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CONTEXT

South Gippsland Shire is a large rural municipality containing a population of approximately 30,000 people dispersed across 26 settlements and 41 localities.

The Bunurong and Gunaikurnai people are the traditional inhabitants and custodians of the South Gippsland Shire region.

The Shire has an estimated resident population of 30,577 persons, which is forecast to increase to 33,930 persons in 2036.

Leongatha is the largest town and the municipal centre. The municipality is largely bounded by the Strzelecki Ranges in the north and the coast in the south. The north-western area of the Shire is located approximately 100 kilometres south east of Melbourne, and the south-east border is approximately 20 kilometres from Yarram.

Primary industries, especially agriculture, combined with associated value-adding and food processing are the Shire's main economic driver. The dairy industry is significant in this sector. Impacts of climate change over time will place added significance on the Shire's agricultural land resources, which are predicted to benefit from comparatively secure annual rainfall.

South Gippsland supports 11,157 jobs and has an annual economic output of \$4.1B. The Agriculture, Forestry and Fishing industry sector makes the greatest contribution to economic output in the region and is also the largest employer.

Tourism is based on the natural ~~and~~ coastal environments, ~~such as (including~~ [\[rewording for clarity\]](#) Wilsons Promontory National Park, Corner Inlet, Shallow Inlet and Nooramunga Marine and Coastal Parks and Cape Liptrap Coastal Park), [rural](#) [\[rewording for clarity\]](#) landscapes, and food and arts culture.

VISION

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The South Gippsland Shire Council's Community Vision Statement [rewording - *NEW Council Plan 2025 – 2029, p.15*]

~~vision in the Council Plan – 2026 relating to land use and development is:~~

Celebrating our First Peoples, diverse populations, culture, heritage, environment, agriculture and industries. We support and empower positive change through education and action. We sustainably adapt to protect and enhance our unique natural environment, towns and villages through community-led planning and initiatives. We're an inclusive community, a place where people come to visit and want to stay.~~To support the whole Shire in creating economic, environmental and social prosperity for this and future generations.~~ [NEW Council Plan 2025 – 2029, p.15]

'Developing a Sustainable Future' is a key objective of the Council Plan. [NEW Council Plan 2025 – 2029, p.21]

~~Key strategies in support of this objective include:~~Strategic objectives to be balanced in support of the vision include: [NEW Council Plan 2025 – 2029, p.21]

- Provide clarity through our Planning Scheme in areas such as township boundaries, preservation of township identity and heritage, protection of agricultural land and identify areas for future growth including industrial land. [NEW Council Plan 2025 – 2029, p.21]
- Demonstrate Council's commitment to preserve, protect and enhance the natural environment across South Gippsland. [NEW Council Plan 2025 – 2029, p.21]
- ~~To build a sustainable and growing economy that attracts and supports businesses, broadens and strengthens industry sectors, creates sustainable employment and establishes the Shire as a 'food bowl' that feeds the State and beyond.~~
- ~~To work together with surrounding councils to support regional growth and prosperity.~~
- ~~To develop plans that will balance and use the natural values of the environment, improve the Shire's liveability and build on the benefits of our proximity to Melbourne.~~
- ~~To enhance liveability and environmental sustainability for current and future generations.~~
- ~~To engage the community in developing significant strategic plans and continued involvement in decision making.~~
- ~~To sustainably adapt to protect and enhance our unique natural environment, towns and villages.~~

STRATEGIC DIRECTIONS

Settlement

Settlements in the Shire are highly dispersed, with Leongatha, Korumburra, Mirboo North and Foster containing the majority of the permanent population. Housing growth is mostly occurring in settlements near the South Gippsland Highway, particularly Leongatha, Korumburra and Nyora. The growth is based on access to local employment and in metropolitan Melbourne, Wonthaggi and the Latrobe Valley combined with the relatively low property prices and the high amenity value of the settlements. Demand for holiday house growth is also expected to continue, mainly in the west of the Shire and in coastal settlements.

The Shire includes fully serviced, partly serviced and un-serviced settlements. Provision of necessary infrastructure is critical to being able to support housing growth.

Council seeks to:

- Direct growth to settlements in accordance with their role and function as set out in the South Gippsland settlement hierarchy outlined in this clause.
- [Support the provision of 8,000 new dwellings in the Shire by 2050](#) *[NEW, Plan for Victoria 2025 – 2029, p.30]*
- Support the provision of reticulated water, sewerage and drainage improvements to settlements to protect community health and environmental values and to support population growth.

Settlement hierarchy

The roles and functions of the settlements ~~have been~~ [are](#) *[rewording for clarity]* summarised below.

Principal centre – Leongatha

Leongatha is the municipal centre of the Shire, supporting a large and growing population. It provides access to various levels of education, health, recreation and cultural opportunities and is connected to essential utility services and public transport. Leongatha is a centre of state significance for the dairy milk processing and beef industries. Leongatha's future will depend on consolidating and growing its commercial sector, promoting residential development, and defining and building upon Leongatha's broader role within the greater West Gippsland region.

Council seeks to:

- Promote Leongatha as the [principal](#)-regional service centre in the Shire. *[NEW, Plan for Victoria 2025 – 2029, p.63]*
- Support housing growth, the provision of higher level community services and economic development.
- Maintain the Town Centre as the hub for retail and service uses.

Large district centre – Korumburra

Korumburra is the second largest town in the municipality and a key retail and commercial service provider to the smaller towns and communities in the Shire's western region. Dairy milk processing is a key contributor to the township's economic and employment growth. Korumburra is becoming increasingly accessible to metropolitan Melbourne and this helps underpin population and economic growth that will contribute to securing the town's future.

Council seeks to:

- Promote Korumburra as a Large District Centre offering significant industrial, retail, service, residential and tourism functions in the Shire.
- Provide sufficient residential land to provide for sequential and staged residential development at a range of densities within existing infrastructure networks, to accommodate future township growth.
- Maintain the Town Centre as the compact retail and service hub of the town.

Emerging district centre - Nyora

Nyora is the closest South Gippsland Shire town to metropolitan Melbourne. Nyora offers a desirable lifestyle location due to its rural character and proximity to major urban centres, and is experiencing accelerating population growth. Significant land is zoned for urban growth in Nyora and it is emerging as the principal development front in South Gippsland. Planning for the town and new residential areas needs to accommodate new infrastructure and commercial and community services that support the community's social and employment needs whilst respecting the town's rural character.

District towns – Foster and Mirboo North

District towns are key retail and service centre for a rural hinterland containing a localised range of retail, education, health and recreation opportunities.

Foster is the principal town in the eastern half of the Shire. Foster's proximity to Wilsons Promontory has promoted the town to a leading role in the region's growing tourism industry. Foster is also well situated to benefit from the economic activity likely to be generated from the continuing development of port related activities around Corner Inlet. With its pristine environment and open farmed landscapes, Foster is an attractive location for retirement living and 'lifestyle change' residential growth.

Mirboo North is the principal township in the north of the municipality. Its local economy is supported by the servicing of the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted. It is important that growth complements the existing character of the township and ensures adequate protection from and management of bushfire hazards.

Council seeks to:

- Promote District towns as service centres for the local community and surrounding rural areas.
- Consolidate Foster's role as the key commercial and community service provider to the eastern region of the municipality.
- Promote Mirboo North as a sustainable community and the principal town in the north of the Shire.
- Protect and enhance the distinctive village atmosphere and picturesque location within the Strzelecki Ranges in Mirboo North.

Small towns – Fish Creek, Loch, Meeniyan, Poowong and Toora

The small towns provide limited services to their rural hinterlands and rely on nearby larger towns to provide higher level services. They are desirable lifestyle locations with unique character set in picturesque locations.

Fish Creek is an attractive small town with a distinctively artistic and heritage character. The absence of reticulated sewerage means Fish Creek has limited potential for urban expansion. Some parts of the town are also subject to inundation.

Loch township has a moderate growth opportunity that should be supported, provided the essential compact ‘village’ character can be maintained. The heritage character and design of the built form provides a critical component to the overall image and identity of the township, and underpins both its tourism role and village atmosphere.

Meeniyan provides retail, community and trades services to its residents and the smaller settlements in the surrounding district. Located at an important junction on the main route to Wilsons Promontory, Meeniyan’s tourism role as ‘Gateway to the Prom’ is boosted by its arts, culture and food attractions.

Poowong is located on a narrow ridgeline with panoramic views over the surrounding rural hills. Its role as a service township for the surrounding agricultural communities will continue. The town can support a limited level of population growth.

Toora is located between the foot of the Strzelecki Ranges and the coastal plain, with views across Corner Inlet. The commercial hub and majority of the town development is located off the South Gippsland Highway, contributing to the township’s appeal. Numerous buildings in the main street have heritage value and the town has an attractive entry point to the Great Southern Rail Trail.

Council seeks to:

- Support compact growth and development that respect existing character and landscape values, while also providing safe and attractive residential environments.
- Facilitate staged residential growth and land release so that the provision of physical, retail, commercial and community infrastructure occurs concurrently to development, strengthening the towns’ roles in providing essential services to growing populations.
- Conserve and enhance heritage places for their contribution to the overall character of the towns.
- Strengthen the economic future of the towns, including in relation to tourism, employment and industry as relevant.

Villages – Koonwarra and Welshpool

The villages comprise small settlements on urban zoned land with some retail, education and recreation facilities that service the village population and local rural catchment. Nearby larger towns provide the higher order, essential services.

Koonwarra has a distinct character focussing on environmental awareness, sustainability and boutique gourmet food.

Welshpool provides limited retail, educational, community and public transport services for local residents and the rural hinterland including the nearby coastal village of Port Welshpool.

Council seeks to:

- Provide an attractive and safe residential environment and strengthen the economic future of Koonwarra and Welshpool within the village settlement boundaries

Coastal Villages – Port Welshpool, Sandy Point, Tarwin Lower, Venus Bay, Walkerville, Waratah Bay and Yanakie

In addition to supplying a limited range of services and facilities to residents, Coastal Villages service holiday populations, [\[rewording for clarity\]](#) as well as significant retiree and partially absentee residents. The character of the Coastal Villages combined with their

environmentally significant surrounds and landscapes, affords them a charming attractiveness.

Port Welshpool provides facilities for commercial and recreation fishing, and holiday visitors. Largely surrounded by Crown land, the settlement is within the Corner Inlet Amphitheatre Significant Landscape, adjacent to the Corner Inlet Ramsar wetlands and is affected by bushfire risk and inundation associated with sea level rise.

Walkerville is a Coastal Village adjoining and surrounded by the Cape Liptrap Coastal Park: The town has a mix of holiday and permanent residents. Absence of reticulated water or sewer are a development restriction.

Council seeks to:

- Contain growth within settlement boundaries to protect the environmental, landscape and agricultural values between and surrounding the settlements.
- Balance growth and development with the associated impacts on vegetation, soil stability and water quality and the risks of climate change.
- Provide an attractive and safe residential environment and strengthen the economic future of each coastal village.

Hamlets – Bena, Buffalo, Dumbalk, Jumbunna, Kongwak, Mirboo, Port Franklin, Ruby and Stony Creek

The Hamlets are characterised by a cluster of housing on urban or small rural allotments with limited infrastructure and community services, and often no, or highly limited, retail services. Some Hamlets have potential for small-scale tourism associated with local agricultural products, markets, the rail trail, rural landscapes and natural environments.

Bena is a rural residential hilltop Hamlet located on the former railway line with limited recreation and community facilities.

Buffalo is a former railway Hamlet adjacent to the Great Southern Rail Trail with recreation and limited community facilities. Much of the town is susceptible to bushfire risk.

Located in a dairying area and relatively close to larger settlements, Dumbalk is a residential Hamlet that is serviced by a limited range of commercial and community facilities.

Historically a coal mining and railway settlement, Jumbunna is now a quiet Hamlet with Victorian-era character. Issues with potential contamination and location of shafts associated with the settlement's mining history is a constraint on development.

Kongwak is located in a foothills dairying area, with part of the town susceptible to bushfire risk. It has relatively good community, recreation and tourist-attracting facilities including an historic former butter factory.

Mirboo is a low density settlement located in a valley of the Strzelecki Ranges with the Tarwin River winding along its north and east boundaries. It has limited community facilities.

Port Franklin is a residential fishing and port Hamlet located adjacent to the Corner Inlet Ramsar wetlands and the Corner Inlet Marine and Coastal Park. Coastal climate change and susceptibility to inundation affect the fringes of the Hamlet.

Ruby is a former railway Hamlet with a small cluster of community facilities and rural residential houses in a rural zoning. It has access to services at Leongatha and Korumburra.

Stony Creek is a former railway Hamlet with numerous Victorian-era buildings adjacent to the Great Southern Rail Trail. Parts of the town are susceptible to bushfire risk.

Council seeks to:

- Contain growth within the settlement boundary of each Hamlet to protect agricultural, landscape and environmental values and to reduce risks associated with environmental hazards.
- Provide an attractive and safe residential environment in each hamlet.

Localities – Agnes, Arawata, Darlimurla, Hedley, Kardella, Nerrena, Strzelecki and others

Scattered across the Shire, the localities comprise clusters of housing located in rural areas on small rural allotments. They have minimal to no infrastructure or community facilities and are relatively isolated from higher level settlements. Some of the localities are affected by susceptibility to erosion, bushfire or inundation. Some localities have potential for small-scale tourism associated with local agricultural products, rail trails, rural landscapes and natural environments.

Council seeks to:

- Contain growth within settlement boundaries to protect agricultural, environmental and landscape values, and to reduce risks associated with environmental hazards.
- Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Great Southern Rail Trail.

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Environmental and landscape values

Biodiversity

Since European Settlement, there has been a steady decline in biodiversity in Australia. South Gippsland Shire has mirrored this trend with only approximately 15 per cent of the native vegetation that existed prior to 1750 remaining, ~~(excluding the~~ Wilsons Promontory Bioregion [rewording for clarity]). Much of the Shire's remaining native biodiversity is now found on private property and roadsides. The protection, enhancement and linking of remnant vegetation and animal species on private and public land is an important issue facing the community.

Council seeks to:

- Protect sites of biological significance including on roadsides and private property.

Coastal and hinterland landscapes

Specific landscapes within the Shire have been determined to have either state or regional significance. These are the landscapes of Venus Bay Peninsula and Anderson Inlet, Venus Bay Dunes, Cape Liptrap and Waratah Bay, Corner Inlet Amphitheatre, Bunurong Coast and Hinterland, Tarwin Floodplain, and Welshpool Hills and Mount Hoddle.

Council seeks to:

- Retain undeveloped breaks between settlements by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes.
- Ensure coastal development including at the edge of settlements responds to the landscape setting and character.
- Maintain locally significant views and vistas that contribute to the character of the coast and coastal hinterland region.

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Environmental risks and amenity

Climate change

The effects of climate change on the local environment are starting to appear and will continue into the future. The potential flow-on effects from changing climatic conditions include reduced agricultural production, decreased and more erratic environmental flows in waterways and wetlands, increased risk of bushfire, and decreased water security for settlements and activities. Direct impacts of climate change are also likely to include an increase in storm surges, increased and altered patterns of erosion of beach and dune systems, undercutting of cliffs, increased peak flows in coastal rivers and estuaries and damage to coastal infrastructure, ~~(such as piers, jetties, breakwaters and seawalls)~~ [rewording for clarity]

South Gippsland relies on key industries such as agriculture and tourism, which are particularly vulnerable to climate change impacts. Extreme weather events, disrupted rainfall patterns and seasonality, sea level rise and coastal inundation are all dangerous and disruptive to these industries.

Council seeks to:

- Apply the precautionary principle when considering the intensification of development in coastal areas.

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Natural resource management

Agriculture

South Gippsland Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk, as well as beef, prime lamb and vegetables. Agriculture and its associated processing and service industry underpin the Shire's economy. With issues of climate change and water scarcity at hand, there is likely to be increasing demand for the Shire's high quality agricultural land from producers in less fertile areas. Existing farming activities in the Shire will need to have the capacity to grow and expand and will require access to affordable land unencumbered by unwanted infrastructure.

Considerable opportunities exist to add value to primary produce and to diversify the base income of the rural sector and improve employment opportunities. The region's competitive strengths of rich agricultural soils, high rainfall and proximity to Melbourne should be promoted to attract new industries complementary to the region's lifestyle.

Council seeks to maintain a viable and sustainable agricultural industry as the cornerstone to the Shire's economy and its future wellbeing by:

- Protecting high quality agricultural land for primary production.
- Supporting diverse and sustainable agriculture industries, including promoting the region as a premium 'green' products food bowl.
- Facilitate the provision of essential services to support agricultural production.
- Facilitate industries in rural areas that specifically support the agricultural sector and add value to primary produce.
- Promote agricultural land management that includes sustainable integration of economic and environmental needs.
- Support the development of the marine and farm forestry industries.

Rural dwellings

The settlement and subdivision history of the Shire has left a legacy of small lots scattered amongst larger farming lots. These lots are often isolated, or in strips along road sides and surrounded by agricultural uses. Multi-lot farms (tenements) are the most common structure of land tenure in the Shire, with commercially viable production areas being formed by the aggregation of smaller lots.

The Shire's significant environmental and landscape assets make the area attractive for rural residential lifestyles. The northern and western areas of the Shire are particularly popular for rural living. There is a significant level of ad hoc rural lifestyle development already in the rural areas of the Shire. The conversion of agricultural land into rural residential land use activities results in a net loss to agriculture due to permanent land use changes. There is also a need to avoid landscape and servicing issues arising from the development of dwellings not reasonably connected to agricultural activities.

Council seeks to:

- Avoid the development of dwellings on rural land that may prejudice existing agricultural activities on surrounding land.
- Maintain agricultural land in agricultural use for the cost-effective production of food and raw materials.
- Maintain cost-effective servicing of towns and communities across the Shire by avoiding the impacts of a dispersed population base.

Rural subdivision

The rural areas of South Gippsland have experienced a high level of land fragmentation, arising from both historical settlement patterns and less stringent planning policies under earlier planning schemes. Left unchecked, further fragmentation through land subdivision could have considerable implications for the supply of affordable agricultural lots, agricultural production, landscape and the servicing of populations in outlying areas.

As South Gippsland already has a considerable supply of a range of lot sizes, further subdivision for genuine agricultural reasons will rarely be necessary.

Council seeks to:

- Limit the further fragmentation of rural land by subdivision.

- Ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.
- Encourage the consolidation of rural lots.
- Encourage the restructuring of old and inappropriate subdivisions including old Crown Townships.
- Limit the cumulative impact of house lot excisions, including serial small lot subdivisions.

Land and catchment management

Land and water degradation issues facing the Shire include soil erosion, pest plants and animals, water quality and salinity. It is important to ensure that the Shire's natural resources are protected for the benefit of current and future generations.

Developments in floodplains must be appropriately managed to minimise the risk and cost to both private landowner and the broader community.

Council seeks to:

- Apply integrated catchment management principles when managing the Shire's land and water resources.
- Limit changes in land use that lead to a decline in the quality of land and water resources.
- Improve water quality and quantity in aquatic and riparian ecosystems, including streams, rivers, lakes, bays and their adjacent side channels, floodplains, wetlands and the Shire's declared catchments.

Extractive industry

South Gippsland Shire is well placed to strengthen and build upon its existing resources, assets and infrastructure to create new and diverse economic development opportunities in relation to extractive industry.

Council seeks to:

- Protect the area identified in the Lang Lang to Grantville Regional Sand Extraction Strategy in the north west of the Shire for its significant regional sand resource.
- Support sand extraction, quarrying and mining activities that do not have significant adverse impacts on the environment.
- Ensure the rehabilitation of mines and extractive industry sites at the completion of their use.

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Built environment and heritage

The protection of settlement character and landscape and environmental values through the design and siting of development is necessary to maintain the Shire's desirability as a place to live, work and visit.

Council seeks to:

- Promote sympathetically designed and located development that complements the built form character, environmental, topographical and landscape values of its location.

Signs

Signs are required for information and service provision respectively for residents, businesses and visitors. Sensitivity is required in design and location of these necessary structures so they do not detract from the Shire's built and natural environments.

- Encourage signs that will enhance the visual amenity of the built and natural environment and minimise detrimental impacts on the landscape and road safety.

Industrial development design

There is a need to improve the appearance and overall amenity of industrial areas to make these areas more attractive to new industries seeking to establish within the Shire.

Council seeks to:

- Encourage industrial development that is safe, functional, attractive and does not detract from surrounding amenity.

Environmentally sustainable design

All development should be encouraged to incorporate energy efficient principles in their design and to be resilient to the impacts of climate change. This will promote the development of sustainable and resilient communities throughout the Shire.

Council seeks to:

- Encourage the use of passive and active energy efficient systems in development.

Heritage

The Shire contains a rich and diverse natural and built heritage. Apart from the important cultural and social values of heritage places, they provide significant economic benefits by enhancing the appeal of the Shire as a place to live, work and visit.

Council seeks to:

- Protect heritage places from development that would diminish their significance.
- Retain, use, manage and develop heritage places in a way that conserves or reveals their heritage significance and their contribution to the identity, culture and history of the municipality.

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Housing

The Shire contains a range of housing types that contribute to the lifestyle opportunities and attractiveness of the region as a place to live. For the long-term sustainability of the region, it is important that opportunities are provided to accommodate the changing lifestyles and housing needs of the population. Currently, there is a lack of innovative and creative medium density housing development within the Shire and opportunities exist to encourage this type of development.

Council seeks to:

- Accommodate housing growth that is sustainable and sympathetic to:
 - The hierarchy and existing character of the Shire's settlements.
 - The availability and capacity of infrastructure and commercial, community and transport services.
 - Significant environmental features and landscapes.

SOUTH GIPPSLAND PLANNING SCHEME

- Continuation of commercial agricultural in rural areas.
- Encourage diversity in dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of needs.
- Support affordable and social housing being delivered in towns with good access to opportunities and services. [[New direction](#), [SGSC Affordable Housing Strategy 2022](#), p.16]
- Ensure affordable and social housing stock meets community needs. [[New direction](#), [SGSC Affordable Housing Strategy 2022](#), p.16]

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C129sgip**Economic development****Diversified economy**

Value adding manufacturing and processing plays an important part in the future economic growth opportunities in the Shire. The lower operational costs for businesses and the unique lifestyle that the Shire offers should be promoted to attract new employment opportunities and population growth.

