senior Citizen centre and youth activity centre.

Element of exemplary planning	Description	Comment in regard to the application
<b>Economic Development</b>	Planning should support economic growth by identifying suitable locations for businesses and industries, while also considering the impact on other land uses.	Good economic planning should concentrate commercial development along the main street Commercial St. There is a large commercial site on the corner of commercial St and King Street that provides eight thousand square metres of space for expansion, as per the Council Framework Plan good planning is concentrated on the Main Street not in effect on the back street which is of significantly residential nature. There is no proven demand for additional space that this rezoning would provide, and it would undermine the good planning and concentration of commercial activity on the Mainstreet.
<b>Social Needs:</b>	It should ensure access to housing, education, healthcare, and recreational facilities for all residents, promoting social equity.	Residents aged sixty-five and over represent 22% of the population. There are according to ABS survey 52% of people of these ages that have some form of disability. Under the various disability legislation and Human Rights Act these residents should be able to access to accessible facilities for social and recreational activities. The proposed rezoning runs counter to good planning for an accessible location. It without justification takes away any

		future appropriately zoned land for community facilities without any justification.
<b>Community Needs:</b>	It should consider the preferences and priorities of the community through public consultation and engagement processes.	There has been a significant breach of faith in regard to public consultation on the administrator's decision to relocate the facility. In terms of IPA 2 public participation spectrum. Council made a perfunctory decision without proper community engagement and consultation. There is a clear need for retaining the site as the preferred site originally for a Senior Citizen centre or indeed for future community uses.
<b>Open Space and Recreation</b>	It should ensure access to parks, green spaces, and recreational facilities, providing opportunities for relaxation and leisure.	Good planning should provide for opportunities to access recreational facilities in appropriate locations that are accessible to all people. The Community Hub does not meet the requirements of the Senior Citizen Centre or future requirements for suitably zoned centrally located land for community use.

### **The Korumburra Community Hub Unfit for Senior Citizen Purpose.**

The Korumburra Hub has been put forward as providing for a range of community uses and for potential expansion. The Korumburra Community Hub is arguably in breach of the various disability requirements and Human Right legislation, which require fair access to the site and the ability to use community facilities equitably. The Hub facility was intended to replace the pre-existing library, Council chambers, art gallery, community storage space and to replace the Senior Citizen centre. The centre was originally proposed for a site on Victoria street at the lower end towards King St on a flat Site. After evaluation of options the preferred site was on the railway site, which was easily accessible, had significant parking and was basically on a flat site.

For various reasons the Hub was designed without proper participation and consideration for the Senior Citizen centre. At no stage did the Senior Citizen group have input or agreed to being located in the current Hub. According to the ABS census 52% of

people over sixty-five suffer from a disability. Many members of the club that use walking frames are afraid to access the hub. 1032 residents in 2021 or 22% of the population were 65 year and older and according to ABS an estimated 537 of these with a disability.

Uses of Senior Citizen Centre 14-16 Radovick St	14-16 Radovick St	Community Hub
Indoor bowls/bingo	YES	NO
Large Social Spaces	YES	NO
Dinning/eating spaces	YES	NO
Large Commercial Kitchen	YES	NO
Concert space	YES	NO
Meeting room for 120 people	YES	YES maximum thirty
Theatre space with stage & green room	YES	NO
Office Space	YES	NO
Space for Art Exhibitions	YES	NO
Community Storge Space	YES	NO
Drop-in Centre 7 days a	YES	NO
Daily Access	YES	Offered 4 hrs / week

The hub does not have the capacity to meet the full range of social and healthy recreational options of older people. Good planning for future community service and facilities the highlights that the community hub does not meet current let alone future needs and is extremely limited as a less than accessible site that would be difficult to expand.

### **General comments on proposed amendment**

Council may believe that the Senior Citizen Centre at 14-16 Radovick St is surplus to requirements for them, but this is in highly disputed by the Senior Citizens themselves and the wider community.

No substantive argument is put forward for why the current zoning should be changed, given the shortage of suitably zoned accessible land in the central core of Korumburra.

There is ongoing legal dispute over whether in fact the Senior Citizen centre is in the ownership of Council or is bound under trust arrangements.

Council has not provided a viable alternate location that meets the requirements currently provide by the existing senior citizen centre.

The proposed rezoning is not necessarily consistent, as parts of Victoria St on the northern side and the whole of the southern side are in fact residential and a commercial activity would conflict with their peaceful enjoyment and amenity of the area as distinct from a community use zone.

It is arguable (and currently in mediation with the Human Rights Commission) that the hubs location fails to meet the requirements of the Human Rights Act and various Disability Acts that require not only disability access to the building, but crucially to the site proper. The gradients, absence of sufficient disability parking and lack of footpaths prohibit proper access.

**Section 4(1)(a) of the Planning Environment Act 1987 seeks “to provide for fair orderly, economic and sustainable use, and development of land.”**

This proposed rezoning fragments the concentration of activities on the Mainstreet and undermines the concentration and development of the Mainstreet activities. There are more suitable large parcels of land available and has been now for a decade. The reality is that the precinct has been in the doldrums for some time and there has been no expansion of commercial facilities. New activities in retail have been accommodated by changing use of existing buildings rather than adding to the building infrastructure for additional commercial and retail activities.

**Section 4(1)(c) says “to secure a pleasant, efficient, and safe working, living in recreational environment for Victorians and visitors to Victoria.”**

It is arguable the commercial development on this site is not consistent with the essential residential nature of Victoria St in this precinct.

**Section 4(1)(G) says “to balance the present and future interests of all Victorians.”**

Clearly there is a conflict between the social needs of the senior citizens and disabled people within the community and the potential financial benefit to Council rezoning of in the short term. Without any justification of the demand for additional commercial space, let alone evidence for reducing the need for central space for community facilities in this location, it in effect for perpetuity would take out one of the few suitable sites for community activities in the Mainstreet precinct. A use which is consistent with the objective for the central precinct which is meant to provide for both commercial land and community use. The rezoning would significantly reduce the centrally accessible land zoned for future community use.

**In its comments on the “Social Effects” Council talks about the Senior Citizen Centre is underutilised.**

This has only occurred because the Senior Citizens have been denied access. The previous centre was well used in comparison to other similar facilities. The committee was willing to consider opening up the facility for youth activities, as there is a current urgent need for such activities. This argument is fatuous as it could be used for any number of buildings community halls that are used periodically, but not on a continuous basis that tends to be the nature of community infrastructure.

Council argues that the Korumburra Community Hub houses a range of community services and provides an alternative location for the Senior Citizens centre. Leaving aside the fact that charges are made for such use, a number of activities that have a

central and vital part to play in healthy recreational and social interaction of senior citizens cannot operate and function in that Hub facility. If Council were sincere about this, it would have negotiated with the Senior Citizen centre regarding use and requirements which it failed to do. The Korumburra Community Hub has not provided space for the art gallery, for larger meetings, community storage space and for recreational activities.

#### **Provide additional commercial land.**

The submission by Council argues that the proposed zoning would provide additional commercial land for services needs of a growing population. However, there is a significant parcel of land already available for redevelopment that concentrates activity on the Mainstreet, as distinct from a back street which is of a residential nature. The provision of such land would conflict with the objective of providing appropriate zoned land for community use in the central precinct.

#### **In regard to ministerial direction nineteen,**

Council argues that there are no significant effects flowing from the application applying to rezoning. The reality is vastly different, as the proposal takes one of the few flat sites in the precinct for community activities. Further Council has taken the facility from the Senior Citizens group through an action that is in legal dispute.