Council seeks to build a sustainable and growing economy that:

- Attracts and supports businesses.
- Broadens, builds upon and strengthens existing industry sectors.
- Utilises the natural environment and improves liveability in the Shire.
- Builds on the benefits of the Shires' proximity to Melbourne.
- Creates and sustains local employment opportunities.
- Establishes the Shire as a food hub that feeds the State and beyond.
- Delivers services to support the growth of the local and regional economy.
- Supports regional growth and prosperity.

Tourism

Tourism is fast becoming a significant employer and generator of economic activity within the Shire. The region boasts Wilsons Promontory National Park and borders Phillip Island. The Shire's rural landscapes, spectacular coastal areas and numerous historically and culturally significant sites are major tourist attractions. The South Gippsland region provides a diverse range of recreational and tourism-related experiences such as festivals, Coal Creek Community Park and Museum, Grand Ridge Road scenic drive, the Great Southern Rail Trail and the Grand Ridge Rail Trail, boutique food and beverage outlets and the Nyora Speedway. Growth opportunities exist in eco-tourism, while agricultural and farming activities can service the industry through the development of agri-tourism.

Council seeks to:

- Encourage greater investment in the accommodation sector to support longer visitor stays and greater spend in the region in appropriate locations.
- Protect the Shire's heritage assets, coastline, rural landscapes and agricultural produce for their tourism value.
- Diversify the Shire's visitor products and experiences to encourage new and existing markets to visit, stay and spend.
- Encourage the development of eco-tourism and agri-tourism, building on the Shire's natural assets and agricultural land use.
- Encourage tourism use and development in association with the Great Southern Rail Trail and the Grand Ridge Rail Trail.

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Many of the roads within the Shire are facing increased usage by large transport vehicles associated with agriculture, timber haulage and other industries. The ongoing development of freight transport opportunities is required for the future economic prosperity of the Shire.

Additional public transport facilities and sustainable transport options are needed to improve accessibility for the resident population, visitors and the wider community.

The Leongatha aerodrome is the only commercially operated airfield within the Shire, and the area surrounding the aerodrome needs to be protected to ensure that incompatible development does not restrict its future expansion.

Council seeks to:

- Facilitate interconnected pedestrian, bicycle and bridle paths throughout the Shire.
- Maintain a safe and efficient road network across the Shire.
- Support the development of the region as a strategic base for freight transport and logistics.
- Ensure that any future expansion of the Leongatha aerodrome is not prejudiced by the encroachment of incompatible land use and development.

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The design, management and delivery of infrastructure are key issues for Council. The Infrastructure Design Manual (IDM) includes guidelines for the design and construction of infrastructure within the municipality. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications.

Council seeks to:

- Ensure a consistent approach to the planning, design and construction of infrastructure.

Alternative energy

The use of renewable energy sources such as solar and wind power is a small, yet significant, method by which the community can address the global issue of climate change.

Council seeks to:

- Encourage the use of alternative energy sources in a way that does not detrimentally affect the surrounding environment.

Community infrastructure

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 seeks to:

- Facilitate a range of services and facilities including recreation, education and health services that meet the needs of the community.

Drainage and waste management

The location and management of waste disposal facilities, as well as the provision of reticulated water and sewerage services and stormwater drainage improvements are necessary to minimise impacts on the environment and accommodate future population growth.

Council seeks to:

- Facilitate the provision of efficient and effective wastewater management systems to all towns within the Shire.
- Support the implementation of stormwater drainage that minimise impacts on the environment.
- Locate, design and manage waste disposal facilities to minimise amenity impacts.

Telecommunications infrastructure

The Federal Government has undertaken to provide broadband telecommunication access to 90 per cent of the Australian population through the installation of optical fibre cables and a mix of other technologies. Optical fibre in particular provides increased data carrying capacity and will allow for faster access to multimedia services, larger data files and new telecommunication tools.

Providing underground conduit infrastructure for optical fibre cables in new subdivisions before the completion of development is efficient and cost effective.

Council seeks to:

- Facilitate the provision of underground conduit infrastructure ready to meet the needs of communities.

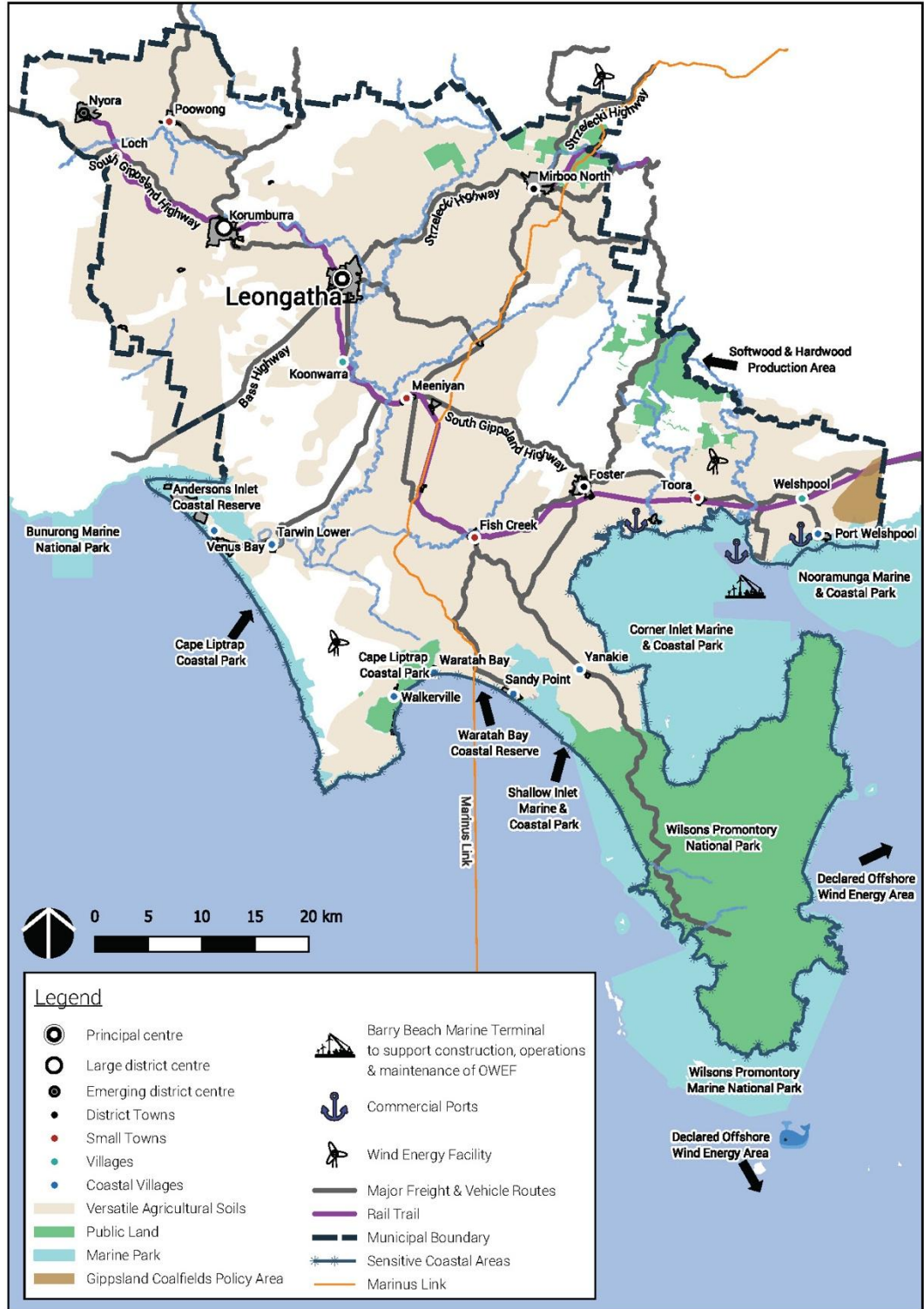
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STRATEGIC FRAMEWORK PLANS

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

South Gippsland Shire Council framework plan



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Policy application

This policy applies to the land identified on the Leongatha framework plan and the Leongatha Town Centre framework plan.

Settlement strategies

Promote higher density residential development and retirement living close to the Town Centre.

Support residential and highway frontage commercial development in the Southern Leongatha Growth Area.

Settlement policy guidelines

Consider as relevant:

- Encouraging the ~~development rezoning~~ of areas identified in the Leongatha framework plan to maintain ~~a 15-year~~ residential land supply. [rewording for clarity / removing duplicative policy directions provided under 11.02-1S]
- Locating higher density residential development and retirement living within a 400 metre radius of the existing commercially zoned land in the Town Centre. [rewording for clarity]
- ~~Encouraging the preparation of development plans for new residential estates that:~~ [removing direction that should be provided within a DPO schedule]
 - ~~— Establish integration with existing residential areas and infrastructure.~~ [removing duplicative general directions provided under clause 11.02]
 - ~~— Provide pedestrian and cyclist connectivity to the Town Centre and key community features.~~ [removing duplicative general directions provided under clause 18.02-2S]
 - ~~— Protect the environmental values of the land.~~ [removing duplicative general directions provided under clause 12]

Economic strategies

Discourage the development of retail uses outside of the Town Centre where such uses may detract from the principal role of the Town Centre.

Maintain a compact Town Centre that reduces the need for car usage, with all key features and major retail activities within comfortable walking distance of the intersection of Bair Street and McCartin Street.

Ensure that adequate land is available to accommodate new retail, social, community, commercial and entertainment facilities within the Town Centre.

Provide adequate areas of commercial and industrial land in suitable locations with good access to infrastructure.

~~Support the establishment of~~ a bulky goods retail precinct on the western side of the South Gippsland Highway ~~towards the southern entry of the township.~~ [rewording for clarity], ~~and~~

Establish a commercial use precinct for uses not appropriate to a Town Centre location, on the eastern side of the Highway, at the southern entry to the township

SOUTH GIPPSLAND PLANNING SCHEME

Focus industrial development within existing industrial areas, encouraging the development of vacant or underutilised land.

Promote the expansion of industrial uses into the land north and west of the golf course recreation reserve while integrating the potential for heavy vehicle connectivity to the South Gippsland Highway.

Infrastructure strategies

Provide ~~strong~~ pedestrian and cycling connectivity to the Town Centre and community assets including schools and sport and recreation facilities. [rewording for clarity]

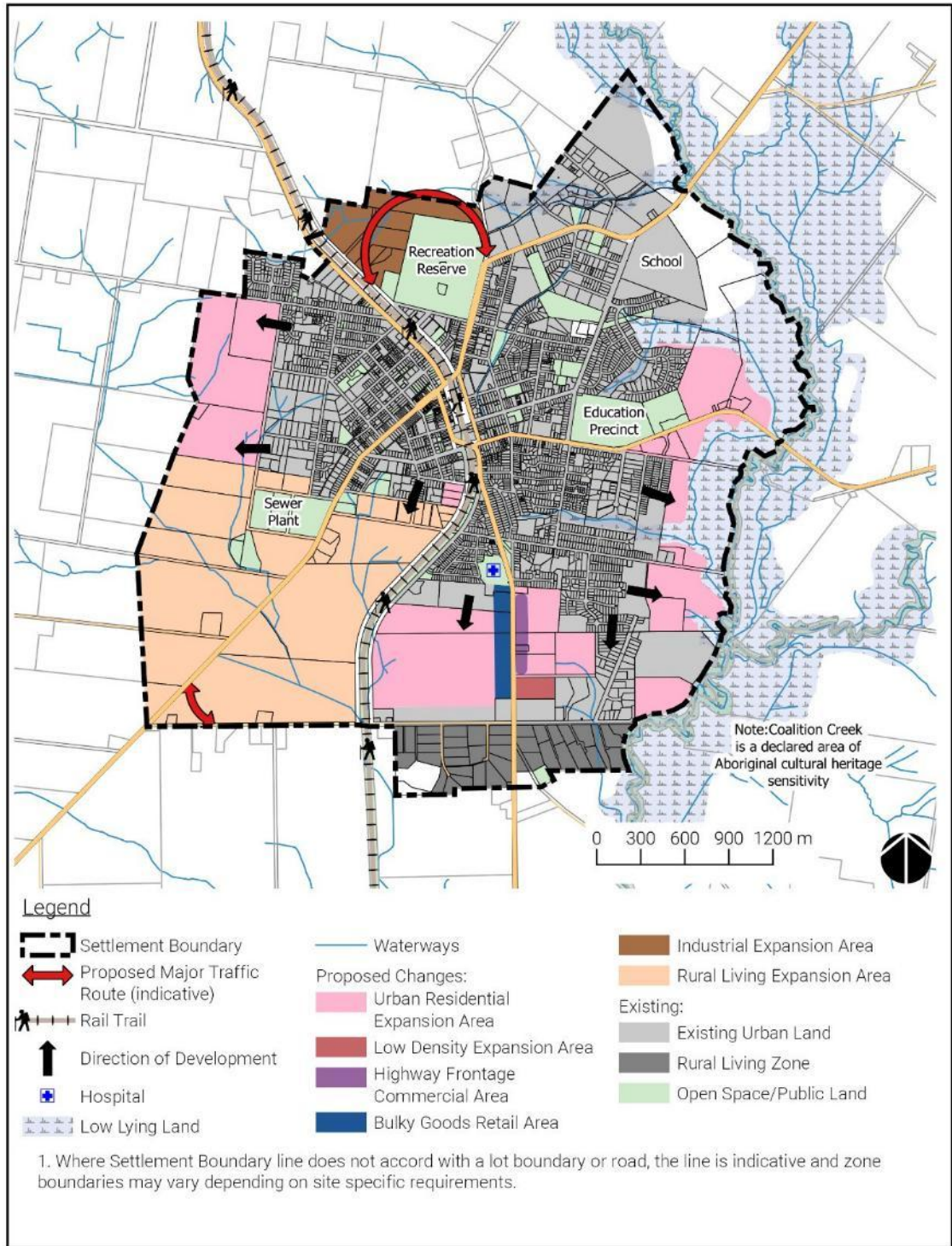
~~Locate and design new development and road traffic improvements so they do not compromise the longer term potential return of rail services to Melbourne.~~ [Relocating shire wide policy directions to avoid duplication - see clause 18.02-4L]

Policy document

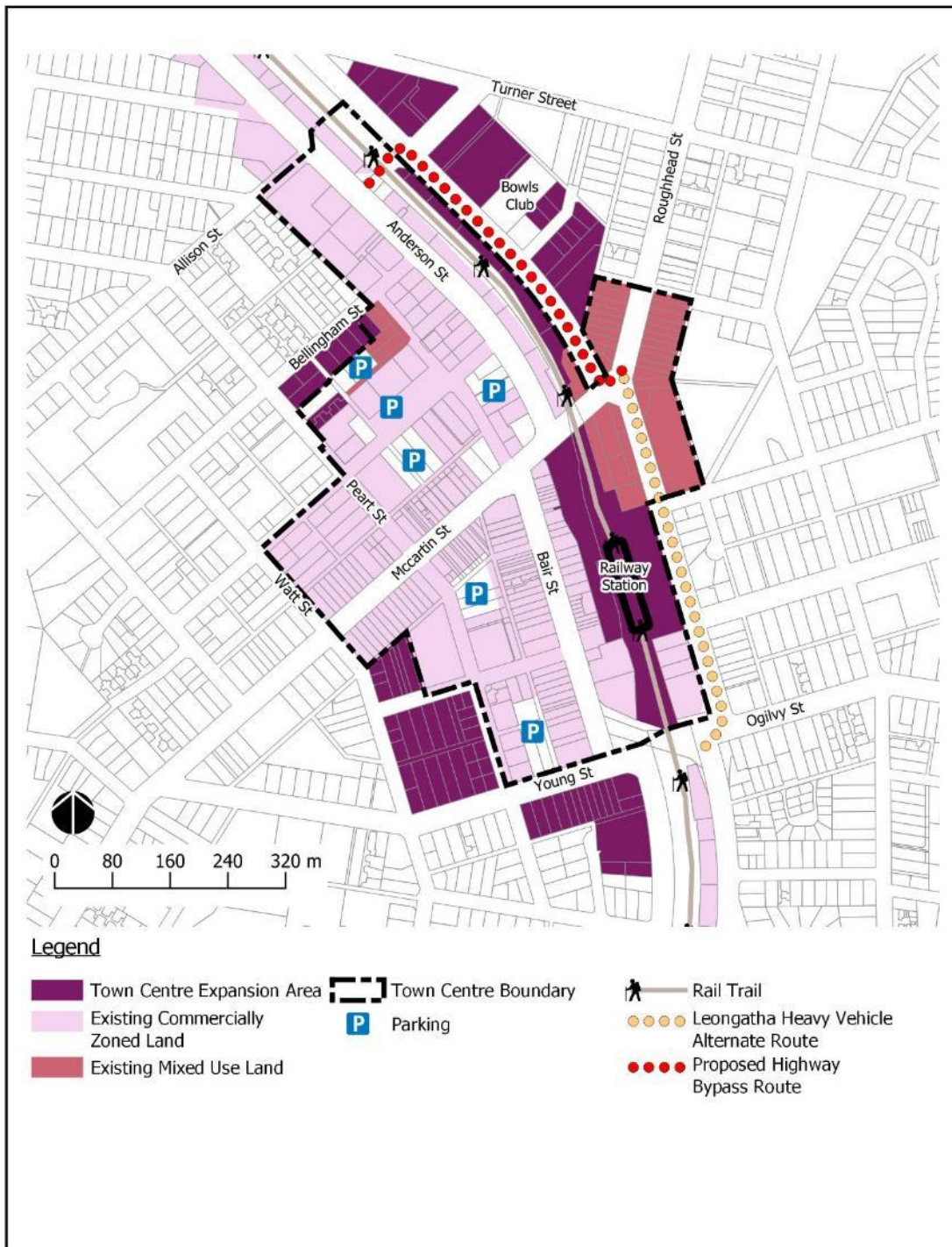
Consider as relevant:

Leongatha Structure Plan (South Gippsland Shire Council, 2008)

Leongatha framework plan



Leongatha Town Centre framework plan



Legend

- Town Centre Expansion Area
- Existing Commercially Zoned Land
- Existing Mixed Use Land
- Town Centre Boundary
- P Parking
- Rail Trail
- Leongatha Heavy Vehicle Alternate Route
- Proposed Highway Bypass Route

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Southern Leongatha growth area

Policy application

This policy applies to the land identified on the Leongatha framework plan at Clause 11.01-1L-01 Leongatha.

Bulky goods retail area strategies

Direct ~~Restricted retail premises and other~~ large floor-plate ~~developments~~development ~~uses defined as Restricted retail premises~~ to the Bulky Goods Area. [rewording for clarity]

Discourage commercial or community uses that may ~~weaken~~detract from [rewording for clarity] the primacy of the Town Centre.

Discourage uses, ~~such as industrial uses,~~ [removing unnecessary guidance] that may detrimentally affect the amenity of surrounding sensitive land uses.

Bulky goods retail area policy guidelines

Consider as relevant:

- Discouraging the following uses:
 - Accommodation (excluding ~~apt~~ Residential hHotel [aligning with current land use terms] and Motel).
 - Food and drink premises.
 - Office.
 - Place of assembly (excluding Conference centre, [rewording for clarity] Function centre and Place of worship).
 - Retail premises (excluding Restricted retail premises).
 - Warehouse.

Highway frontage commercial area strategies

Direct uses that benefit from highway exposure and that are not suited to a Town Centre location to the highway frontage commercial area.

Discourage uses, such as industrial uses, that may detrimentally affect the amenity of surrounding sensitive land uses.

Highway frontage commercial area policy guidelines

Consider as relevant:

- Encouraging the following uses in the highway frontage commercial area:
 - Car wash
 - Conference centre ~~/Function centre~~ [rewording for clarity]
 - Emergency services facility
 - Function centre ~~Hotel,~~ [aligning with current land use terms]
 - Landscape gardening supplies
 - Motel
 - Motor vehicle boat or caravan sales

- Place of worship
- [Residential hotel](#) [aligning with current land use terms]
- Service station.
- Trade supplies
- Veterinary centre
- Discouraging the following uses in the highway frontage commercial area:
 - Accommodation (excluding [Residential Hotel](#) [aligning with current land use terms] and Motel)
 - Food and drink premises
 - Office
 - Place of assembly (excluding Conference [centre](#), [rewording for clarity], Function centre and Place of worship)
 - Retail premises (excluding Restricted retail premises)
 - Warehouse
 - ~~Commercial or community uses that may weaken the primacy of the Town Centre [removing direction repeated from an existing strategy above.]~~

Urban expansion areas strategies

Promote the subdivision of land to maximise the efficient use of land across a range of lot sizes.

Promote the staged and sequential rezoning and subdivision of General Residential Zoned land that integrates with the existing road network and infrastructure to the north, and avoids the creation of development that is isolated or has poor connectivity to the north.

[Avoid the creation of residential lots in the Coalition Creek flood plain, unless the proposed development and any proposed accessways are above the applicable flood level.](#) ~~Avoid the creation of residential lots in the Coalition Creek flood plain, except where the potential exists for dwellings to be located within lots above the flood level and associated access to and within the lot is above the flood level.~~ [rewording for clarity]

Avoid residential lots with boundaries adjoining the highway frontage commercial uses.

Encourage the creation of wide, landscaped road reserves that create a residential sense of place in residential areas accessed through commercial areas.

Landscape and built form strategies

Minimise the number of highway entry points through subdivision, building layout and access design that avoids the requirement to create new highway access points.

Design development at the town entry point to include:

- Consistent building setback lines.
- Building layout that considers the long term potential for widening of the highway.
- Ample onsite car parking, without visually dominating front setbacks.
- Building siting and design that makes efficient use of land, including minimising unused areas of land (not including landscaping) to the side and rear of development.

SOUTH GIPPSLAND PLANNING SCHEME

Encourage lots adjoining commercial areas to be of sufficient size and depth to accommodate landscaping to screen and soften the potential visual and amenity impact.