#### **Clause 11.01 settlement**

Council's report suggests that the amendment responds appropriately to clause 11.01 settlement which states, *"Providing for appropriately located supplies of residential, commercial and industrial land across a region, sufficient to meet community needs in accordance with the relevant original growth plan and ensure retail office-based employment community facilities and services are concentrated in central locations."* The site proposed to be rezoned is an accessible and highly usable space for the Senior Citizen centre and for indeed other community services with a central location that meets all the requirements in the existing plan for centrally located spaces in core precinct for current and or future community uses.

#### **Encouraging major retail office and redevelopment**

Council's report says the amendment responds appropriately *"to encouraging major retail office and redevelopment to concentrate in Korumburra town centre retail core and focus activity retail uses on Korumburra town centre's main streets, being Commercial St, Radovick St and Bridge St."* While the site fronts Radovick St, its major orientation is fronting Victoria St which is clearly not on the main street and is residential in character.

#### **An adequate supply of commercial located land**

Clause 17.02 -1S business, talks about "having an adequate supply of commercial located land in appropriate locations". There is no evidence provided that there is an insufficient supply of commercially available land in the precinct. There is significant

land available on the Mainstreet on the corner of King Street, Commercial St and Victoria St and there is a large site on the highway on the old saleyard site. The removal of the Senior Citizen land from its current zoning would be of detriment to the community in future community facilities and would breach the planning objectives for centrally accessible land for community purposes.

#### **Council's report on clause 19.02-4S social and cultural infrastructure**

Their amendment says that *"South Gippsland Shire council continues to provide community infrastructure to meet the needs of established area and growth area within the municipality. The subject land is proposed for zoning as this site presents limited community service value due to the existing building age and ongoing maintenance requirements. A new Community Hub building has been designed to adapt to the changing needs of the community and support a range of user groups."*

The current Senior Citizen is structurally sound and only in need of minor repairs. The current Senior Citizen site is one of the few flat accessible sites for community services which is consistent with primary residential setting on Victoria St. It is not correct that the Community Hub has sufficient space and facilities for the Senior Citizen Centre nor is it able to adapt/expand for future needs. The Hub site is constrained. It does not provide the full range of spaces and activities. It has not been able to provide for an art gallery space, as was originally in the brief, let alone providing sufficient space for backroom functions for the library and the community storage space. There is no space for expanded services and facilities. Contrary to their assertion that the site provides limited community service value due to the age of the building, this assertion runs totally in conflict with the needs and aspirations of the Senior Citizen residents themselves. The age of the existing building and its condition, which is a responsibility of Council, is irrelevant to the proposed rezoning. There is nothing stopping renovating the building and seeking funding to upgrade the existing facilities. The flat and accessible space for expansion of community facilities is far more important for the balanced development of Korumburra in the future than simply providing a small addition to available commercial space that is marginal to demand.

#### **Councils comment on Clause 19.02-4L community facilities.**

Council incorrectly argues that *"the multipurpose facility at the Korumburra Hub allows for the collection of a range of activities, ages and council service centre and library providing a net community benefit for current and future residents."*

This is not the case as the Hub site is not accessible. Nor does it have the space and facilities to replace the Senior Citizen centre let alone provide for future expanded community services. The Hub has failed to provide an art gallery space or the community storage space. The Hub has in fact reduced the availability of community services and facilities, in effect is a net reduction in community benefit.

#### **Commercial or community use?**

Councils' submission argues that the amendment applies to commercial use which is consistent with the surrounding areas, and it is considered appropriate. This assertion runs counter to Council's own plan which wants to concentrate activities on the main

streets of Commercial St. In reality the current zoning is appropriate for a residential area. The real shortage is for community use zoned land that is flat and accessible. This is the only zone land for such purposes in the precinct.

## **Conclusion**

The proposed zoning amendment appears to be more concerned with the financial predicament of Council than with the good proper planning that balances social, economic and community uses. There is no demand and supply analysis of the requirements for commercial and for land zone for community use. There is simply an assertion that the land is needed. There is no argument or consultation for the need to reduce land zoned for future community use. Council's argument that the inadequate less than accessible Korumburra Community Hub has the capacity to meet current and future community needs is flawed.