~~Landscape and built form policy guideline~~

~~Consider as relevant:~~

- ~~■ Limiting building height at the town entry point to a maximum of 10 metres above ground level. [removing direction that should be provided by a zone or overlay]~~

Infrastructure strategies

Locate and design new highway intersection treatments to facilitate development on both sides of the highway.

Create an internal road network that allows for the future requirements of adjoining undeveloped land and the potential for cumulative increased usage over time.

Upgrade road and pathway infrastructure in established areas where necessary to manage additional use.

Avoid locating roads in flood prone areas of the Coalition Creek flood plain.

Create a shared pathway network around the boundaries of the Growth Area and along both sides of the highway.

Avoid the duplication of drainage assets or reliance on overland flows outside of drainage easements and declared waterways.

~~Ensure reticulated sewerage assets that allow for the development of surrounding land are provided so that asset duplication and incremental upgrades are avoided. [rewording for clarity]~~

~~Ensure reticulated sewerage assets are provided to allow for the (full / final / complete) development of surrounding land so that asset duplication and incremental upgrades are avoided. [rewording for clarity]~~

~~Encourage the provision of reticulated sewerage assets that allow for the development requirements of surrounding land and avoid asset duplication and the need for incremental asset upgrading. [rewording for clarity]~~

Create an open space reserve on the flatter sections of the residential area west of the highway.

Provide or reserve a land parcel west of the highway for future community development infrastructure.

Provide continuous linear open space connectivity between the eastern end of Parkside Close and the wetland area adjoining the Boags Road / Tarwin Ridge Boulevard.

Encourage provision of a local park adjoining Coalition Creek.

Infrastructure policy guidelines

~~Consider as relevant:~~

- ~~■ The open space reserve west of the highway to have an area of approximately four hectares. : [removing direction that should be provided by a zone or overlay]~~
- ~~■ The reserved land parcel west of the highway for future community development infrastructure to have a minimum area of one hectare. : [removing direction that should be provided by a zone or overlay]~~

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Korumburra

Policy application

This policy applies to land within the settlement boundary as set out on the Korumburra framework plan.

Settlement strategies

~~Manage the availability and development of residential land by directing development to areas identified in the Korumburra Framework Plan. Manage the availability and development of residential land and encourage the rezoning of areas identified in the Korumburra framework plan to maintain an estimated 15 year residential land supply.~~ [rewording for clarity / removing duplicate directions under 11.02-1S]

Encourage new residential developments to:

- Be integrated with existing residential areas and infrastructure.
- Provide pedestrian and cycling connectivity to the Town Centre and key community features.

~~Protect the environmental values of the land and waterways. Promote the development of residential estates that integrate with existing residential areas and infrastructure; provide pedestrian and cyclist connectivity to the Town Centre and key community features; and protect the environmental values of the land, especially the waterways.~~ [Rewording for clarity]

Promote higher density residential development and retirement living on land within the inner township residential areas with where convenient pedestrian access to the Town Centre is available. [Rewording for clarity]

~~Foetus Direct~~ industrial development within to the established industrial areas; and ~~at the site of~~ the former Korumburra Saleyards site. [Rewording for clarity]

Ensure that development of the former saleyards land responds to the amenity interface with the adjoining showgrounds and residential areas.

Discourage the establishment of sensitive land uses close in proximity to the ~~'manufacture of~~ milk products manufacturing site ~~operations~~ in the Station Street Industrial Area, to avoid any that may preclude impacts on the viability of the manufacturing operations use. [Rewording for clarity]

Economic strategies

Support Korumburra's role as a retail and service centre with civic and community functions for its population and nearby small communities.

Discourage retail uses outside of the Korumburra Town Centre Retail Core where such uses may detract from the principal role of the Korumburra Town Centre.

Support tourism developments that promote Korumburra as a tourist destination and plan for the provision of services and features that support highway tourism traffic.

Landscape and built form strategies

Conserve the town's heritage places and streetscapes in recognition of their central role in establishing Korumburra's rural township character and sense of place.

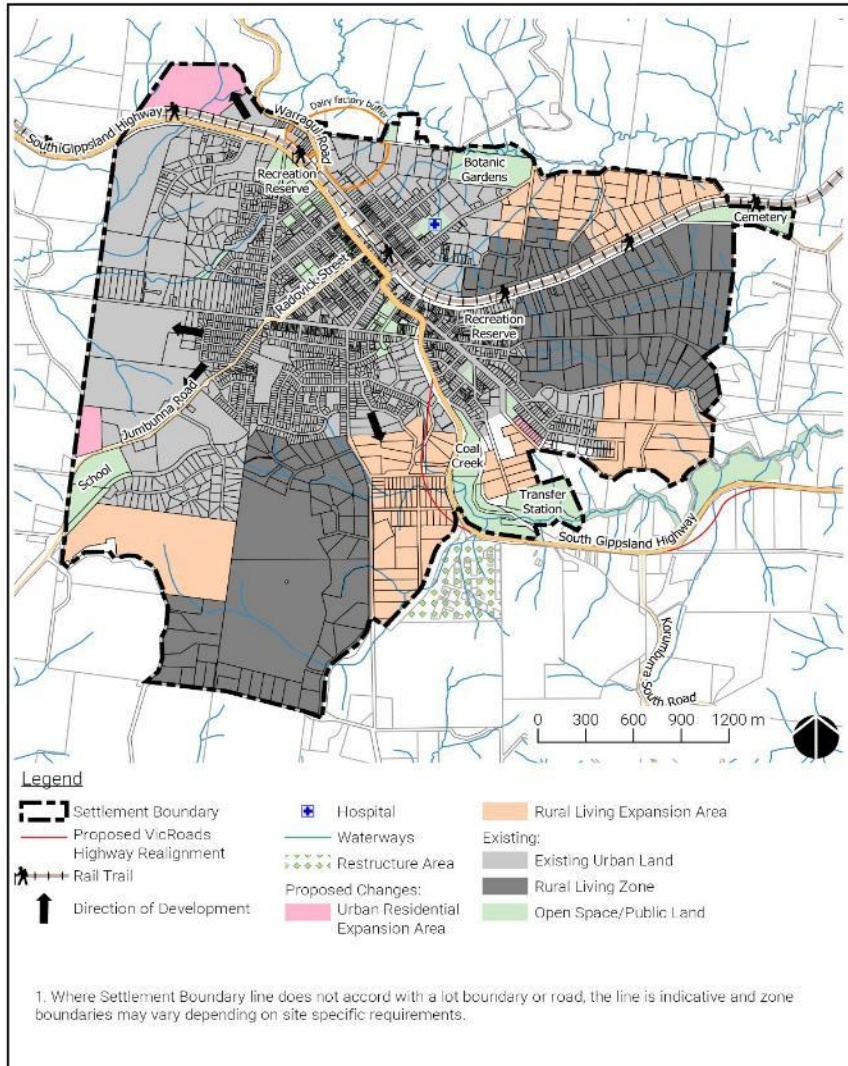
Infrastructure strategies

Provide direct and convenient pedestrian and cycling connectivity to the Korumburra Town Centre, key community assets and the schools.

SOUTH GIPPSLAND PLANNING SCHEME

Locate development and road traffic improvements so they do not compromise the longer-term potential return of rail services to Melbourne. [Relocating shire wide policy directions to avoid duplication - see clause 18.02-4L]

Korumburra framework plan



11.01-1L-04 Korumburra Town Centre

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Policy application

This policy applies to land within the Town Centre Boundary on the Korumburra Town Centre [strategic \[rewording for consistency of terms\]](#) framework plan.

Settlement strategies

Encourage the long term development of under-used and vacant land identified in the Korumburra Town Centre [strategic \[rewording for consistency of terms\]](#) framework plan as 'Preferred Commercial Redevelopment Sites'.

Economic strategies

Encourage major retail, office and community developments to concentrate in the Korumburra Town Centre Retail Core.

Focus ~~active~~ [\[removing superfluous direction\]](#) retail uses ~~on in the~~ Korumburra Town Centre's [within the \[rewording for clarity\]](#) 'main streets', being Commercial Street, Radovick Street and Bridge Street.

[Support consolidation of sites to accommodate a preferred major retail use, as indicated on the Korumburra Town Centre strategic framework plan \[rewording for clarity\]](#)

~~Encourage the consolidation of sites in the Korumburra Town Centre Retail Core to accommodate new, large floor space developments~~[\[rewording for clarity\]](#)

Support the development of a major retail use such as an additional supermarket on either of the preferred development sites nominated on the Korumburra Town Centre framework plan.

Promote tourism, community and other associated uses and activities at the Korumburra Railway Station Precinct to improve diversity of activities on either side of Commercial Street.

~~Encourage~~ [Support a transition in land use in the Korumburra Town Centre Retail Core from light industrial to commercial, retail and tourism uses, uses in the Korumburra Town Centre Retail Core. \[rewording for clarity\]](#)

Landscape and built form strategies

Design development within the Town Centre to respect the existing built form character including by:

- [Improving and formalising pedestrian connections, particularly between Little Commercial Street and Commercial Street and mid-block pedestrian connections between Little Commercial Street parking areas and Commercial Street. \[rewording for clarity\]](#)
- [Improving the layout and operation of car parking, pedestrian, cycling and mobility scooter facilities. \[rewording for clarity\]](#)
- [Locating and designing signs to respect the sensitivity of heritage places, strategic views and the town's future desired character as identified in the Korumburra Town Centre Strategic Framework Plan. \[rewording for clarity\]](#)

[Encourage the redevelopment of the existing library site and adjoining sites \(south east corner of Commercial and King Streets\) for a major retail use, such as an additional supermarket, while respecting the town character by: \[rewording for clarity\]](#)

- [Providing a skin of smaller speciality retail shops with active pedestrian-friendly frontages to Commercial Street. \[rewording for clarity\]](#)

- ~~Providing a distinctive and attractively designed landmark statement building and landscape treatments in recognition of the site's gateway entrance into the Korumburra Town Centre.~~ [rewording for clarity]
- ~~Articulating, screening or treating any blank walls.~~ [rewording for clarity]
- ~~Including co-located community facilities and services, such as a library, meeting spaces and public toilets.~~ [rewording for clarity]

~~Improving and formalising pedestrian connections, particularly between Little Commercial Street and Commercial Street and mid-block pedestrian connections between Little Commercial Street parking areas and Commercial Street.~~ [rewording for clarity]

~~Improving the layout and operation of car parking, pedestrian, cycling and mobility scooter facilities.~~ [rewording for clarity]

~~Locating and designing signs to respect the sensitivity of heritage places, strategic views and the town's future desired character as identified in the Korumburra Town Centre framework plan.~~ [rewording for clarity]

~~Encourage the redevelopment of the existing library site and adjoining sites (south-east corner of Commercial and King Streets) for a major retail use such as an additional supermarket, while respecting the town character by:~~ [rewording for clarity]

~~Providing a skin of fine-grain speciality retail shops and active pedestrian interfaces to Commercial Street.~~ [rewording for clarity]

~~Providing a distinctive and attractively designed landmark statement building and landscape treatments in recognition of the site's gateway entrance into the Korumburra Town Centre.~~ [rewording for clarity]

~~Articulating, screening or treating any blank walls.~~ [rewording for clarity]

~~Including co-located community facilities and services, such as a library, meeting spaces and public toilets.~~ [rewording for clarity]

Design infill development to provide active interfaces to the street through maximising windows and entry points.

Support redevelopment of the site on the north-west corner of Bridge and Commercial Streets to a retail use and form that is reflective of its main street corner address and consistent with the town's character.

~~Encourage development of two-storey built form on the potential future development sites on the north-east side of Commercial Street, to address the significant change in ground level to allow pedestrian access between the Korumburra Railway Station Precinct and the Korumburra Town Centre.~~ [rewording for clarity]

Maintain views from key vantage points identified as significant outlooks in the Korumburra Town Centre [strategic](#) framework plan by:

- Maintaining a modest two storey traditional built form ~~scale~~ with appropriate roof form designs, ~~to ensure the maintenance of distant views to landscape.~~ [rewording for clarity]
- Framing views to attractive features such as the rolling hills beyond the town, providing a visual link to surrounding rural land.
- Retaining and enhancing existing streetscape vegetation.

Maintain and extend streetscape plantings in the Korumburra Town Centre and surrounding area to enhance the town's existing 'boulevard' character.

SOUTH GIPPSLAND PLANNING SCHEME

Encourage the provision of additional public open space in the Korumburra Town Centre, with spaces ranging in size from pocket parks to plazas suitable for accommodating festivals and community events.

Encourage developments to provide passive surveillance to public open spaces.
[rewording for clarity by splitting existing strategy below]

Infrastructure strategies

Encourage developments to provide identified pedestrian access routes to enhance pedestrian safety. [rewording for clarity by splitting existing strategy below]

~~Encourage development to contribute to streetscape amenity and pedestrian safety throughout the Korumburra Town Centre including through providing outlook to public open spaces and defining pedestrian access areas, particularly in Commercial and Little Commercial Streets.~~[rewording for clarity by splitting existing strategy]

Design development to support the reconfiguration of Little Commercial Street as a pedestrian, cyclist and mobility-scooter friendly space, which provides safe and convenient linkages to existing and new community and retail facilities.

~~Facilitate the upgrade of the pedestrian railway underpass and connections between Commercial Street and Station Street.~~ [removing redundant policy direction as per SGSC]

Infrastructure policy guideline

Consider as relevant:

- ~~Reducing or waiving the car parking requirement to encourage commercial outcomes, heritage retention, alternative transport use and active frontages, as indicated under the Korumburra Town Centre Car Parking Strategy.~~ [linking to the adopted policy document referenced within clause]

~~Korumburra Community Hub strategies~~ [removing all hub strategies as per SGSC advice]

~~Direct co-located community services within the Town Centre to the preferred Korumburra Community Hub site.~~

~~Design the Korumburra Community Hub to:~~

~~Provide active uses on the ground floor at public interfaces.~~

~~Incorporate links to pedestrian connections between Commercial Street and Little Commercial Street.~~

~~Provide a generous public open space / landscape area along the Little Commercial Street frontage.~~

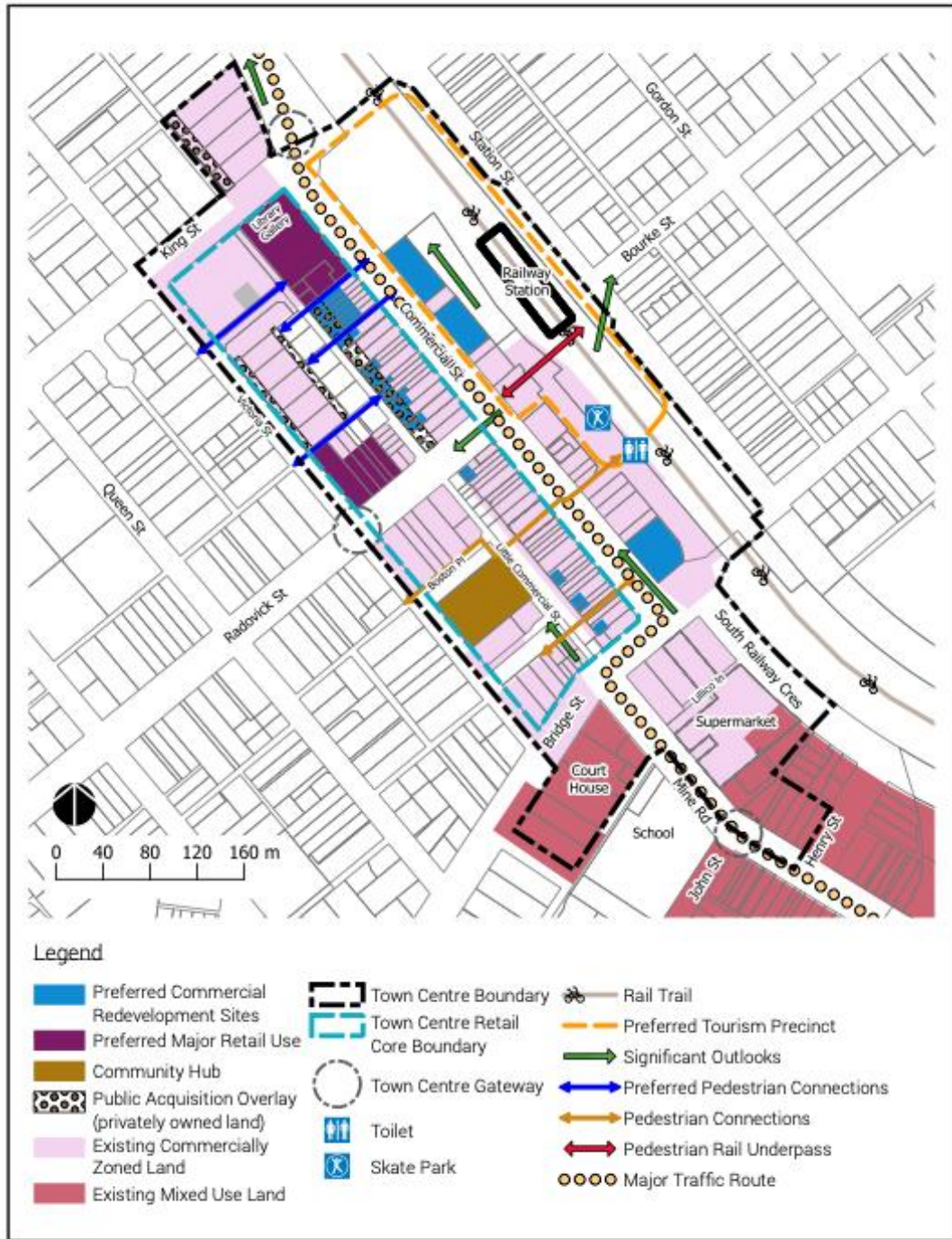
~~Maintain active through access to Victoria Street and Boston Place to maximise site frontage and accessibility.~~

Policy document

Consider as relevant:

Korumburra Town Centre Car Parking Strategy (GTA Consultants, 2013)

Korumburra Town Centre strategic framework plan



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District towns – Foster and Mirboo North

Policy application

This policy applies to land within the respective settlement boundaries as set out on the Foster framework plan and the Mirboo North framework plan.

General strategies

~~Limit growth to within the settlement boundary.~~[removing general settlement policy general policy directions provided under clause 11.01-1S]

~~Protect and enhance the compact qualities of the town centre~~[removing general settlement policy general policy directions provided under clause 11.01-1S]

Promote medium and higher density residential development and retirement living within a walkable catchment of the town centre.

Promote the staged release of new residential land in a contiguous and integrated manner.

~~Provide~~ ~~ing for~~ [rewording for clarity] a range of densities that decrease with distance from the town centre.

Promote pedestrian and cycle friendly development by providing and linking public open spaces to the town centres including from the nearby rail trails.

General policy guideline

~~Consider as relevant:~~

~~—A walkable catchment as having a 400 metre radius.~~ [removing unnecessary policy guidance]

Foster strategies

Promote a range of residential options that respects the small town character and landscape values of Foster.

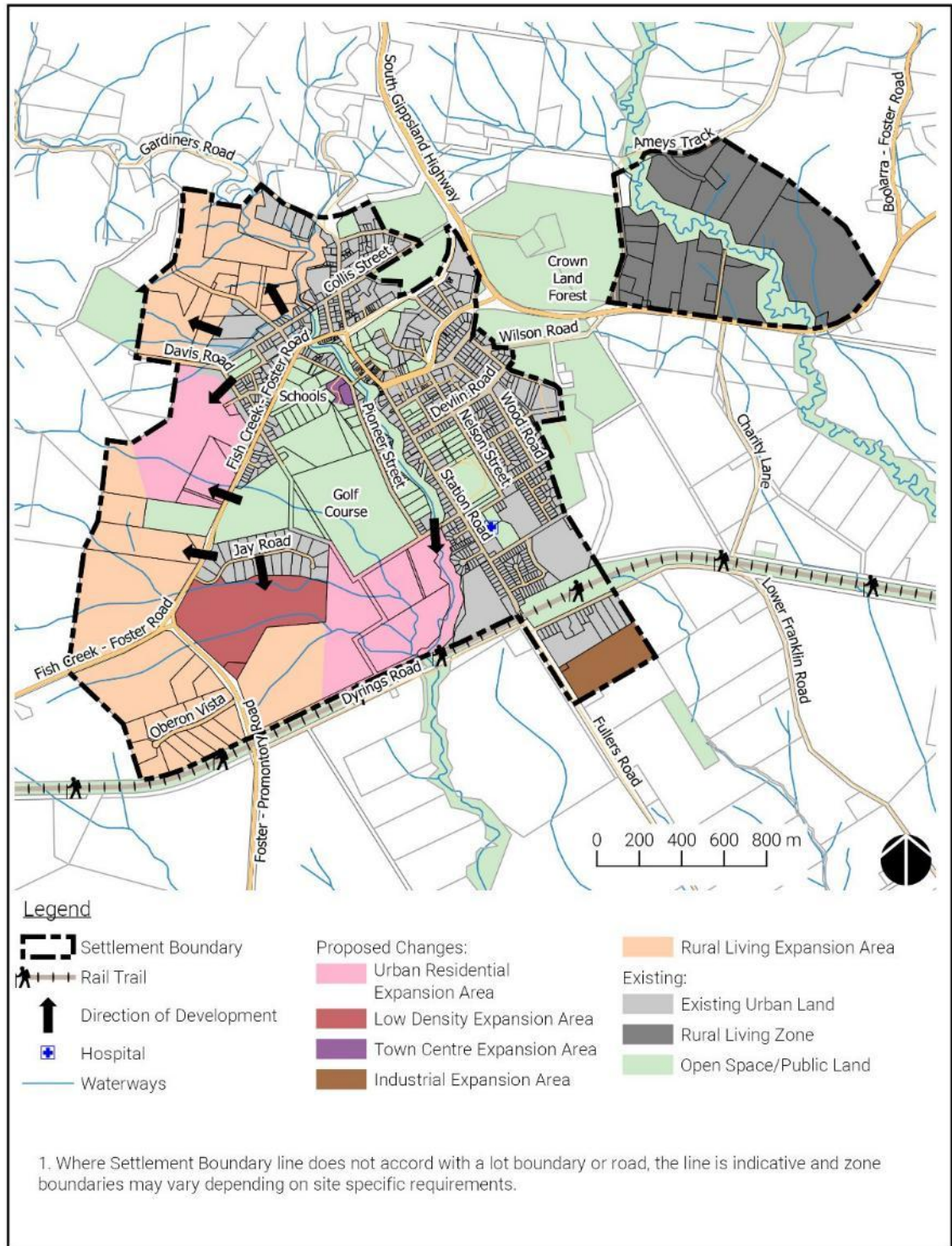
Discourage low density and rural residential development in ~~areas close to~~ [rewording for clarity] the township unless the land has constraints ~~that make it~~ inappropriate ~~to higher for higher~~ density development. [rewording for clarity]

Support the expansion of the town's commercial centre to contiguous land when demand requires.

Discourage the establishment of commercial uses outside of the town centre that may weaken the primacy of the town centre. [rewording for clarity]

~~Encourage greater tourism promotion and co-ordination within Foster to build upon the town's role as the gateway to Wilsons Promontory.~~

Foster framework plan



Mirboo North strategies

Economic strategies

Retain the main street for retailing and other commercial development.

Discourage shops (except restricted retail) and food and drink premises outside the Commercial 1 Zone.

Discourage land uses other than shops, food and drink premises, offices, place of assembly, community facilities and tourist attractions inside the town centre.

Access strategies

~~Avoid subdivision patterns that create closed courts which discourage connection of roads for active pedestrian use. [relocating shire wide strategies – see clause 18.02-1L]~~

~~Prioritise access improvements connecting key attractions, specifically those used by younger and older people. [relocating shire wide strategies – see clause 18.02-1L]~~

~~Encourage the provision of universal access as part of new development, with paths connecting to existing footpath infrastructure. [relocating shire wide strategies – see clause 18.02-1L]~~

Landscape and built form strategies

Encourage low rise and detached residential development outside of the town centre that is generally responsive to the topography and set in established gardens.

Ensure that the landscape and indigenous vegetation are visually dominant over built form by siting buildings away from native vegetation.

Facilitate a high quality pedestrian environment along the main streets (Ridgway, Peters Street, Brennan Street and Grand Ridge East) encouraging:

- Commercial-style, visually engaging frontages.
- Close spacing of built form.
- Construction to the front property boundary.
- Cantilevered weather protection.

Minimise the visual impact of built form on views from and to the surrounding landscape, particularly public viewing areas and corridors, such as main roads.

~~Retain vegetation along waterways and natural drainage lines. [relocating shire wide strategies – see clause 12.01-1L]~~

~~**Open space strategies**[relocating shire wide strategies – see clause]~~

~~Ensure new subdivisions improve pedestrian and cycling linkages to key destinations.~~

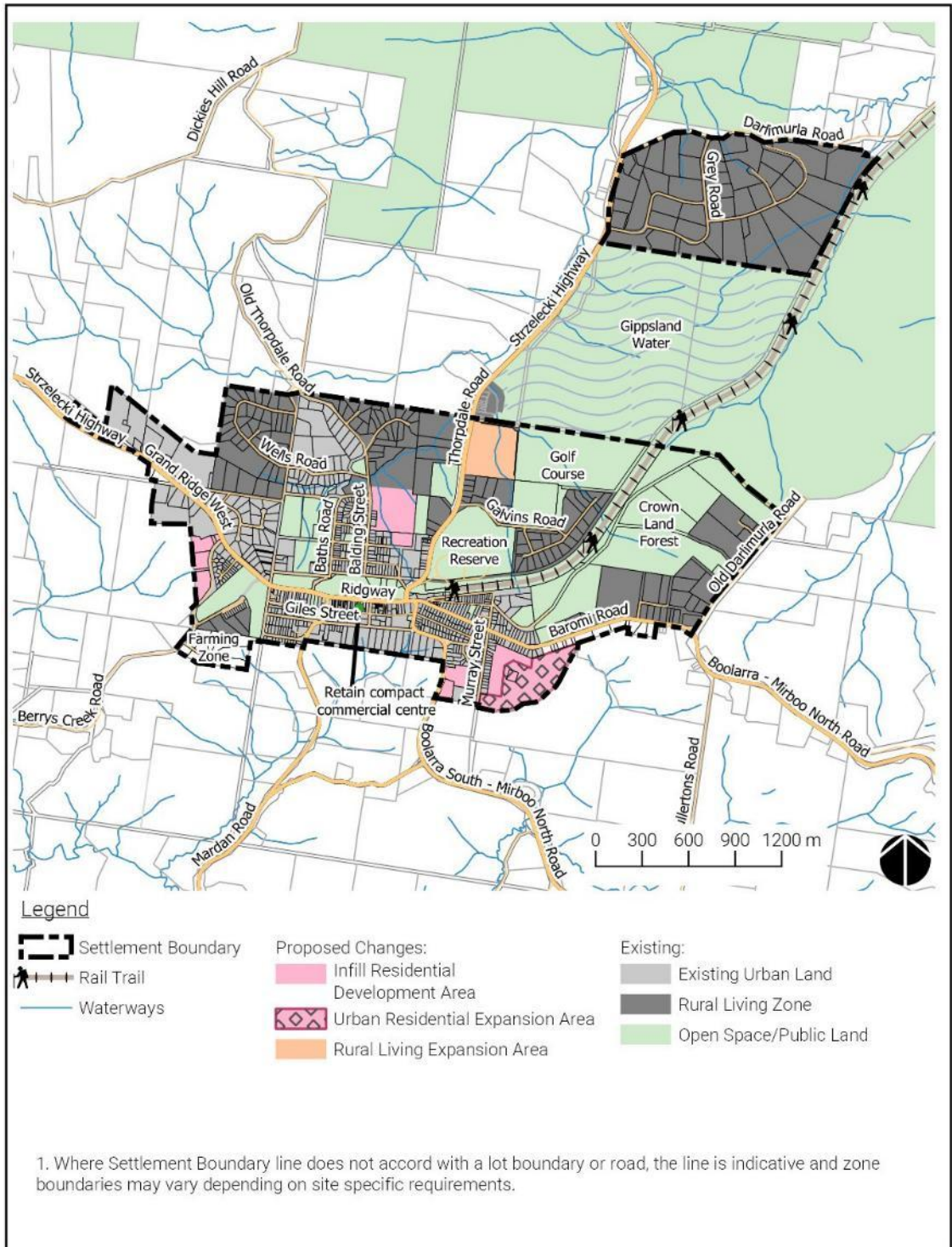
~~Provide publicly accessible open space within a walkable catchment of residential development.~~

~~**Open space policy guideline**[relocating shire wide strategies – see clause]~~

~~Consider as relevant:~~

- ~~A walkable catchment as being a 400 metre radius. [removing unnecessary policy guidance]~~

Mirboo North framework plan



11.01-1L-06

Small towns - Fish Creek, Loch, Meeniyan, Nyora, Poowong and Toora

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Policy application

This policy applies to the land identified on the Fish Creek, Loch, Meeniyan, Nyora, Poowong and Toora framework plans.

General strategies

~~Ensure new developments are connected to the reticulated sewerage system where available.~~ [removing redundant directions]

~~Ensure that new growth and development occurs in coordination with the provision of development infrastructure and that development contributes to provision of community services and facilities.~~ [removing redundant directions]

Focus commercial, retail and community services and facilities within ~~the~~ Town Centres [rewording for clarity] and discourage retail development outside of Town Centres [rewording for clarity].

Encourage infill development in residentially zoned land adjoining ~~the~~ Town Centres [rewording for clarity], in a coordinated and integrated manner.

Promote medium density residential development near ~~the~~ Town Centres [rewording for clarity], to support retirement living and household downsizing.

Discourage low density and rural residential development ~~close to the Town Centre within settlement boundaries~~ [rewording for clarity], unless the land has constraints that make it inappropriate for higher density development.

Encourage development that is site-responsive, ecologically sustainable and sympathetically designed so as to protect the characteristics of the natural and built environment and the landscape values of the surrounding area. [relocated within clause]

Promote residential development that complements the small rural township character of the towns. [relocated within clause]

Discourage development in areas susceptible to water logging or inundation [relocated within clause]

Encourage the development of small scale tourism services and accommodation that complement the natural environment, agricultural and landscape values of the region and take advantage of proximity to tourist routes and the Great Southern Rail Trail. [relocated within clause]

Retain and provide public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centres ~~and including from~~ [rewording for clarity] the rail trail ~~where possible.~~ [rewording for clarity]

Create an integrated network of shared pedestrian and bicycle paths linking features and facilities in and around the towns.

Promote walking and cycling around the towns ~~hip~~ [rewording for clarity] by providing shared walking and cycling paths between residential areas, the Town Centres and services.

~~Encourage development that is site-responsive, ecologically sustainable and sympathetically designed so as to protect the characteristics of the natural and built environment and the landscape values of the surrounding area.~~ [relocated above]

~~Promote residential development that complements the small rural township character of the area~~ [relocated above].

SOUTH GIPPSLAND PLANNING SCHEME

~~Establish the Town Centres as pedestrian-orientated and cycle friendly urban centres with links to the rail trail where possible. [removing duplicate directions - incorporated above]~~

~~Encourage the development of small scale tourism services and accommodation that complement the natural environment, agricultural and landscape values of the region and take advantage of proximity to tourist routes and the Great Southern Rail Trail. [relocated above]~~

~~Discourage development in areas susceptible to water logging or inundation [relocated above]~~

Fish Creek strategies

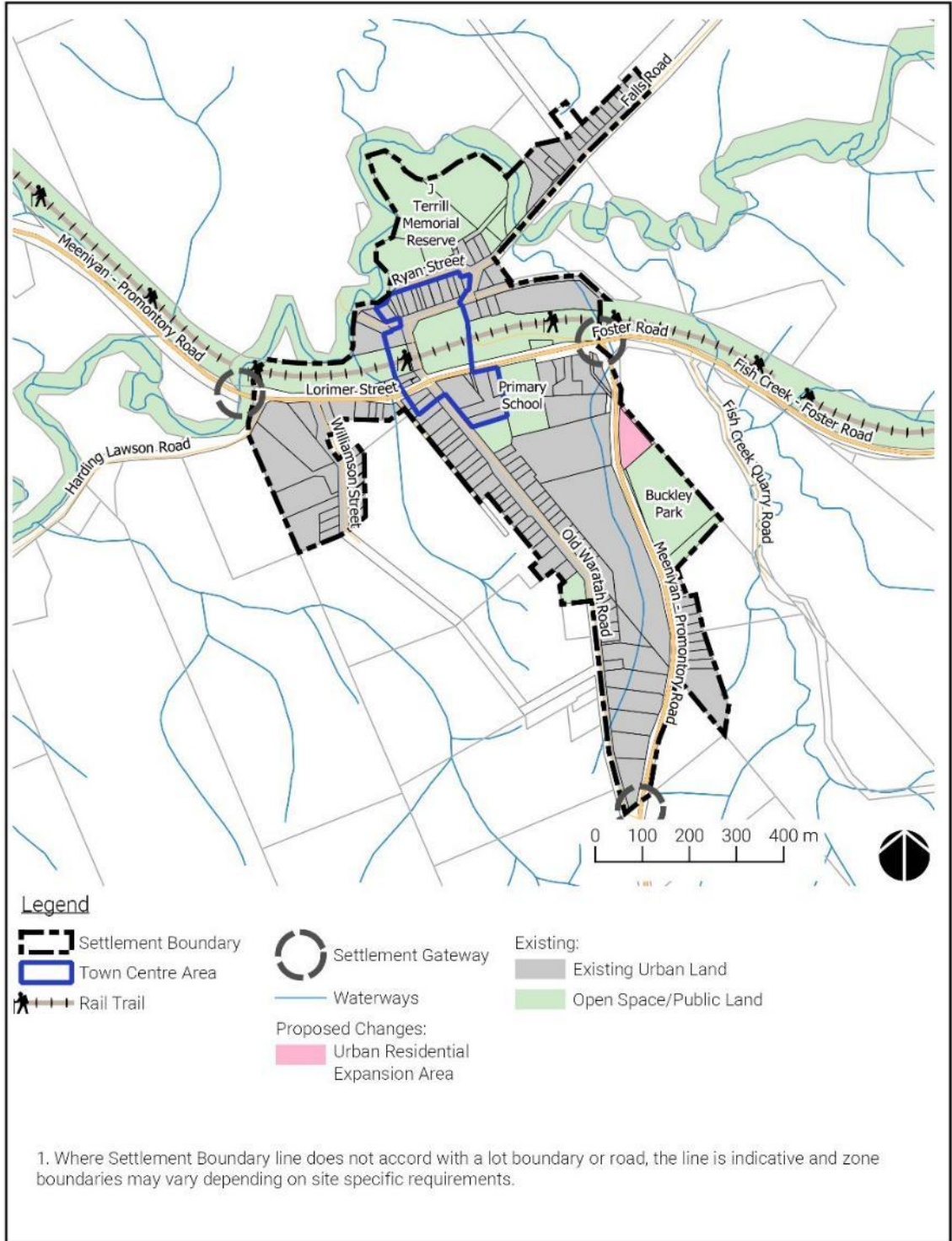
Promote medium density residential development near the ~~commercial hub~~ Town Centre Area, [aligning with Framework Plan] where wastewater treatment allows, to support retirement living and smaller household opportunities.

Consolidate and develop the Town Centre on Falls Road, Old Waratah Road and Foster Road as the preferred focus for commercial business, community and tourist services and facilities to residents and the smaller surrounding settlements.

Ensure that new growth, infill and redevelopment is ecologically sustainable, responsive and respectful of the site and Fish Creek's rural character, environmental values, picturesque location and unique identity.

Encourage the development of music, arts, culture and food services.

Fish Creek framework plan



Loch strategies

Retain the existing heritage character, design and built form of the buildings along Victoria Street and Smith Street (north of Victoria Street) in recognition of their contribution to the overall ~~image character~~ [rewording for clarity] of Loch.

~~Discourage subdivision in the Residential Expansion, Potential Residential Development and Low Density Residential Development areas identified in the Loch framework plan unless:~~ [removing general policy directions provided under clauses 11 and 19]

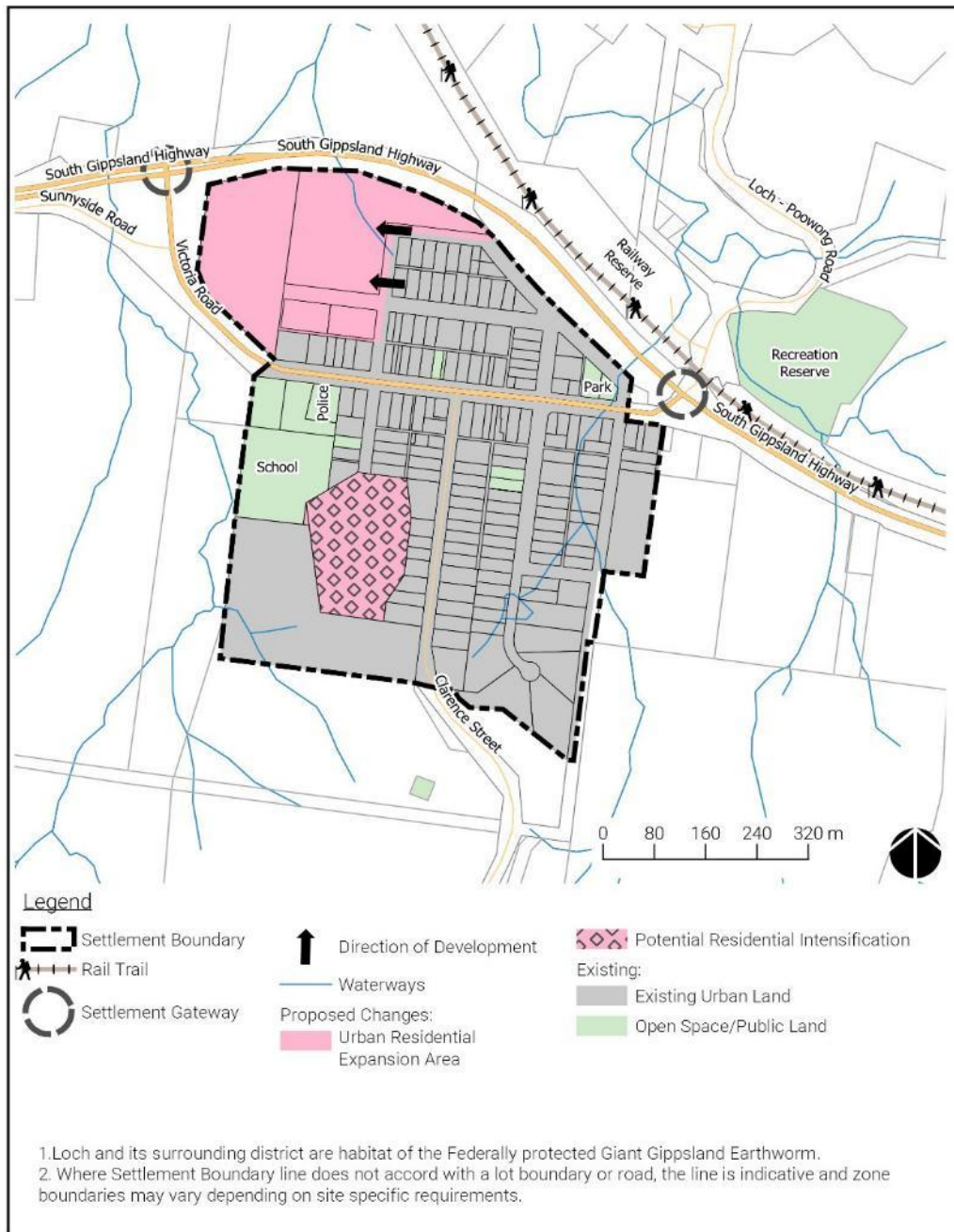
~~Reticulated sewerage can be provided to the land.~~

~~A Design and Development Overlay, or similar, has been prepared to promote development that is complementary to the existing built form and vegetated character of the town.~~ [removing inappropriate policy direction – allocate to future strategic work]

Encourage tourist services and facilities in the town.

Consolidate and develop the Town Centre as the preferred focus for all business, community and tourist services and facilities.

Loch framework plan



Meeniyán strategies

Retain-Support [rewording verb as per the practitioner’s guide] Meeniyán’s role as a provider-location for [rewording for clarity] of retail, community and trades services to its residents and the smaller surrounding settlements in the region.

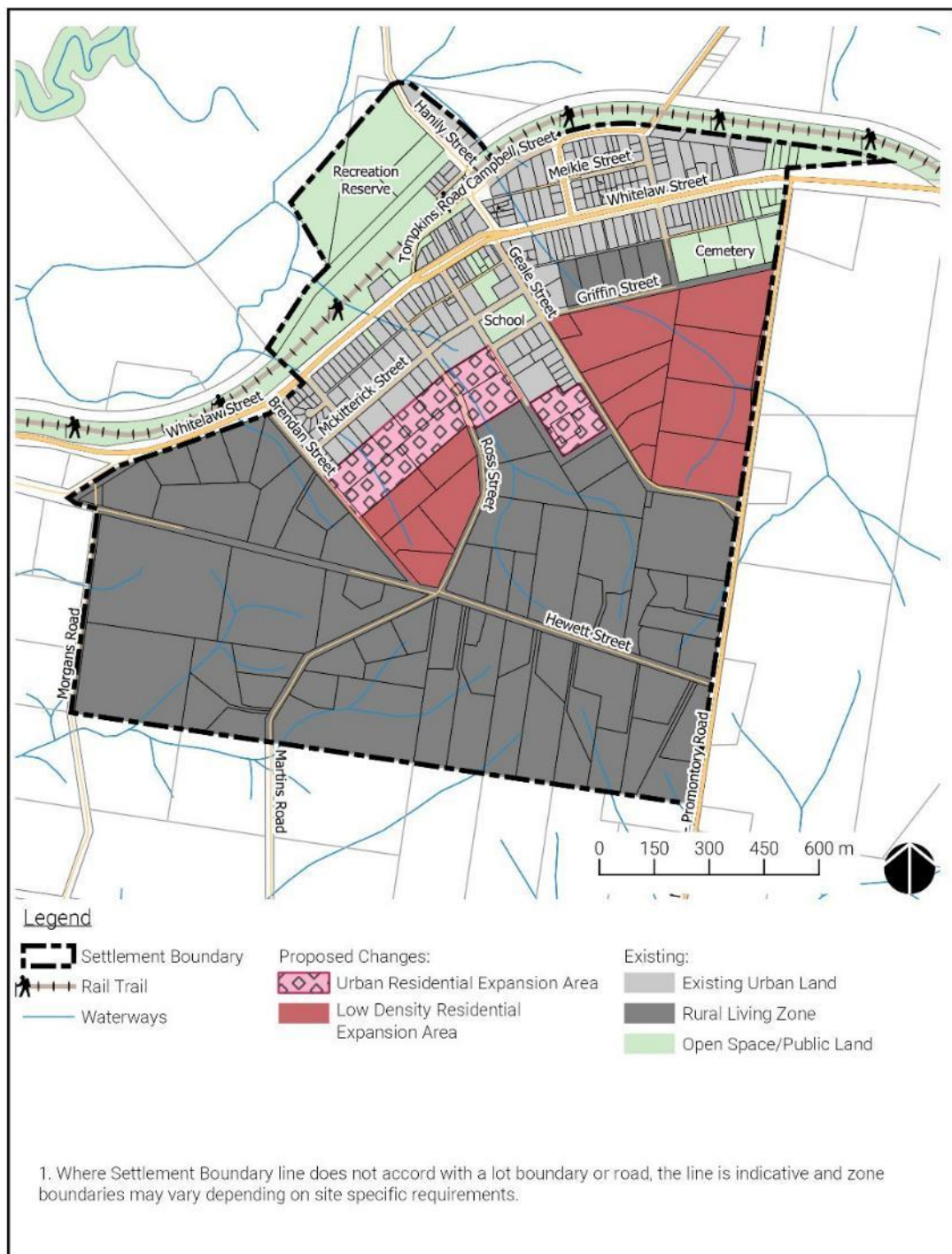
Consolidate commercial development in the Town Centre-precinctsettlement boundary; [rewording for clarity – as per framework plan] from the intersection of Whitelaw Street and Geale Street to the intersection of Whitelaw Street and Ross Street.