Having appropriate and accessible community zoned land in a central community place is consistent with the South Gippsland Planning Scheme and with exemplary planning principles. The current Senior Citizen site is one of the few sites that makes the requirements for accessible community space in an accessible central location.

The application to rezone the area fails on a number of grounds.

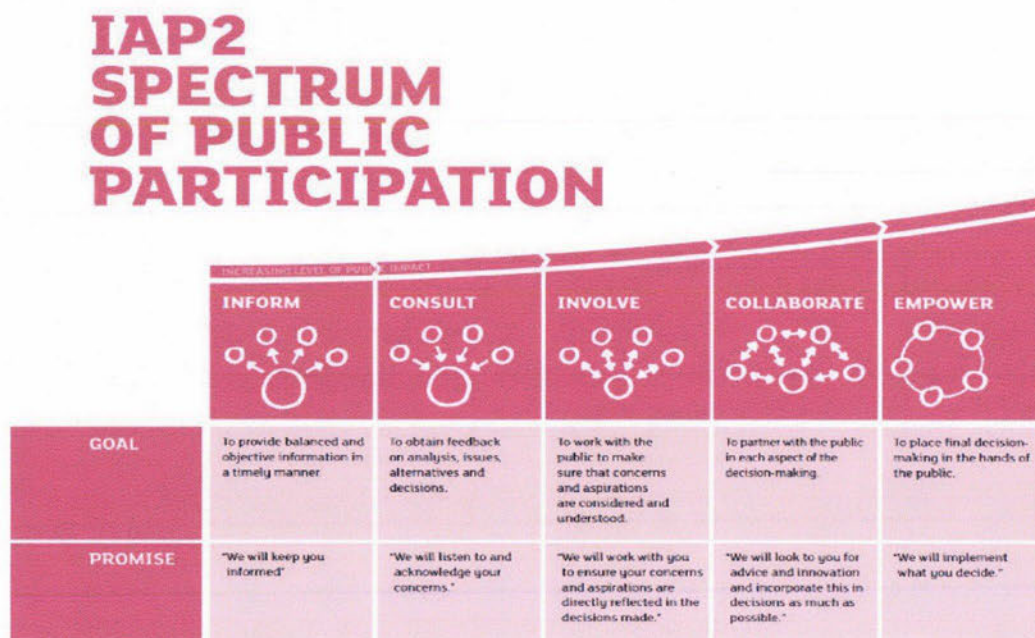
- It takes away one of the last suitable flat sites zoned for community service facilities.
- It would destroy an existing building that has a replacement value of \$3m that was paid for by both the State Government the former Council and the Senior Citizen Centre.
- It does not solve the impasse where the community strongly support the continuation of the Senior Citizen centre on the current location as evidenced by the overwhelming petition of two thousand residents or nearly more than half of the population.
- If there is a need for additional commercial space, the old Council chamber and library site provides eight thousand square metres site for expansion.
- It highlights Council's lack of consultation and engagement with the Senior Citizens centre.
- It leaves Korumburra without any accessible suitable venue for social and recreational activities for older residents.
- Is in conflict with the Korumburra 2013 Town Centre Framework Plan whose vision and direction around access and movement talks about improving pedestrian access amenity and legibility an equitable access for all towns centre and promote the identity of central meeting place for all residents.
- It is arguably in conflict with the intent and spirit of various discrimination Acts and Human Rights Acts, which seek equity and fair access to services and facilities of all people (See appendix two)

Given the inadequacies of the Community Hub and the limitations on expansion on that site a decision to rezone the lands for commercial activities is in conflict with

the requirements of the Structure Plan for suitable available community space in a central location that is accessible. There is no argument or evidence presented for the need for more commercial space, On the contrary, there is compelling evidence of the need to retain the existing function and site for community use. The current zoning of the land as public use zone for health and community and public use zone six local government is consistent with the current and future community service needs of the growing town. There is no evidence presented on a quantitative basis for the need for the expansion of commercially zoned land. There is evidence of the lack of appropriate accessible land for community facilities in a central location. This proposed alternative zoning unfairly and inappropriately prioritises financial considerations above the proper town and community planning and runs counter to the majority of opinion in the township.