Support the development of service industrial uses on the Meeniyán– Nerrena Road to the north of the township and in appropriately zoned locations on the South Gippsland Highway. [removing redundant direction determined by the applied Commercial zone]

Encourage the development of tourist accommodation in Meeniyán.

Encourage the development of music, arts, culture and food services in Meeniyán.

Meeniyán framework plan



Nyora strategies

Discourage any subdivision in the Future Residential Areas or Long Term Residential Areas identified in the Nyora framework plan unless: ~~There is a demonstrated identified need for additional residential land supply within the settlement boundary. Reticulated sewerage can be provided to the land.~~ [removing general policy direction provided in clause 19]

- There is an identified need for additional residential land within the township.
- A comprehensive assessment, feasibility study and costing ~~has been done~~ of required development infrastructure, ~~(roads including all roads and, drainage, etc.)~~ and community infrastructure ~~have been provided.~~
- A Development Contributions Plan Overlay (or similar infrastructure cost recovery method), has been applied to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new urban residential development.
- A Development Plan Overlay has been prepared that provides for the integrated development of the entire land having regard to environmental and landscape constraints and opportunities and the town’s existing and preferred rural township character.

Nyora economic strategies

~~Encourage Support new light~~ [rewording for clarity] industrial ~~activities~~ uses [rewording for clarity] ~~to locate~~ within the designated industrial area ~~in on~~ Watts Road.

Consolidate and develop the Town Centre in the vicinity of Mitchell and Davis Streets as the focus for all business, community and tourist services and facilities.

Discourage residential land use and development, including subdivision, on commercial land apart from minor alterations to existing residential development that do not compromise commercial development in the Town Centre.

Provide for the expansion of the retail, commercial and community activities in the Town Centre that support a growing population and encourage activity at the ground level of buildings.

~~Ensure subdivision proposals in the Town Centre are only approved in conjunction with an approved planning permit for building development on the land.~~ [removing inappropriate policy directions that conflict with administrative procedures allowed under the zone]

Promote the use and development of a supermarket at land in the Town Centre, preferably at the location shown on the Nyora framework plan, to service Nyora and surrounding area as the population grows.

Nyora landscape and built form strategies

Protect the natural environmental qualities and landscape values of the Future Residential Areas and the Long Term Residential Areas identified in the Nyora framework plan.

Ensure vegetation continues as the dominant landscape feature.

Nyora infrastructure strategies

Create an integrated network of pedestrian and bicycle paths linking features and facilities in and around the township in accordance with the directions of the South Gippsland Paths and Trails Strategy (South Gippsland Shire Council, 2010) ~~(or as amended)~~ and Melbourne Water’s Shared Pathway Guidelines (January 2009) [removing redundant policy reference] as amended.

SOUTH GIPPSLAND PLANNING SCHEME

Promote residential development that integrates roads, pathways and utility infrastructure with adjoining areas, particularly on land bounded by Hewson St, Davis St, Walters St and Lang Lang Poowong Road.

Nyora Town Centre strategies

Encourage built form in the Nyora Town Centre to:

- Have minimal or no front setbacks in order to reinforce this area as the commercial centre and distinguish it from the surrounding residential areas.
- Provide a sense of human scale and appear low rise.
- Include the development of footpaths, shared paths, continuous weather protection, active frontages and articulated facades along pedestrian connections.
- Provide for physical and visual linkages to and from the surrounding residential areas and the railway reserve.
- Be softened by landscaping (e.g. views of tree [canopytops \[rewording for clarity\]](#) behind buildings, planting in small front setbacks).

Encourage fences to be low and open in style to provide for views beyond fencing, specifically for passive surveillance.

Reinforce Mitchell Street's role as the "main street" by encouraging development along to be:

- Built to the front boundaries with weather protection.
- Closely spaced with narrow frontages.

Encourage signs to be:

- Modest in size, scale and boldness (colour and lighting).
- Proportional to the individual business premises (building size, business type, and floor area).
- Integrate with the building.
- Located on building frontages and verandahs, avoiding protrusions above verandahs, roof lines or parapets.

Limit directional signage to supermarket uses.

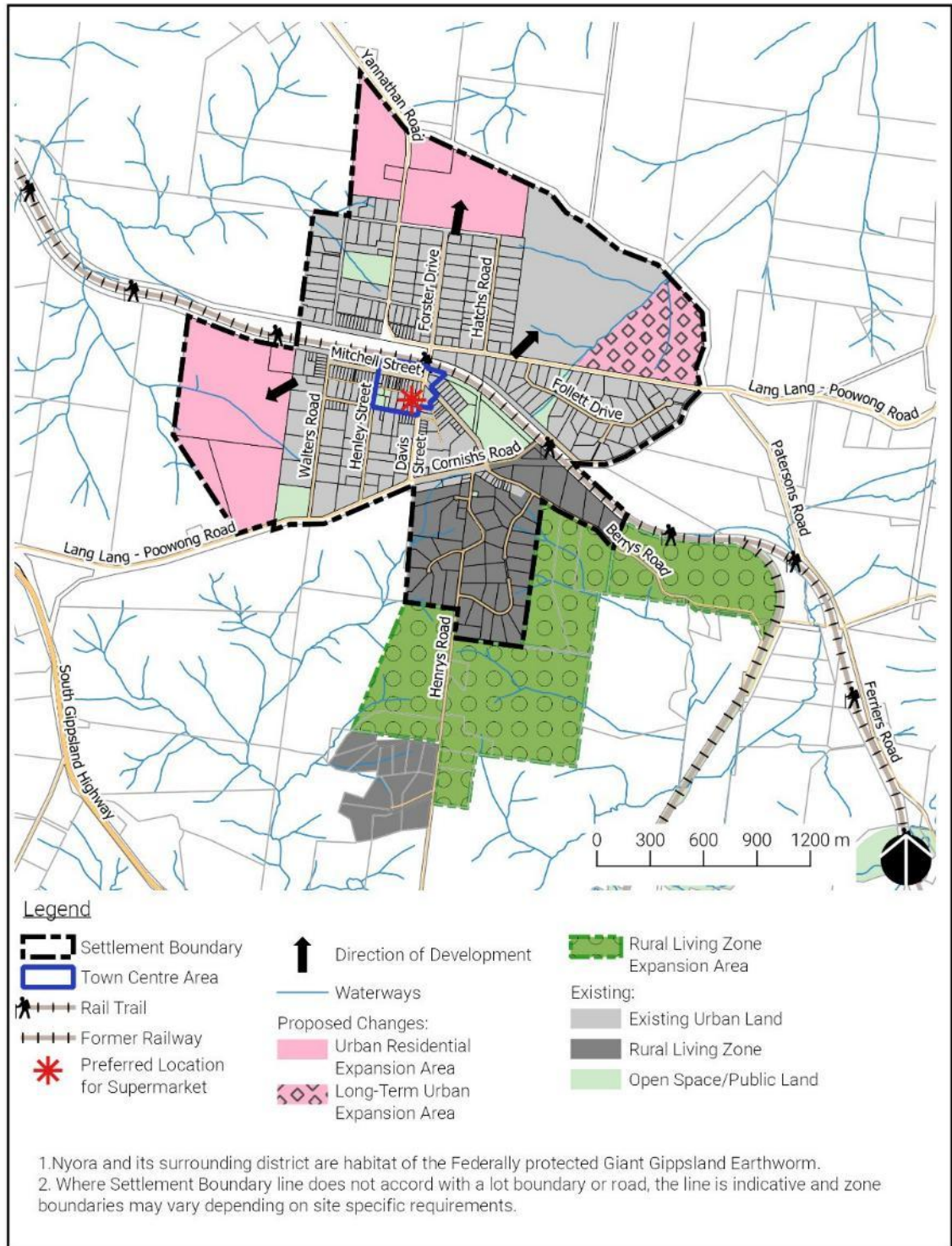
Discourage brightly illuminated signs, Major promotion signs, Reflective signs, Panel signs, High-wall signs and Sky signs.

Nyora Town Centre policy guideline

Consider as relevant:

- Constructing fences using building materials that reference country styles, such as through the use of timber, masonry or corrugated iron.

Nyora framework plan



Poowong strategies

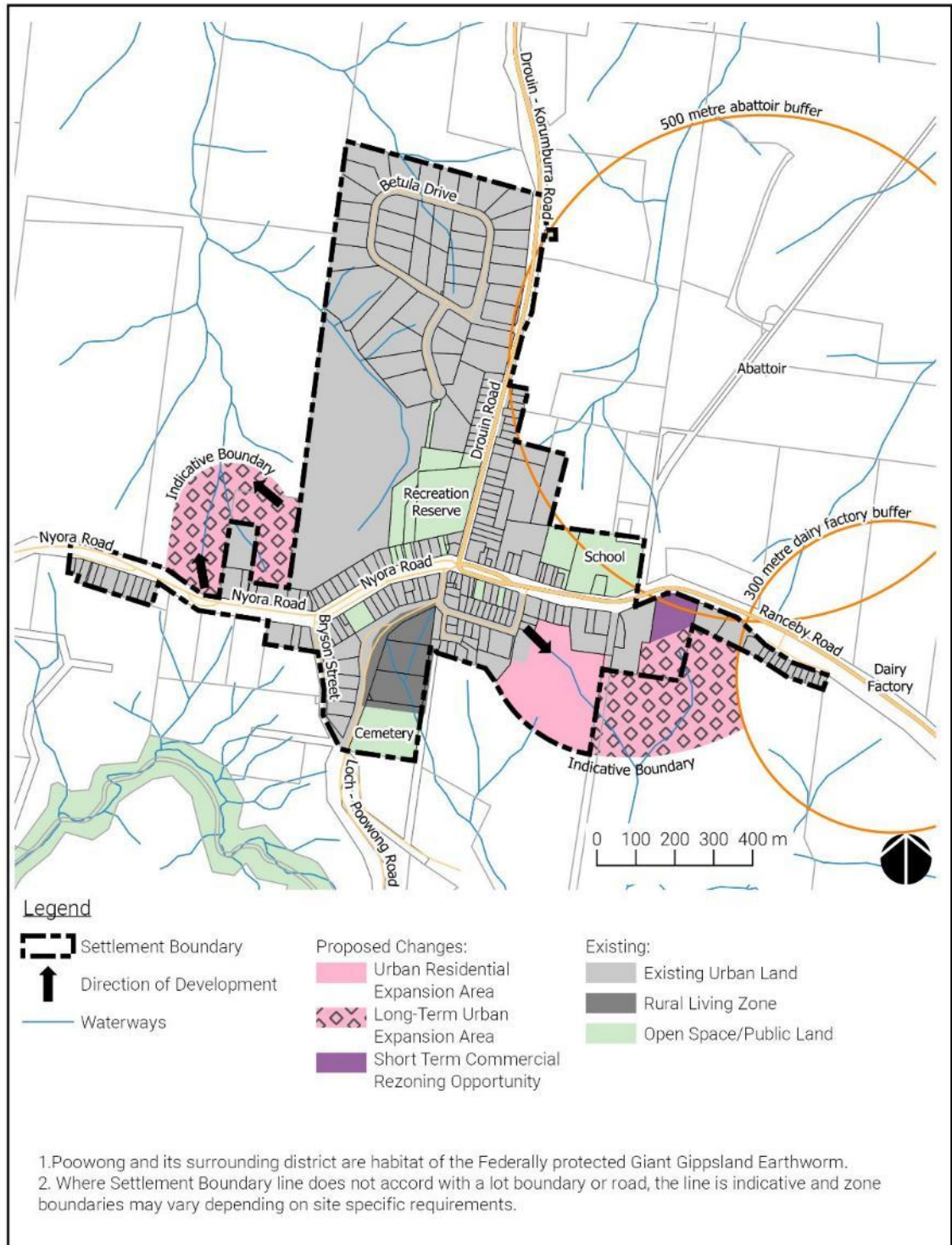
Retain and strengthen Poowong as a small service township by improving community, industrial and retail services, facilities and employment opportunities to support residents, surrounding agricultural communities and visitors.

Consolidate the Town Centre on the Poowong Ranceby Road.

Support the operation of the abattoir and milk processing factory and other industrial business as important employment providers in Poowong.

Protect the natural environmental qualities and landscape values of the township to retain its attraction for tourism and rural living.

Poowong framework plan



Toora strategies

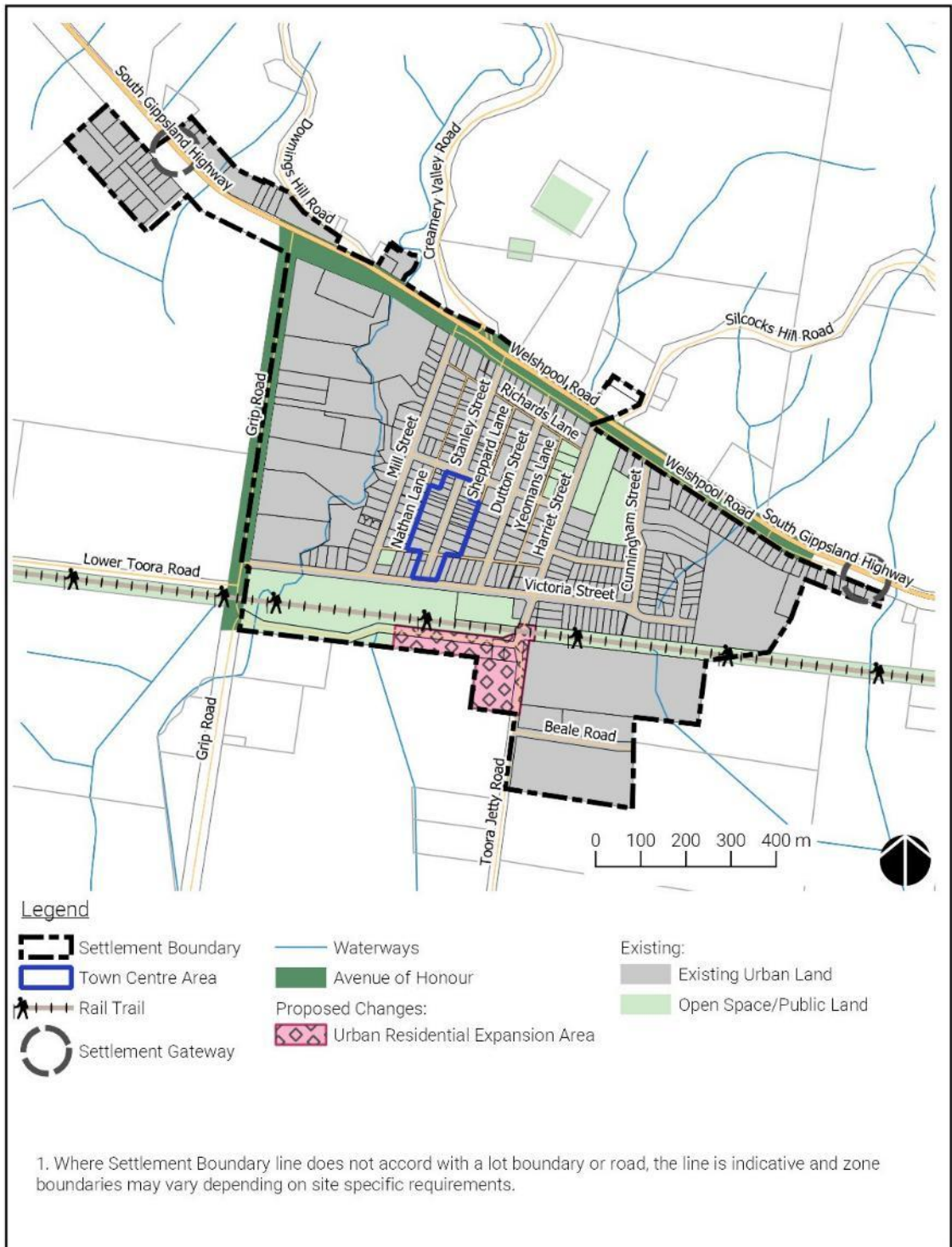
Discourage any subdivision in the Township and Low Density Residential Zones unless:

- Reticulated sewerage can be provided to the land.
- There is an identified need for additional residential subdivision within the town.

Encourage small-scale tourism within the Township Zone in Toora.

Conserve and enhance heritage character, in particular along Stanley Street, due to the contribution to the overall image of Toora.

Toora framework plan



11.01-1L-07 Villages – Koonwarra and Welshpool

17/10/2024
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[CXXXsgip](#)

Policy application

This policy applies to the land identified on the Koonwarra and Welshpool framework plans.

General strategies

Promote ecologically sustainable and attractive forms of development that complement Koonwarra's and Welshpool's natural and built environmental characteristics.

Encourage development that is sympathetically designed and located to protect the environmental and landscape values of the surrounding area.

Koonwarra strategies

Encourage infill development of vacant lots within the Township Zone and Low Density Residential Zone.

Encourage boutique tourism associated with sustainability and/or gourmet food.

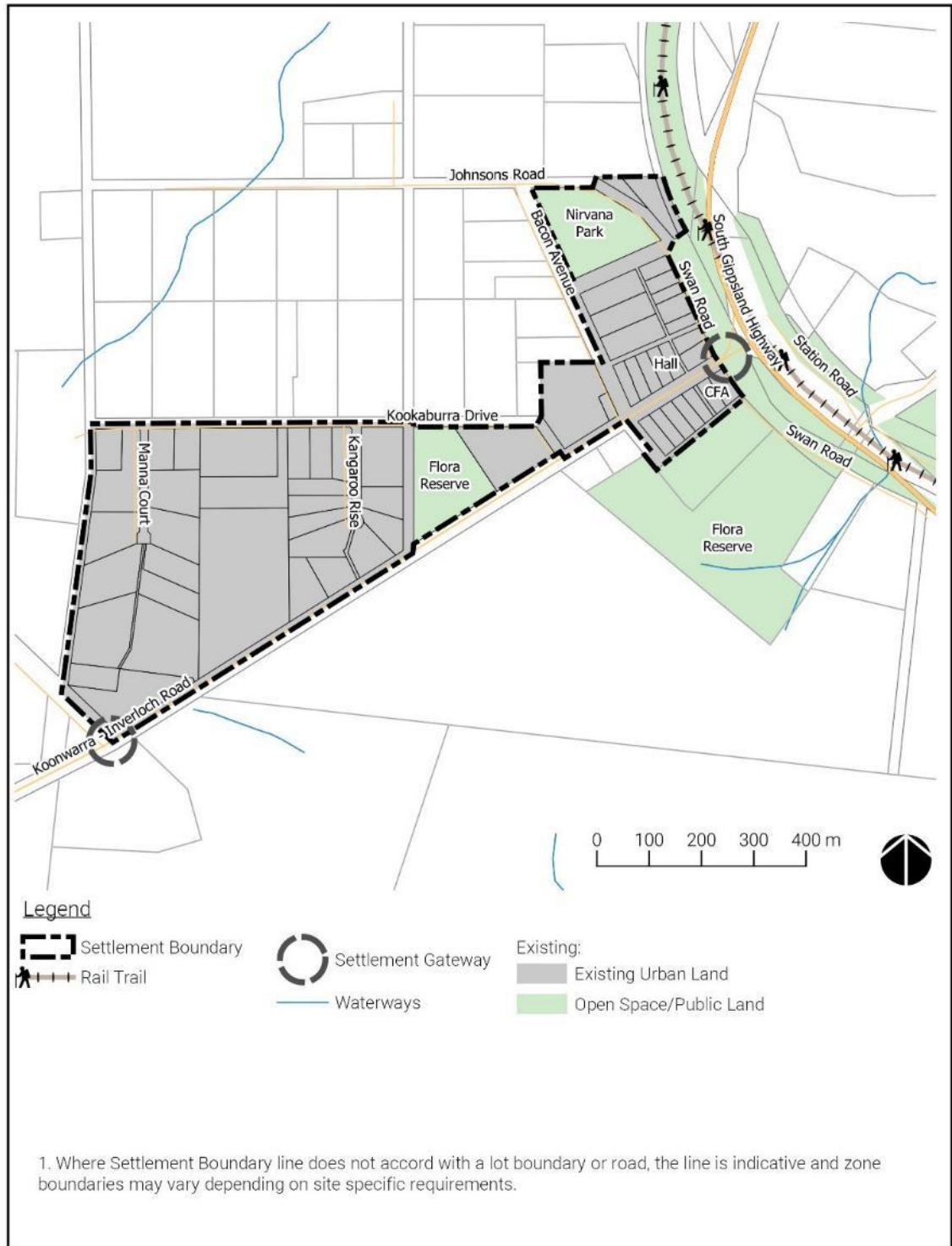
Welshpool strategies

Encourage infill development of vacant lots within the Township Zone.