## Appendix One

The current level of satisfaction with engagement and consultation for the Shire is 47%. This is clearly unsatisfactory. Healthy democracies require high levels of trust and community participation. The following diagram from the International Public Participation Association identifies five levels of participation, ranging from simply informing to consulting, involving, to collaborating and to genuine empowerment. When governments retreat from broad collaboration, involvement, and empowerment of communities to simply informing and consulting them, the level of trust inevitably declines to the detriment on both Council and the community. The more that governments involve and collaborate and empower communities, the higher is the level of trust and government is better for the whole community.



## Appendix Two

This report outlines the key laws and standards that protect the rights of people with disabilities when it comes to accessing buildings in Australia. It also highlights the importance of going beyond compliance to create environments that are welcoming, inclusive, and based on universal design principles.

### The Disability Discrimination Act (DDA)

The Disability Discrimination Act 1992 (DDA) is a national law that makes it unlawful to treat people unfairly because of their disability—including when it comes to entering or using public buildings. Under the DDA, access to premises must not discriminate against people living with disability. This means people must be able to get into buildings, move around them, and use their facilities just like anyone else.

The DDA is enforced by the Australian Human Rights Commission and supported at a state level by organisations like the Victorian Building Authority (VBA). These bodies help ensure that buildings across Victoria and Australia meet their legal responsibilities for inclusive design. More info: Victorian Building Authority Australian Human Rights Commission

### Premises Standards and the Building Code of Australia (BCA)

To support the DDA, the Disability (Access to Premises – Buildings) Standards 2010 were introduced. These are known as the Premises Standards, and they work hand-in-hand with the National Construction Code (NCC) and Building Code of Australia (BCA) to outline what is expected when constructing or modifying buildings. Since their introduction in 2010, the Premises Standards have ensured that new buildings and significant renovations must meet minimum access requirements.

According to the BCA (Table D3.1), Class 2 buildings—such as apartments or units—must provide access from an accessible entrance to at least one floor containing sole-occupancy units, and provide access to shared facilities like gyms, laundries, or pools on that level. BCA Table D3.1 Summary

### Design Limitations and the Importance of Universal Design

While the Premises Standards create a strong legal baseline, they do not apply to all building types or every part of every building. Their focus is mainly on meeting the needs of people with disability, rather than fully embracing universal design—which aims to make spaces usable for everyone, regardless of age, background, or ability.

In practice, this means some external environments (like footpaths, playgrounds, or parking lots) may not be covered by current building regulations, even though they impact accessibility. That is why it is so important for planners, architects, and developers to go beyond compliance and embrace inclusive thinking from the start. As the Department of Jobs, Skills, Industry and Regions puts it, “It is imperative that

planners and designers...assume responsibility for fully and sensitively providing access to everyone.” Sport and Recreation Victoria – Access Principles

#### Other Relevant Legislation and Codes

In addition to the DDA and Premises Standards, several other laws and guidelines reinforce the need for accessible environments:

- Equal Opportunity Act 2010 (Victoria): Prevents discrimination in areas like employment, education, and services—including access to buildings.
- Australian Standards (AS 1428 series): These include technical design requirements for accessible building elements such as ramps, doors, signage, and toilets.
- National Disability Strategy & National Disability Insurance Scheme (NDIS) Quality and Safeguards Framework: These guide inclusive policymaking and service design across the country.
- Local Council Planning Schemes: Councils often include their own access policies and overlays to ensure buildings meet or exceed state standards.