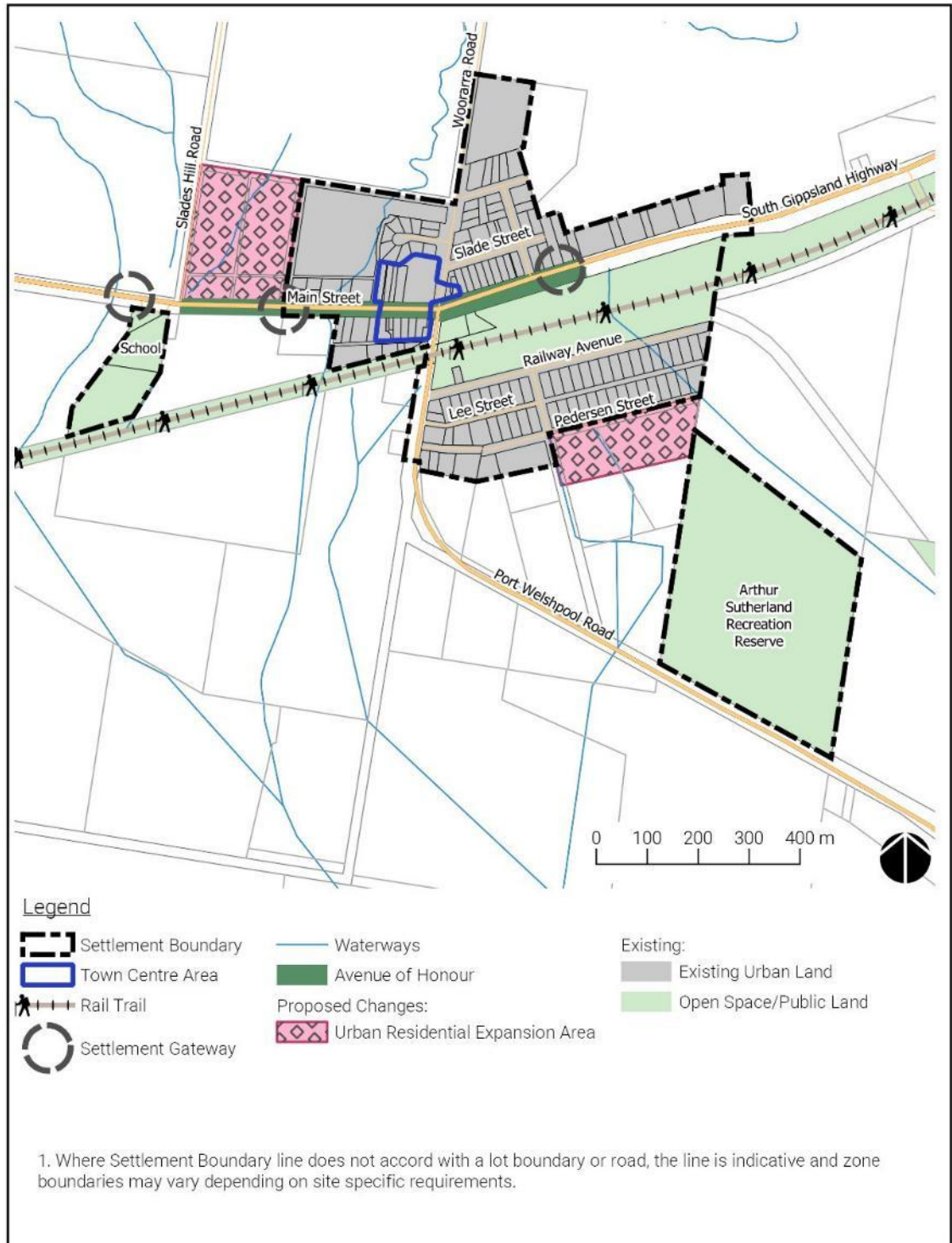
Focus commercial services and facilities in the Welshpool Town Centre Area.

Conserve and enhance heritage character due to its contribution to the overall [image-character](#) [rewording for clarity] of Welshpool.

Koonwarra framework plan



Welshpool framework plan



11.01-1L-08

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Coastal Villages – Port Welshpool, Sandy Point, Tarwin Lower, Venus Bay, Walkerville, Waratah Bay and Yanakie**Policy application**

This policy applies to the land identified on the Port Welshpool, Sandy Point, Tarwin Lower, Venus Bay, Walkerville, Waratah Bay and Yanakie framework plans.

General strategies

~~Maintain~~ Preserve the ~~low scale, holiday character~~ character [rewording for clarity] of each Coastal Village ~~including~~ by maintaining the current level of housing density.

Maintain the rural buffer between Sandy Point and Waratah Bay.

Maintain the rural buffer between Tarwin Lower and Venus Bay.

~~Design development to minimise impact on the viewshed of key viewing locations, particularly within town approaches and areas of higher elevation in the coastal landscape. Design development to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape.~~ [rewording for clarity]

Ensure that any expansion into the long term development areas identified on the relevant framework plans does not occur until:

- A significant proportion of vacant lots within the Township Zone and Low Density Residential Zone has been developed.
- Reticulated water and sewerage is made available.
- Further investigation is undertaken to confirm the extent of potential problems associated with acid sulphate soils and/or flooding.
- Further investigation is undertaken to confirm the location of sites of heritage significance.
- Further investigation is undertaken to confirm the location of sites of environmental significance.

Port Welshpool strategies

Encourage small-scale tourism within the Township Zone in Port Welshpool that complements the natural environment and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.

Encourage medium-scale tourism development which is; [rewording for clarity] compatible with any environmental constraints; in the precinct in the Township Zone in the vicinity of Long Jetty at Port Welshpool.

Encourage aquaculture and other marine related activities at Port Welshpool.

Sandy Point strategies

Promote development that respects and enhances the coastal character of the village.

Promote long term development areas in locations that maintain pedestrian accessibility to the nearby foreshore and commercial centre.

Tarwin Lower strategies

Encourage infill development of vacant lots within the Township Zone and Low-Density Residential Zone.

Protect the environmental values of the Tarwin River environment and Anderson Inlet.

Focus new commercial and industrial use and development within the existing commercial precinct in Evergreen Road between Walkerville Road and School Road.

Discourage commercial and industrial use and developments within ~~the~~ [rewording for clarity] residential areas.

Venus Bay strategies

Limit ~~projected~~ [removing superfluous wording] residential growth to the long term development areas identified on the Venus Bay Estate 1 framework plan.

Focus new commercial services and facilities in the Commercial 1 Zone and the Commercial 1 Zone Investigation Area in Jupiter Boulevard in Estate 1 in accordance with the Venus Bay Tourism Precinct Plan (June 2020).

Protect the environmental values of Anderson Inlet and Cape Liptrap Coastal Park.

~~Preserve the different styles of each estate.~~ [removing unnecessary / inappropriate directions]

Maintain the rural buffer between the first, second and third estates of Venus Bay, as well as between Venus Bay and Tarwin Lower.

Venus Bay policy guideline

Consider as relevant:

- Venus Bay Tourism Precinct Plan (South Gippsland Shire Council, June 2020) [referencing adopted policy document]

Walkerville strategies

Maintain Walkerville - Promontory View Estate, Walkerville North and Walkerville South as principally un-serviced holiday destinations.

Discourage any further commercial development in the Walkerville - Promontory Views Estate area, Walkerville North and Walkerville South, ~~apart from non-retail commercial facilities which are aimed at the tourist market and which could be readily confined to a house or residential property.~~ [removing redundant directions]

Protect the environmental values of Cape Liptrap Coastal Park, the beaches, and the flora and fauna in and around the Walkerville settlements.

Ensure that [rewording for clarity] the design and siting of development in Walkerville – Promontory View Estate, Walkerville North and Walkerville South ~~is controlled~~ to [rewording for clarity]:

- Minimises [rewording for clarity] visual intrusion of development into any public use areas and the beach.
- Maintains [rewording for clarity] continuous indigenous vegetation canopy.
- Reduces [rewording for clarity] distant visibility through the use of darker colours / non-reflective materials.
- ~~Preserve the different styles of each estate.~~ [removing unnecessary / inappropriate directions]

Maintains the rural, vegetated buffer between the subdivisions that comprise Walkerville Coastal Village.

Waratah Bay strategies

Protect the environmental values of Cape Liptrap Coastal Park, the beaches and flora and fauna in and around Waratah Bay.

Promote Waratah Bay as the gateway to Cape Liptrap Coastal Park and as a tourist destination for nature-based recreation.

Develop a network of habitat corridors and vegetation linkages throughout the Coastal Villag

Maintain the low level of commercial development within the Coastal Village.

Protect the identified landscape values of the area including the views across Waratah Bay, Wilsons Promontory and Cape Liptrap Coastal Park by:

- Maintaining the rural buffer between Waratah Bay and Sandy Point.
- Maintaining the unobtrusive coastal character of the [hamletvillage](#). [rewording to align with MPS terms]

Waratah Bay policy guideline

Consider as relevant:

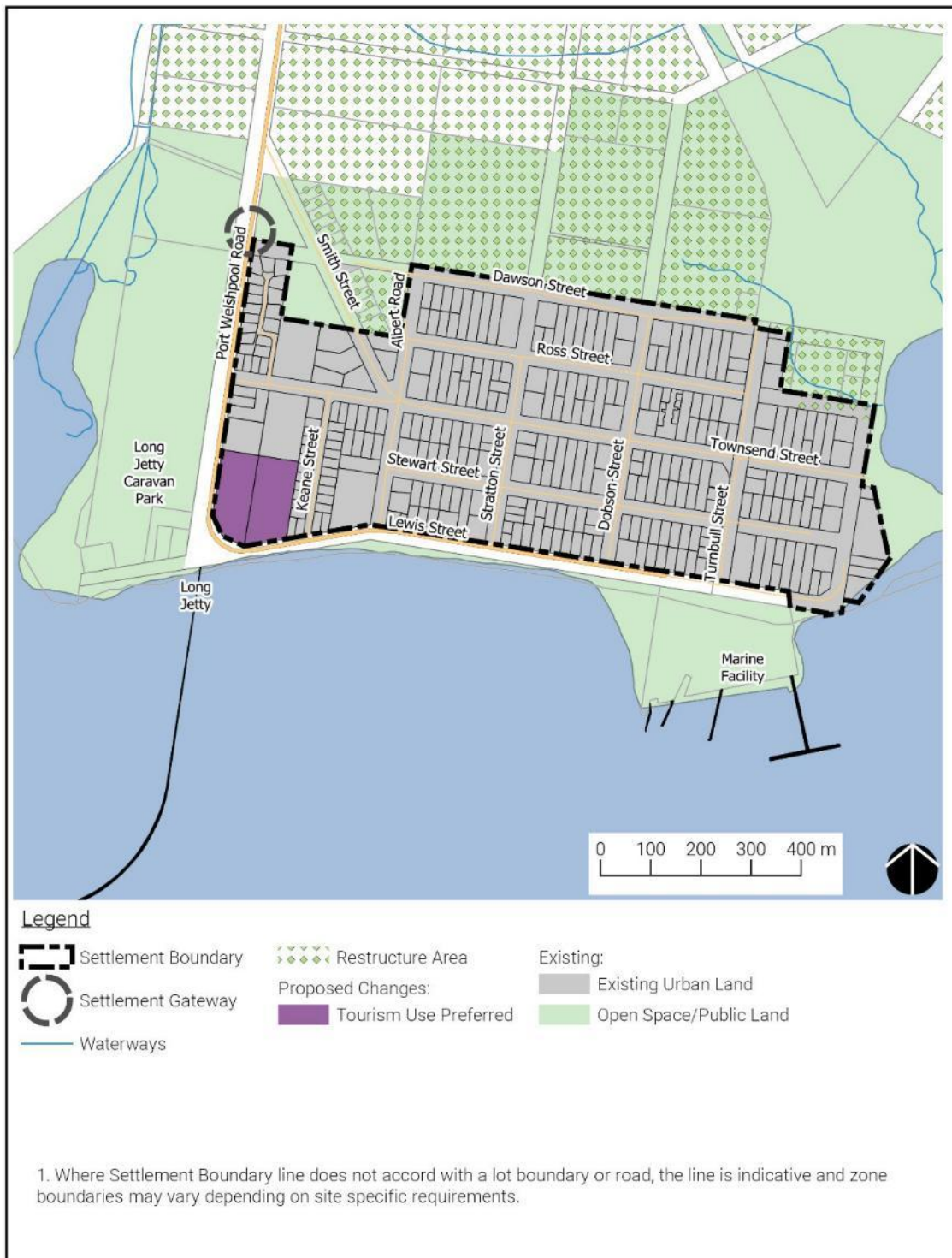
- [Coastal Spaces Landscape Assessment Study \(Planisphere, December 2006\)](#). [referencing adopted policy document]

Yanakie strategies

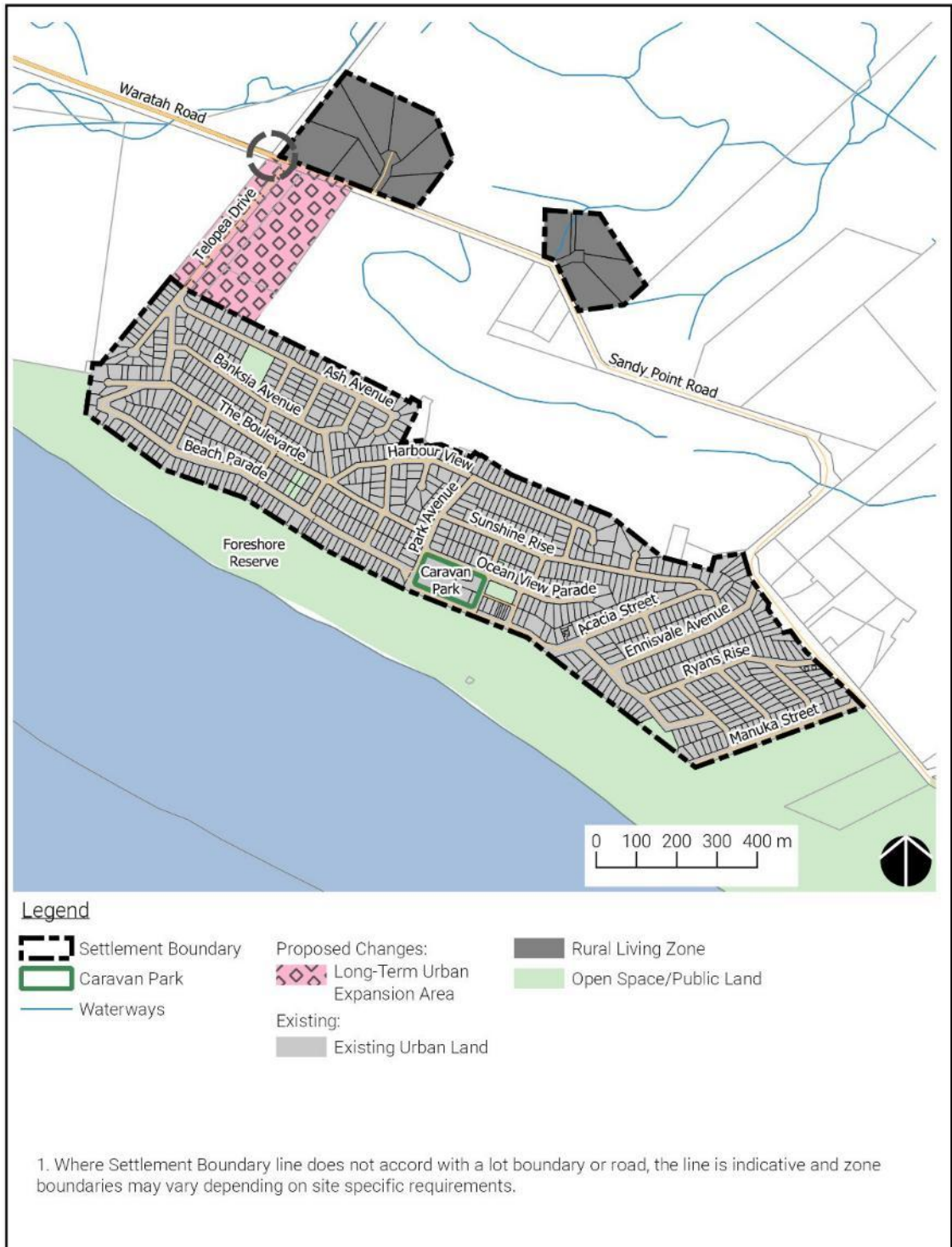
Direct commercial business, community and tourist services and facilities to the Town Centre on ~~the~~ Meeniyan Promontory Road. [correcting road name]

Encourage small-scale tourism development at Yanakie.

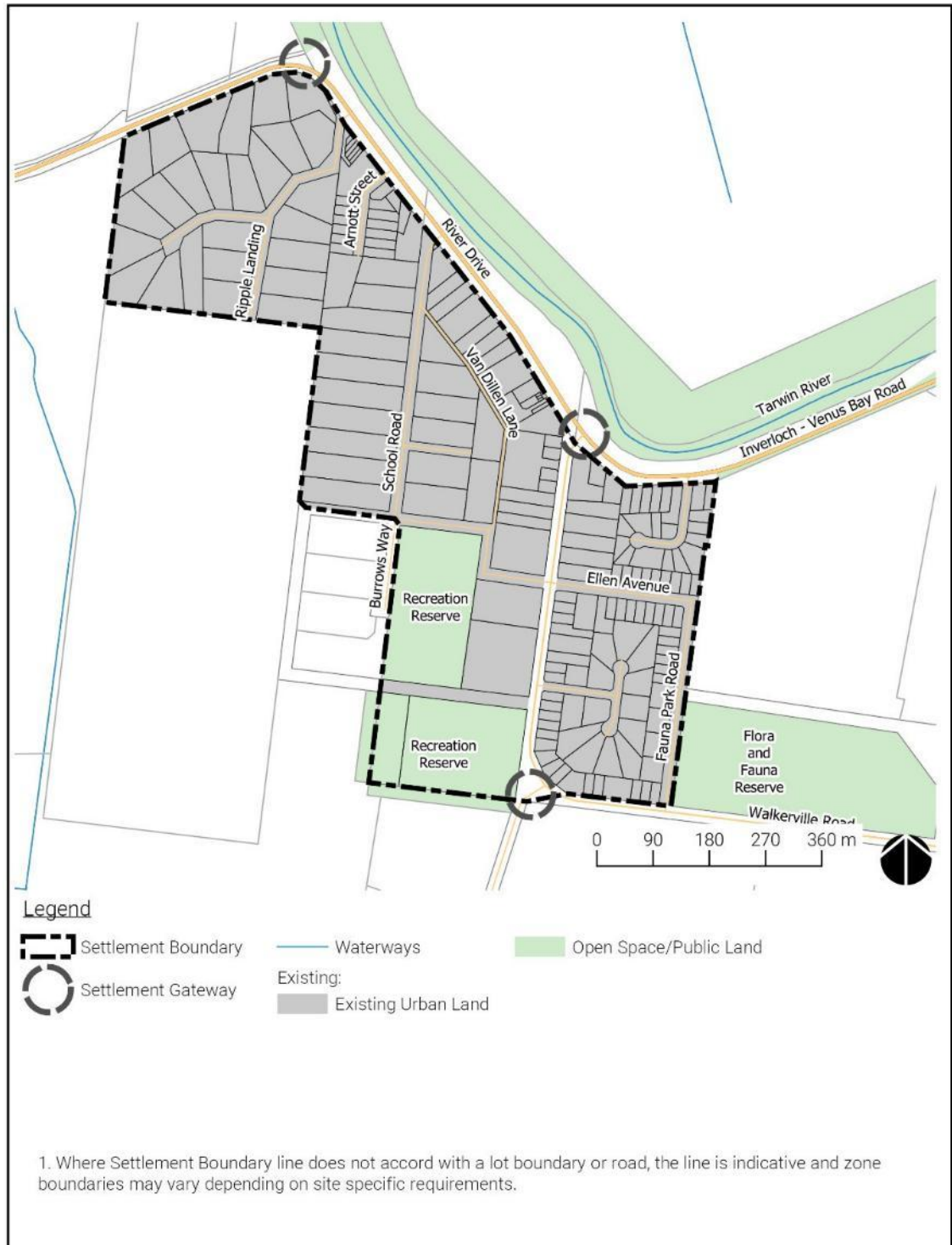
Port Welshpool framework plan



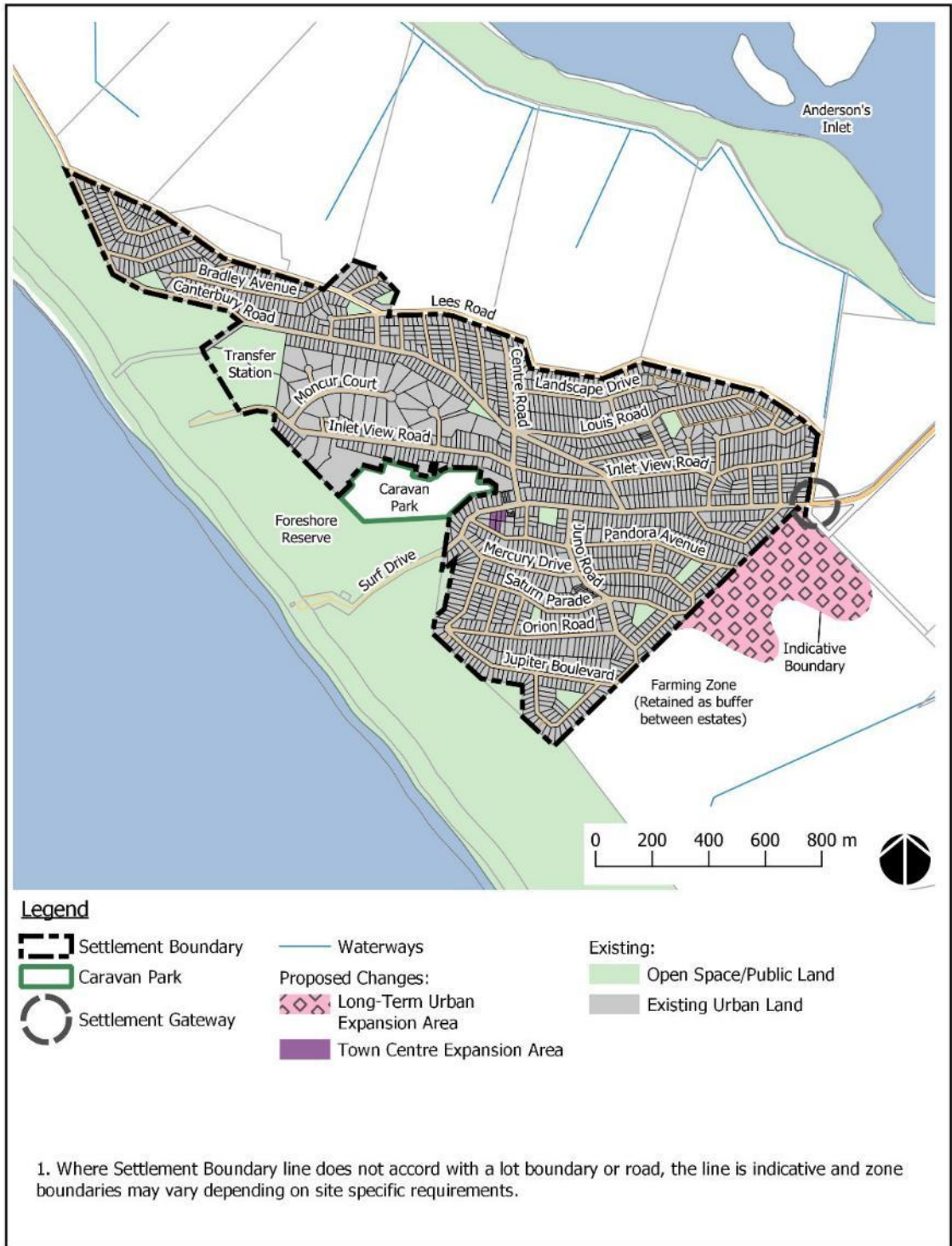
Sandy Point framework plan



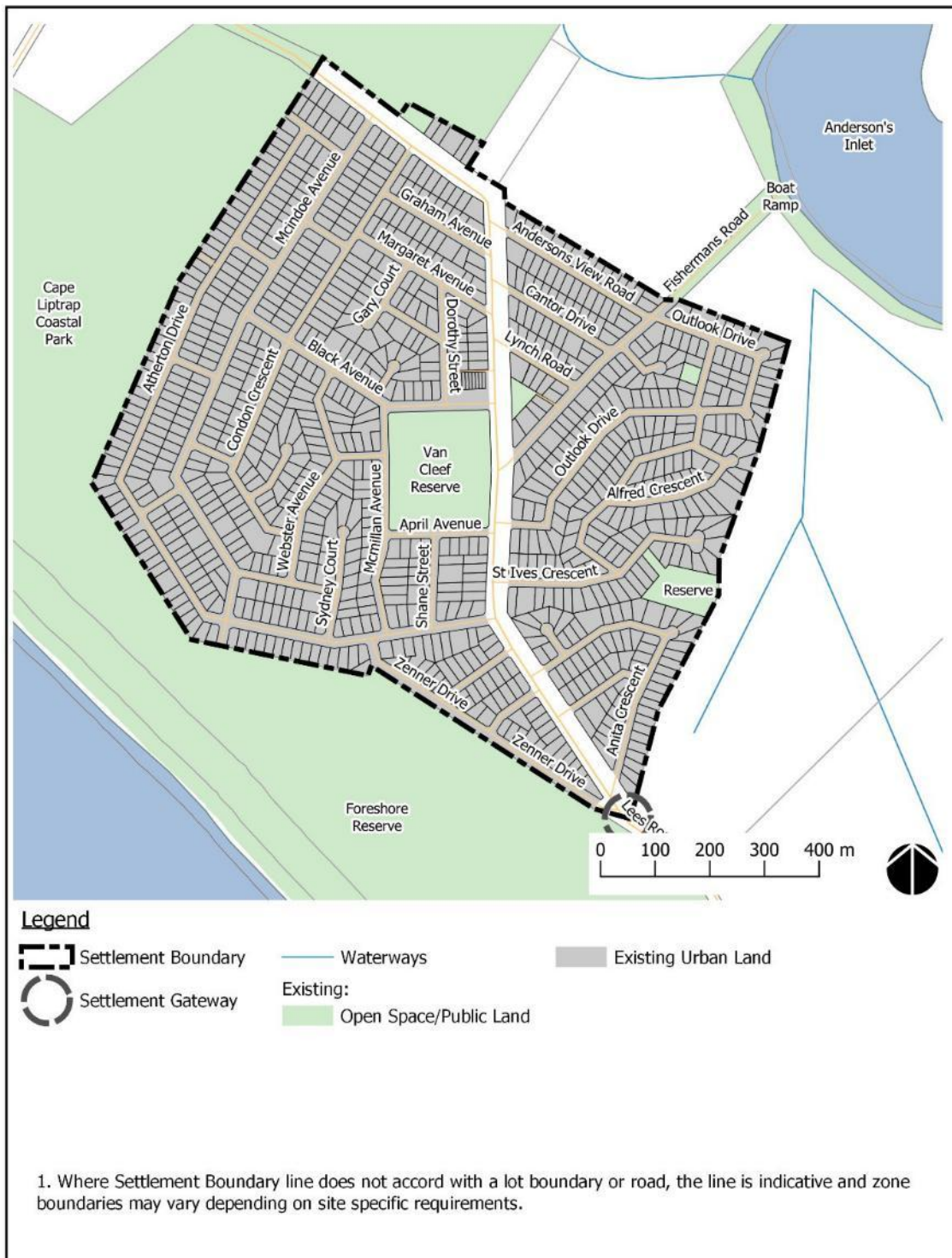
Tarwin Lower framework plan



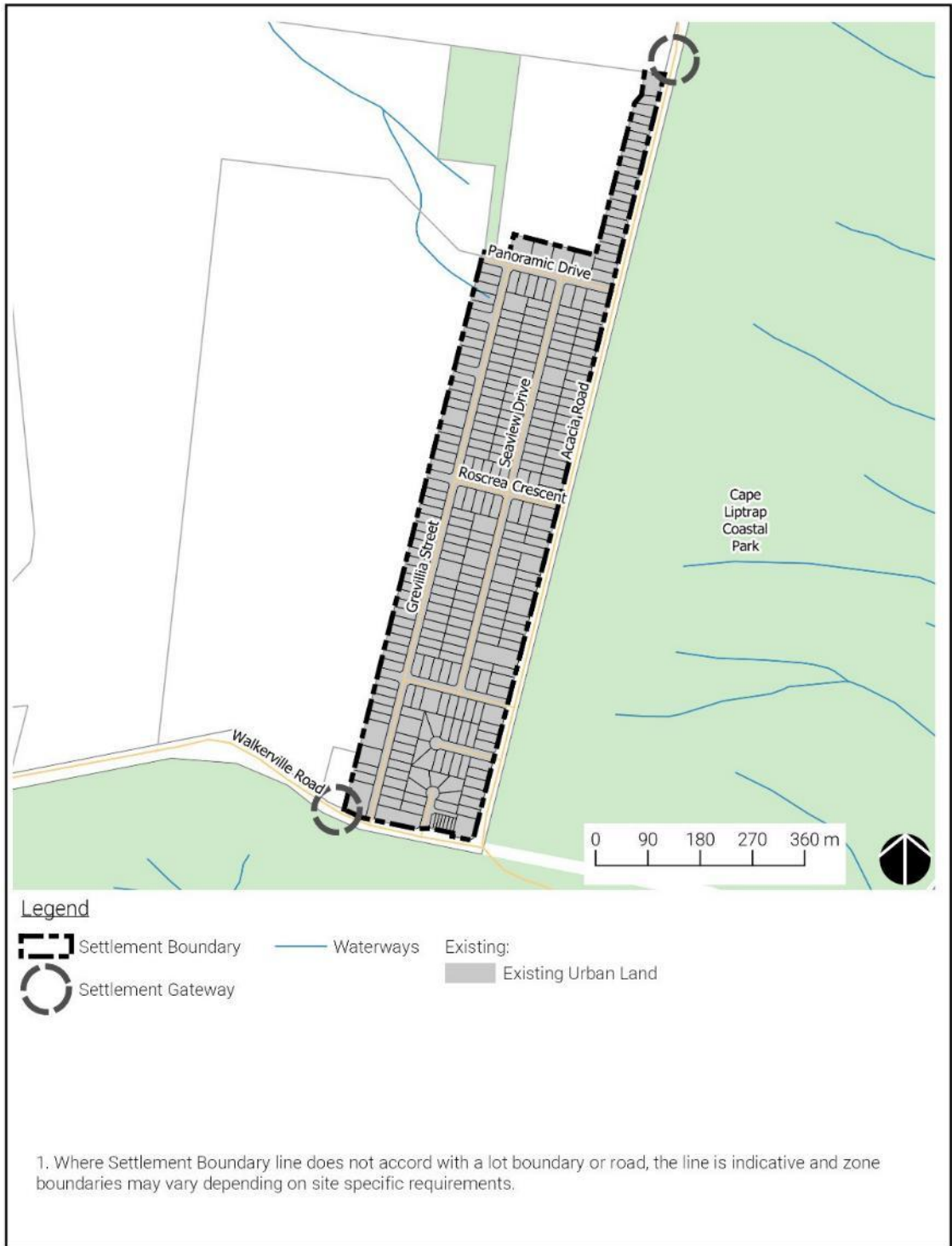
Venus Bay Estate 1 framework plan



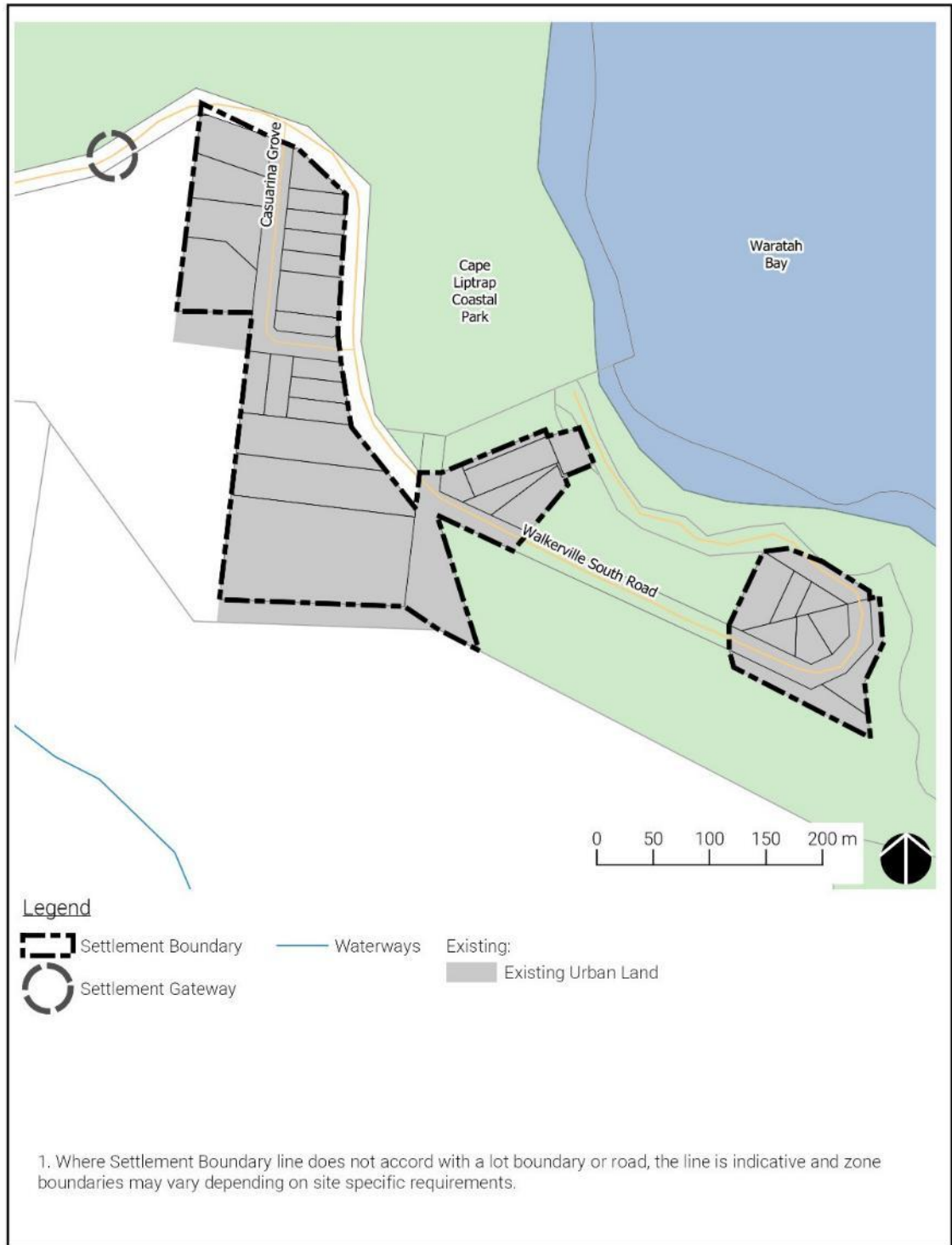
Venus Bay Estate 2 framework plan



Walkerville framework plan



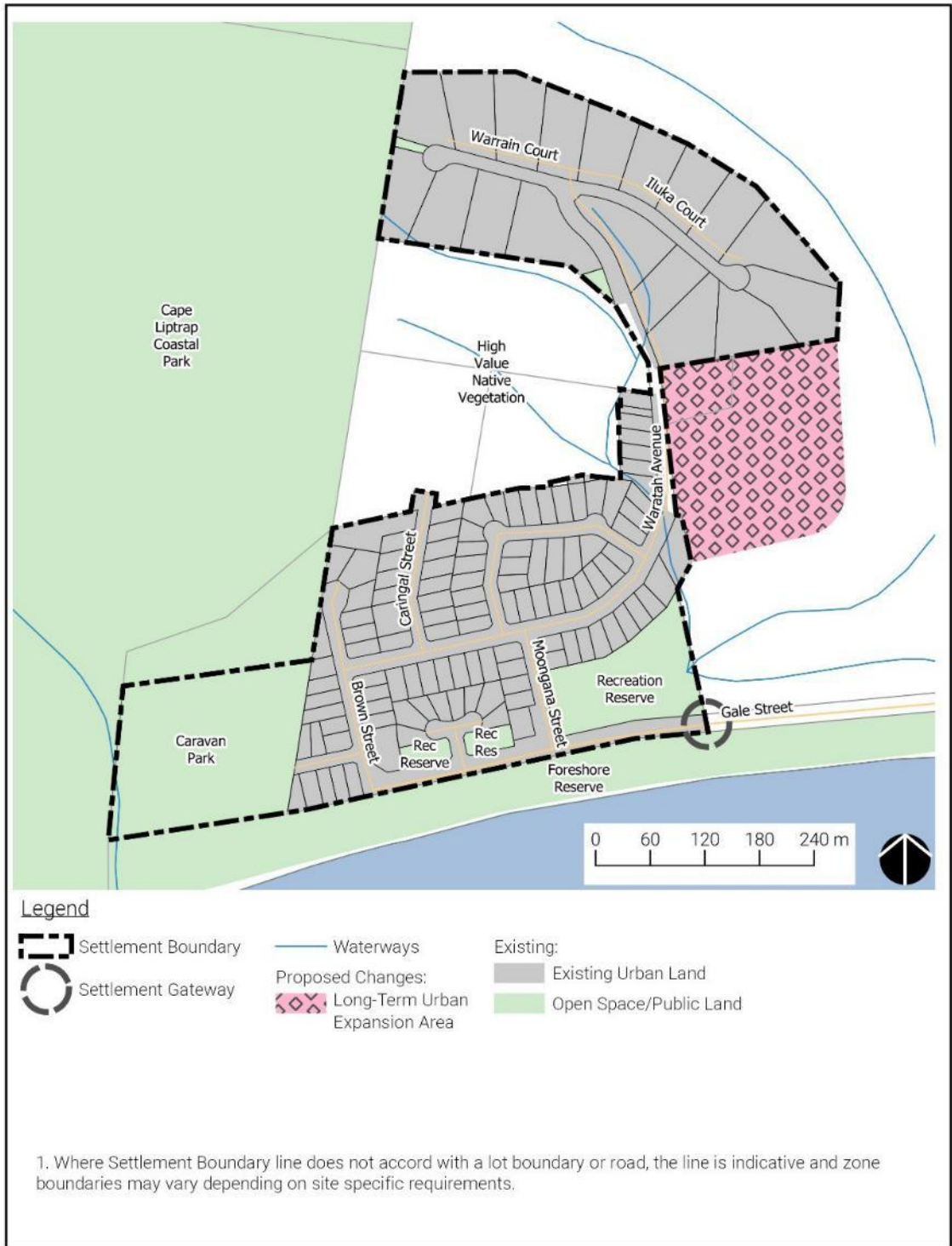
Walkerville South framework plan



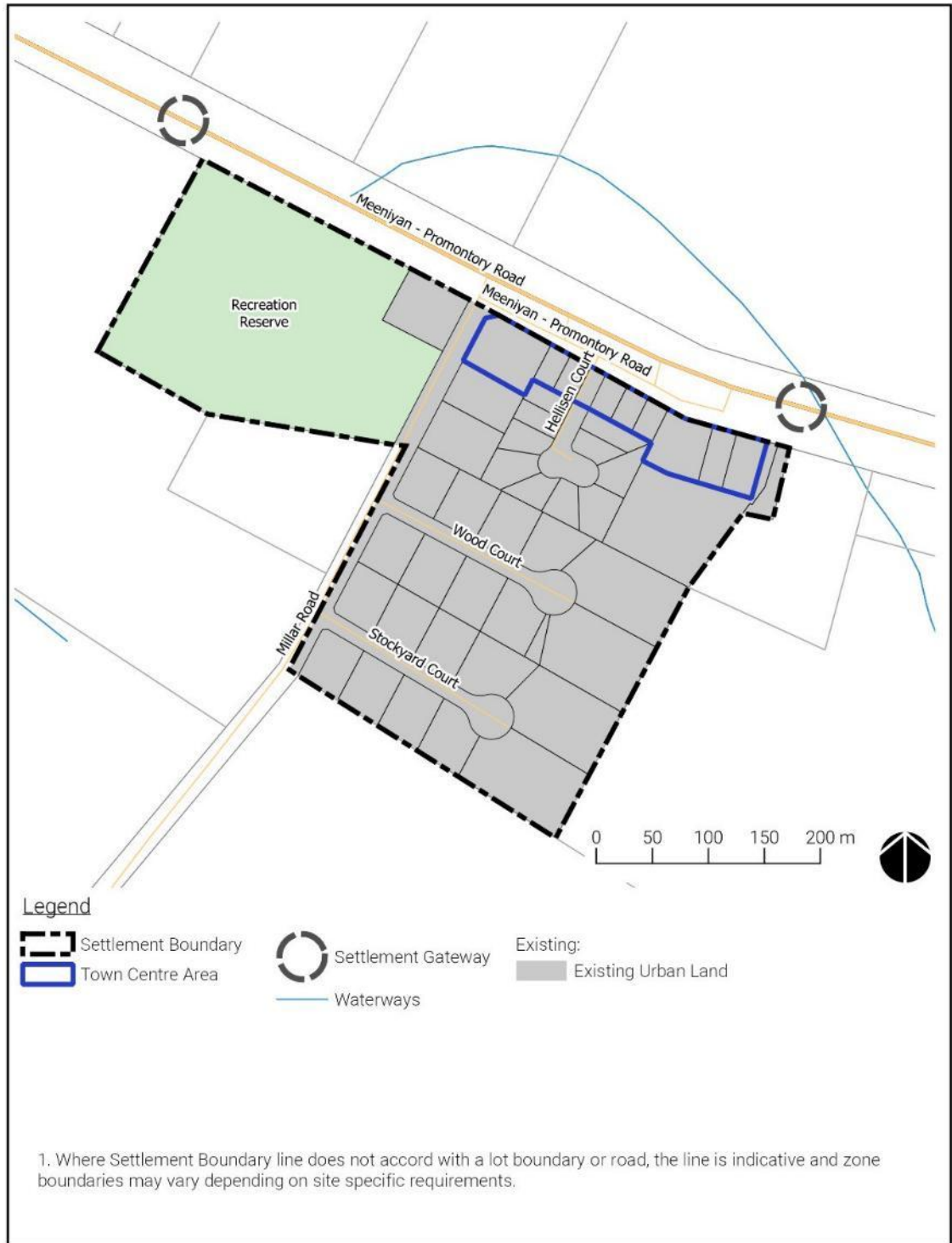
Walkerville North framework plan



Waratah Bay framework plan



Yanakie framework plan



11.01-1L-0917/10/2024
C129sgip**Hamlets – Bena, Buffalo, Dumbalk, Jumbunna, Kongwak, Mirboo, Port Franklin, Ruby and Stony Creek****Policy application**

This policy applies to the land identified on the Bena, Buffalo, Dumbalk, Jumbunna, Kongwak, Mirboo, Port Franklin, Ruby and Stony Creek framework plans.

All Hamlets strategies

Support development of infrastructure that provides access to any future rail trail developed in hamlets adjoining the former railway line.

Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.

Buffalo strategy

Allow for rural dwellings on small Crown lots in the vicinity of Hall Road and McPhee Street where the lot has been consolidated to comply with the Buffalo Restructure Plan.

Dumbalk strategy

Consolidate the Town Centre of Dumbalk as the preferred focus for commercial services and facilities.

Jumbunna strategy

Allow for dwellings on small lots in Cruickshank Road, Gooches Road, Hazel Road, Herring Lane, Lynn Street, McLeans Road, Rees Road and Taveners Road, where the lot has been consolidated to comply with the Jumbunna Restructure Plan.

Kongwak strategies

Consolidate the Town Centre of Kongwak as the preferred focus for commercial services and facilities.

Support tourism opportunities associated with Kongwak Market and the former Butter Factory.

Port Franklin strategies

Allow for rural dwellings on small Crown lots in Port Franklin Road (the historic Liverpool subdivision) where the lot has been consolidated to comply with the Port Franklin Road Restructure Plan or the Durston Road Restructure Plan.