#### Conclusion

Providing access to buildings is not just a legal requirement—it is a commitment to fairness, dignity, and inclusion. While laws like the DDA and Premises Standards set the foundation, true accessibility happens when we adopt universal design and put people at the heart of planning. Everyone deserves to feel welcome and included in our public spaces, and it starts by making sure no one is left outside the door.



## **Submission on South Gippsland Shire Planning Scheme Amendment C133sgip**

The [REDACTED] [REDACTED] Korumburra is the main town in the Ward and is therefore central to the wellbeing of citizens in the Ward. [REDACTED] is a forum for citizens to express their needs, priorities, concerns and aspirations. The rezoning of the Senior Citizen Centre would compound what we perceive as an unfair, unjustified grab by Council of the land for the purpose of profiting from the sale, even though its ownership is in dispute. The Trust document for the site agreed to in 1987 says that the land is held in trust by Council for the Senior Citizen Centre Inc. The argument that the C133sgip Amendment puts forward that the Centre is surplus to requirements is disputed by the Senior Citizen Centre or nor is it justified by any evidence. We strongly support the retention of the site which is the only centrally accessible land for community purposes in the Mainstreet precinct.

### **The Rezoning Proposal Breaches Objective Breaches the Stated Purpose of State Planning Scheme**

*The purpose of the Planning and Environment Act is to establish a framework for planning the use, development, and protection of land in Victoria in the present and long-term interests of all Victorians.*

The proposed rezoning of the land would remove accessibility for disabled and residents who constitutes 24% of people in Australia, the 56% of resident over sixty-five. Both these community cohorts require the opportunity to have a site for accessible services and facilities in a central location as is the objective of the zone and the current use of the building. (ABS Data)

### **The Rezoning Proposal is in conflict with Key Objectives of the State Planning Scheme.**

*The two relevant objectives of planning in Victoria as set out in the Planning and Environment Act.*

*They are:*

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

*g) to balance the present and future interests of all Victorians*

### **The Rezoning Proposal Breaches Objective a**

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

The proposed Amendment is in direct conflict with the provision for fair land use as it prioritises the financial benefit from the sale of the site for Council, which is a conflict of duties of Council as the administrator of the Planning Scheme. The proposal is based on an unproven need for additional commercial zoned land over the current and future needs for appropriately zoned community land in the central precinct. And further the provision of space for facilities for Senior Citizens and the wider community uses as a community hall and cultural centre. It fails to secure appropriate zoned land for current and future expansion of community facilities.

### **The Rezoning Proposal Breaches Objective g**

*g) to balance the present and future interests of all Victorians*

The rezoning of the land for commercial purposes without an evidence-based demand analysis clearly takes away the opportunity for centrally located land for any future community facilities that may emerge. (E.g. Youth drop-in centre, Art Gallery, cultural venue, Community Hall etc)

### **Breaches the stated purpose of South Gippsland Planning Scheme**

#### **PURPOSES OF THIS PLANNING SCHEME**

- *To express state, regional, local and community expectations for areas and land uses.*

The structure plan for Korumburra clearly states that there is a priority to concentrate both commercial and community activities within the Mainstreet precinct in a central accessible location. The 2024-5 petition signed by 2089 locals in support of the retention of the Senior Citizen Centre or 75% of the local adult population clearly indicates local expectations are to retain of the land and strong objection to the proposed rezoning to a commercial use.

### **Breaches Council's Community infrastructure purpose**

*Due to the widespread distribution of the Shire's population, effective planning is needed to allow the community equitable access to a range of recreation, education and health services and facilities.*

Council in arguing for removing the only accessible site for community purposes within the central Mainstreet Precinct breaches Council's own community infrastructure objectives. There is no evidence, but simply an assertion against the sites users, to support a case for the removal of the currently appropriately zoned land for community purposes now or indeed for any future community demands and needs.

***Facilitate a range of services and facilities including recreation, education and health services that meet the needs of the community. (South Gippsland Planning Scheme)***

### **Meeting the Needs for Evolving Community Services and Facilities**

The proposed rezoning would take away the only suitable centrally placed and accessible land particularly for older or disabled people for community purposes. There is already a range of community activities that the current Senior Citizen Centre has provided but cannot be provide at the Korumburra Community Hub and will in the future, subject to legal determination be able to provide.

The range and complexity of community services has grown dramatically in the past 60 years. Neighbourhood houses, men's sheds, toy libraries, women's sheds, disability access centres, makerspaces, craft centres, community tool sheds and toy libraries are just a few of the services that have evolved. If Council is to meet its obligations to provide land for suitable centrally located and accessible sites for community purposes it should withdraw the proposed rezoning application. There has been no evaluation or social planning in terms of current or future needs for the site to be continued in its existing zoning. The assertion that the centre was underutilised is not incorrect as its level of use is similar to other community facilities that in most cases community facilities do not operate 24/7 but rather tend to have main use at nights and on weekends. Council offered the Senior Citizen Centre only two 2-hour slots at the Community Hub per week that would severely limit its activities and exclude the main activities. These very limited time slots (and space) greatly reduce the preexisting use of 3-4 days a week.

Council has provided no evidence about why the Senior Citizen land is not required for future community services and facilities in a central location.

### **Principles For Planning Decisions for Korumburra Mainstreet Precincts**

- *Accessible*
- *Equitable access*
- *Meet the needs of the community.*
- *Concentrates activity in Mainstreet precinct.*

### **Evidence for proposed rezoning**

To justify a the proposed re zoning based on the financial needs of Council is antithetical to the principles of the Planning Scheme and the obligations of Council.

### **Community expectations at the core of our Planning Scheme values and principles.**

The overwhelming support for the continuation of the Senior Citizen Centre and its facilities for social and recreational activities, theatre/concerts, for office space, storage space and future venue for a range of youth activities contradict the amendments assertion that the site is surplus to requirements. It is the users of the Senior Citizen Centre who determine that it is surplus. The users in the wider community strongly endorse the site both as a Senior Citizen Centre and the centre for future youth activities and other activities. Clearly the Senior Citizen Centre with its advocacy and legal action is suffering a significant and heart felt loss of amenity and wishes to reinstate such activities which Council is currently denying its residents.

### **Availability of suitable land for community facilities in the central precinct**

The subject land is the only site that's appropriately zone for community facilities and activities in the central core, which is a part of the structure plan's key objectives for the precinct.

### **Availability of suitable land for Commercial facilities in the central precinct**

No evidence is presented of any demand for appropriate zone commercial space in the case for rezoning that is not met by the existing supply. An assertion that is needed by Council is not a planning case for rezoning. There are currently over eight thousand square metres of commercially zoned space on the corners of Commercial St, King Street, and Victoria St. In

the past 10 years there has been no need or indeed expansion of any commercial buildings within the precinct. The shopping precinct has for many years been in the doldrums and while there are signs of some turn around all of the new activities and businesses have been incorporated by change of use of existing buildings. Arguably there's more than sufficient land commercial zone for the next 15 years.

### **Inadequacies of Korumburra Community Hub**

The thin and poorly argued case for rezoning hinges around arguing that the Korumburra Community Hub meets current and future community facility needs. The community hub was originally planned to incorporate the full range of activities of the Senior Citizen Centre, art gallery, and community storage space. The Hub was to be located on suitable flat sites with adequate parking on central locations. The shift of the site from a flat site with adequate parking to a poorly located and less assessable site requiring a two-story building has caused almost 90% escalation in the cost of the building and a significant reduction in the scope and capacity. Critically its current site has extremely poor accessibility given the gradients on access roads and paths of between 1:10-1:14 for people with a disability and senior citizens. The serious concern of the Senior Citizens centre about members being unwillingness to use such a site that was pressed with Council but fell on death ears. The Community Hub is constrained and unable to be expanded to cater for all current activities let alone future demand. The size of it is insufficient to cater for the full range of activities that were intended. It does not replace nor cater for the full range of Senior Citizen Centre activities or for community gallery, community hall and venue for concerts and recreational and youth activities.

The gradients on the Hubs' site and access roads and pathways appear to be in breach of the Human Rights Act and various Disability Acts requirements that indicate there has to be fair access not only to the building, but into the site and its facilities. There is legal disputation in regard to whether Council is the legal trustee on behalf of the Senior Citizen Centre Incorporated and whether Council had the right to restrict access to the Senior Citizen Centre. There is also apparently activity in the Human Rights Commission in regard to the inappropriateness of the Hub building. The case is yet to be heard and is a mediation stage.

### **Loss of community facilities and activities by re zoning**

If the rezoning proceeds it would destroy the \$4 million building (replacement costs) community purposes. It is incorrect to say that it is surplus to requirements or in a state of disrepair. Minor repair work is needed. There is a range of community service functions which if access were allowed or directed by the Supreme Court would immediately be undertaken including expansion of activities for youth.

### **Current activities on 14-16 Radovick St Senior Citizen Centre**

Social meals, bingo, and carpet bowls, concerts, plays, social space, storage, coop food distribution and office space.

#### **Other**

Central Community Hall, meetings, social activities, funerals, and request for various youth activities.

### **Korumburra Senior Citizens Centre History**

The Senior Citizens Centre was locating on the 14-16 Radovick St based on an assessment by the Victorian Health Department and the then local Council in 1958 as the only suitable central venue for the Seniors Citizen Centre. The building was built in 1961 and is structurally sound with minor vandal damage internally. According to the Trust arrangements Council accepted the trusteeship on behalf of the Senior Citizens Centre in 1987. It provides that the

Senior Citizen Centre Inc. is the beneficiary and that the land and facilities are held in trust for their use.

### **Conclusion**

No planning case has been put forward that has any evidence for the rezoning of the land. Rather than there being a net benefit for the community if the rezoning proceeded there would be a net loss for the community of a valuable building and a space for a range of community services and facilities that are clearly needed. Rezoning would result in a loss that is clearly deeply affecting members of the Senior Citizens group and the wider community.

There is no evidence presented that there is a need for expansion of commercial zone space in the central Mainstreet precinct or indeed the cutting out of the available and usable space for community services and facilities. The rezoning would take away such space and cause a significant loss of strategic accessible land for community purposes.

Given the availability of eight thousand square metres of space and an underutilised existing building infrastructure, there is no net commercial gain or economic benefit as any foreseeable demand cannot be met (e.g., Supermarket).

Rezoning of the land is contrary to both the State Planning Scheme and Council's Planning Scheme and would represent a betrayal of community expectations, a loss of a valuable community asset and a net loss of space for appropriately zoned accessible and centrally located for community use.

The assertion that the Community Hub can provide not only for existing activities, but also for expansion of activities belies logic. The Senior Citizen Centre was offered four hours a week for very limited spaces that does not accommodate the range of activities that they undertake. The site barely caters for the library and cannot cater for the full range of activities of the Senior Citizen Centre let alone other activities.

There are many advantages of retaining the current zoning and building for the Senior Citizens Centre irrespective of the eventual determination of legal action. It would restore the accessibility for disabled and senior residents to a suitable site. It would restore the full range of activities for both the senior citizens, but also the wider range of community activities and allow for the particularly needed youth activities. It could cater for future needed community services and facilities.

The case put forward for rezoning by Council is shallow and the case for retaining the current zoning and senior citizens facilities and site should not be ignored. Rejecting the proposed rezoning would restore confidence of the community in the efficacy of the Planning Scheme and the planning system's driving objective of balancing in an integrated manner the economic, social and community needs in a sustainable manner.