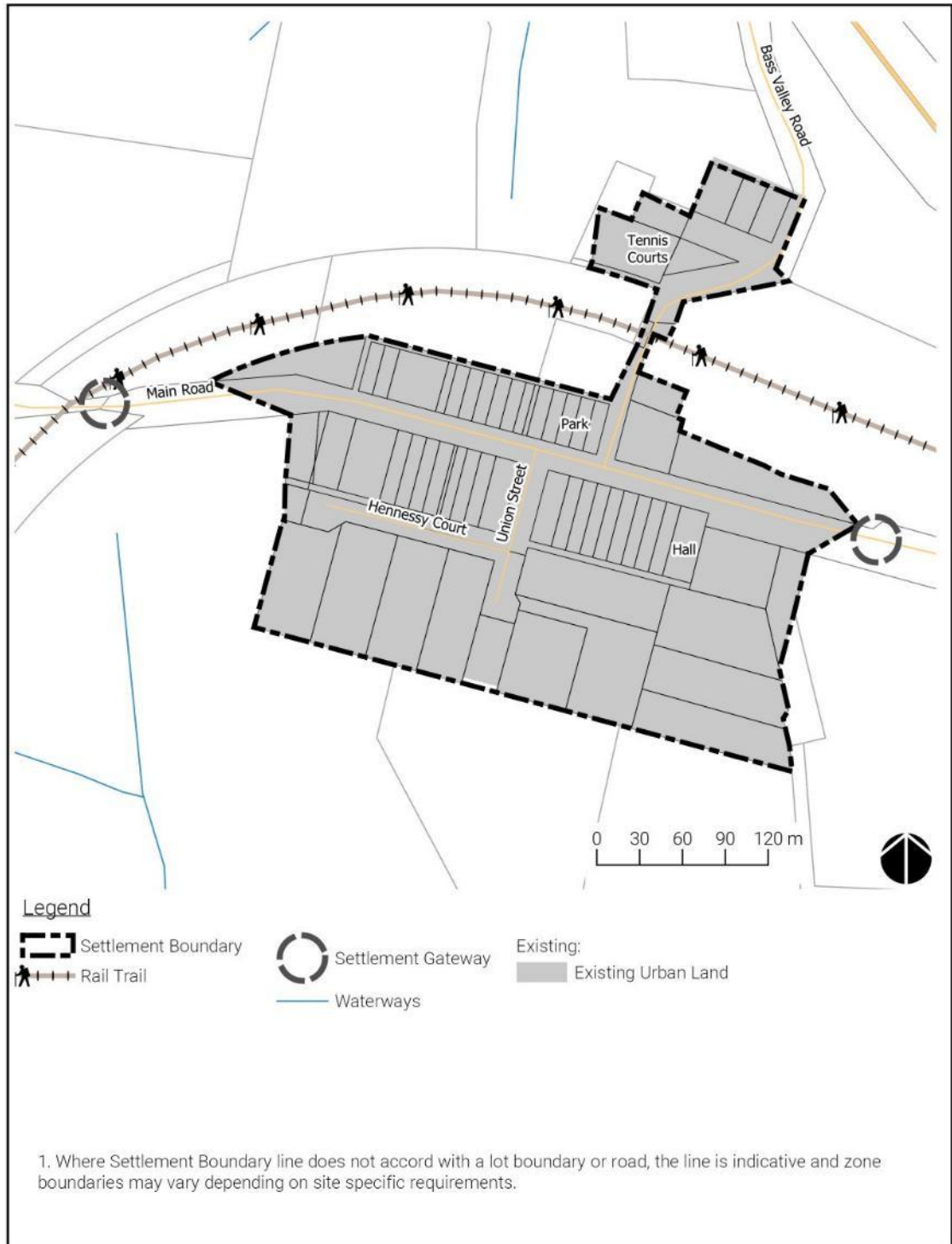
Discourage development in the absence of reticulated sewerage at Port Franklin.

Stony Creek strategies

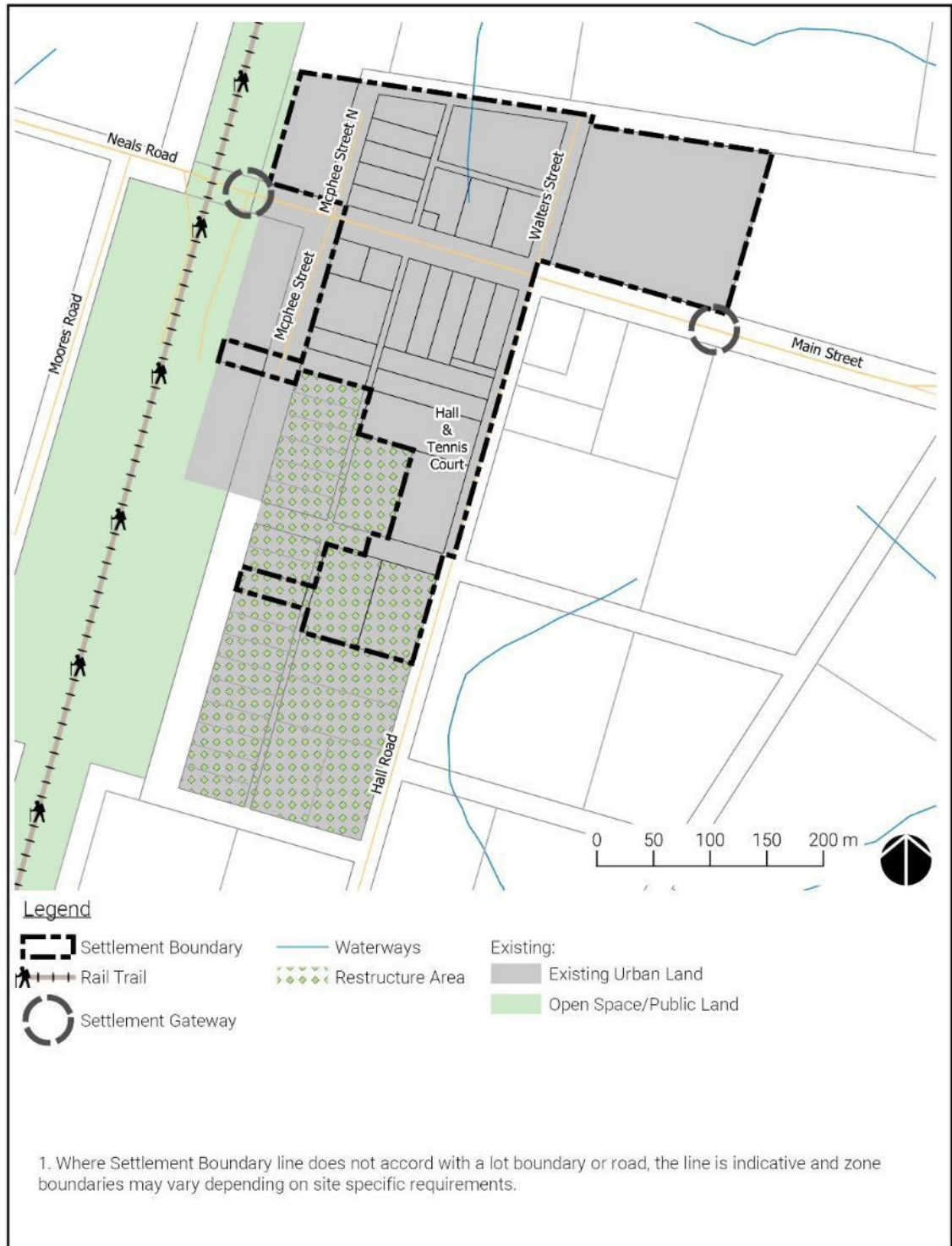
Discourage proliferation of rural dwellings on small Crown lots in Jacks Road where in accordance with the relevant Jacks Road Restructure Plan.

Promote equine related land uses between Stony Creek and Meeniyan.

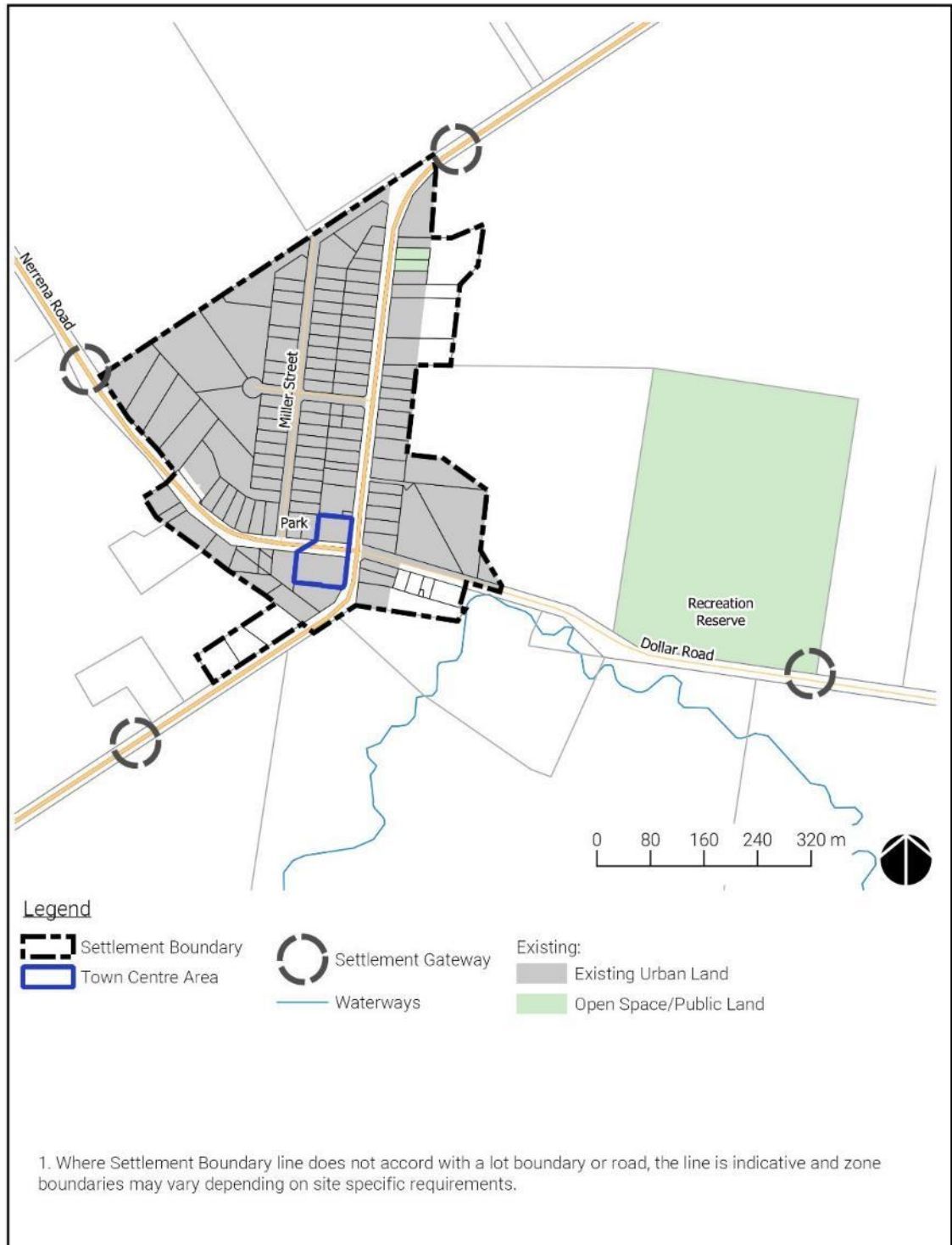
Bena framework plan



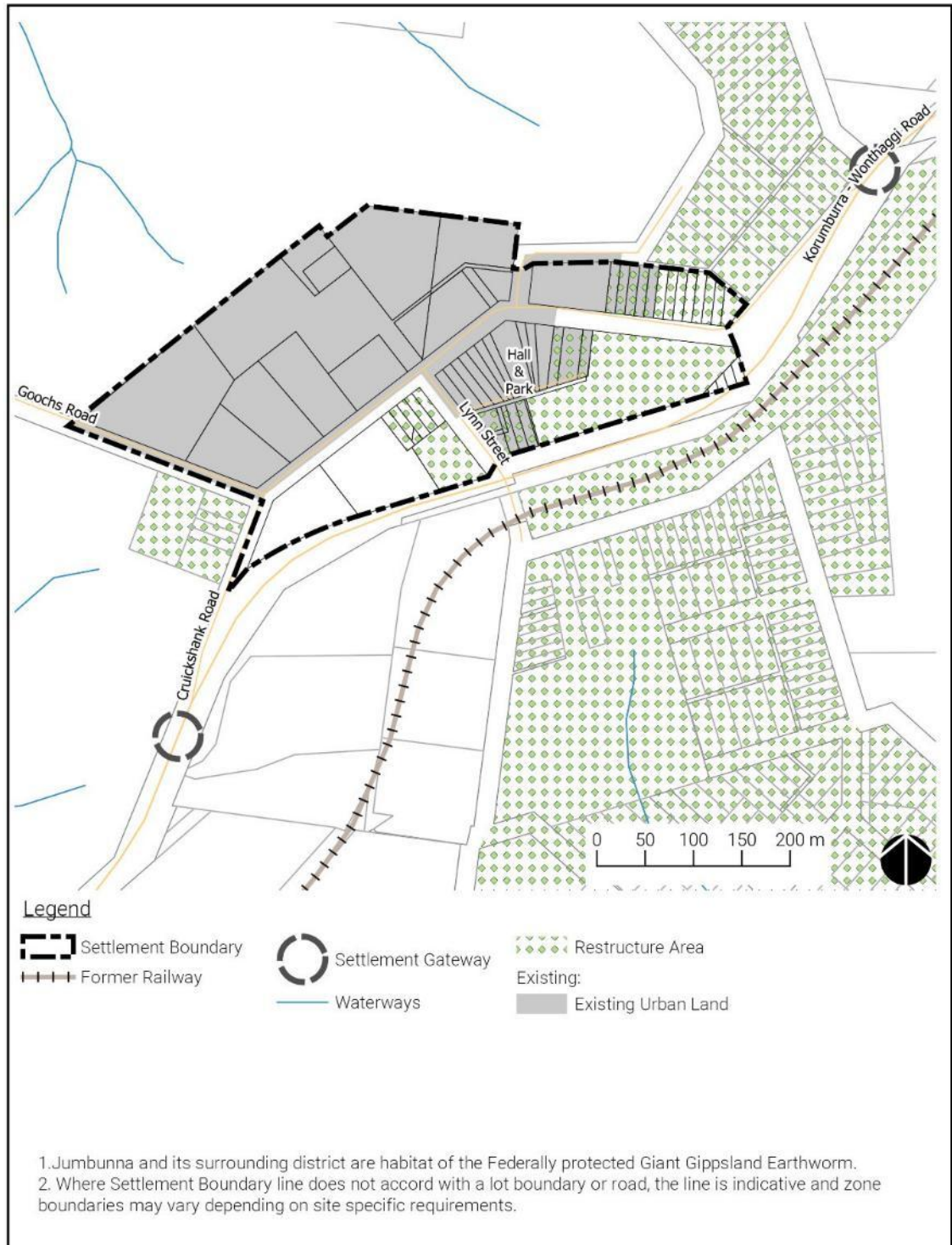
Buffalo framework plan



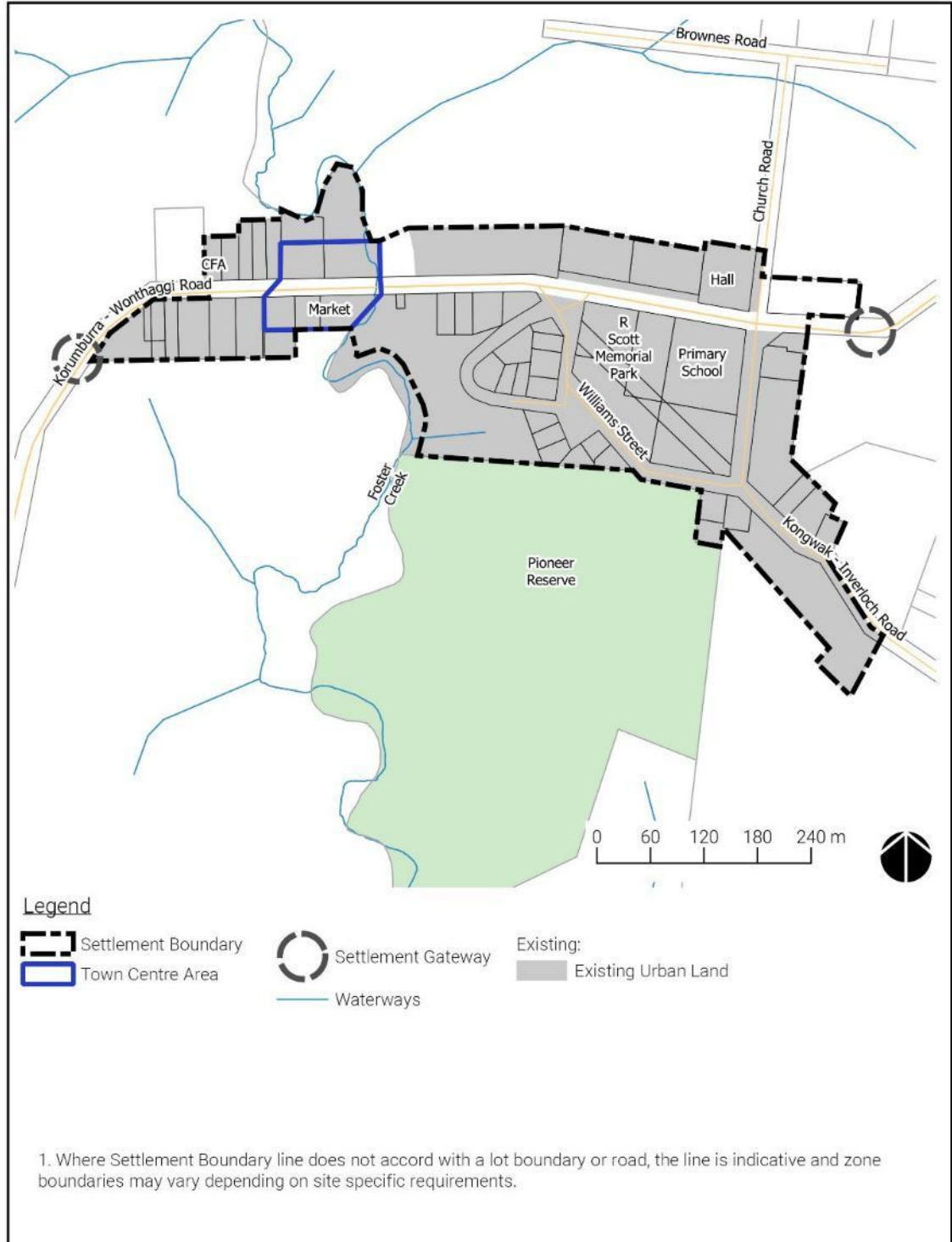
Dumbalk framework plan



Jumbunna framework plan



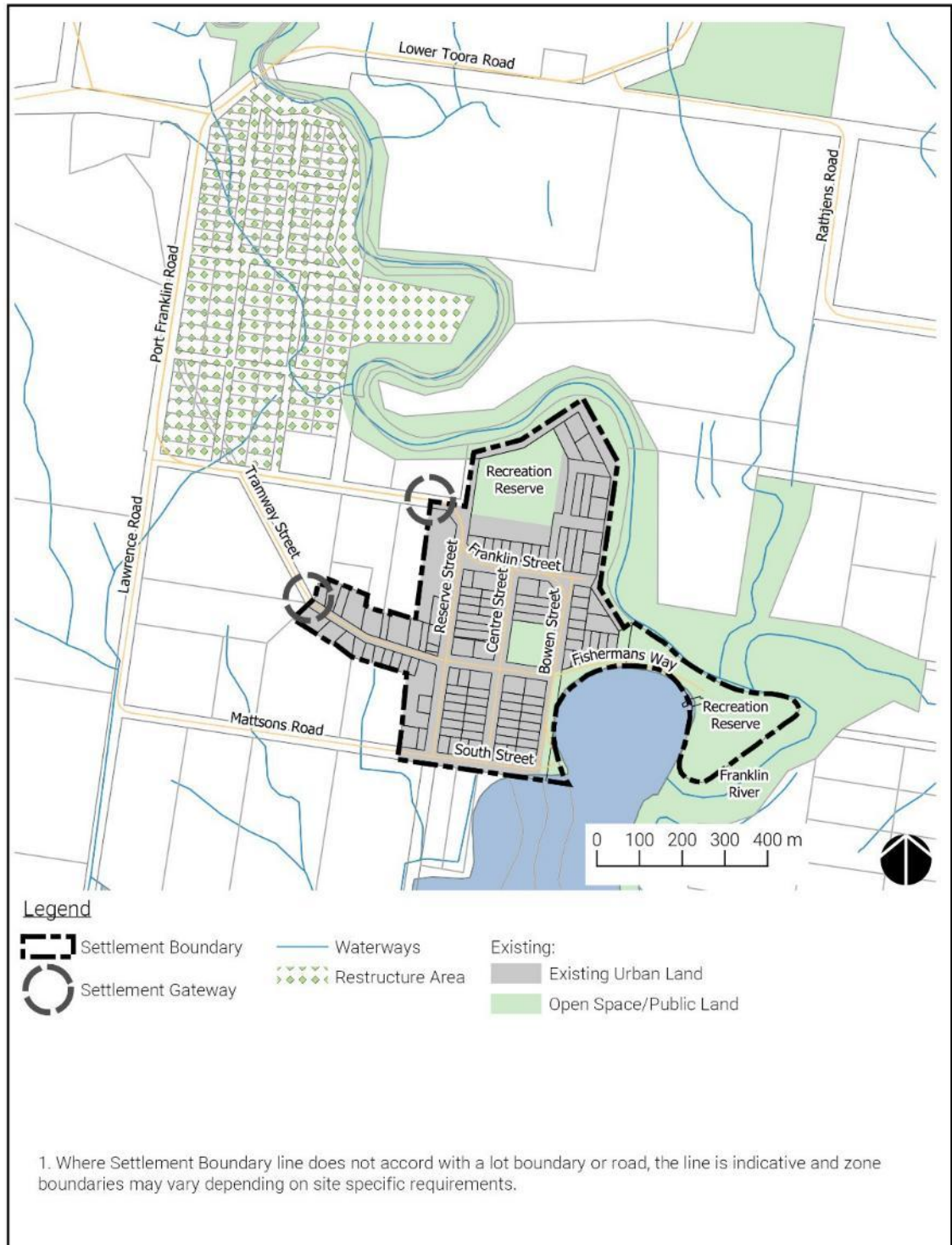
Kongwak framework plan



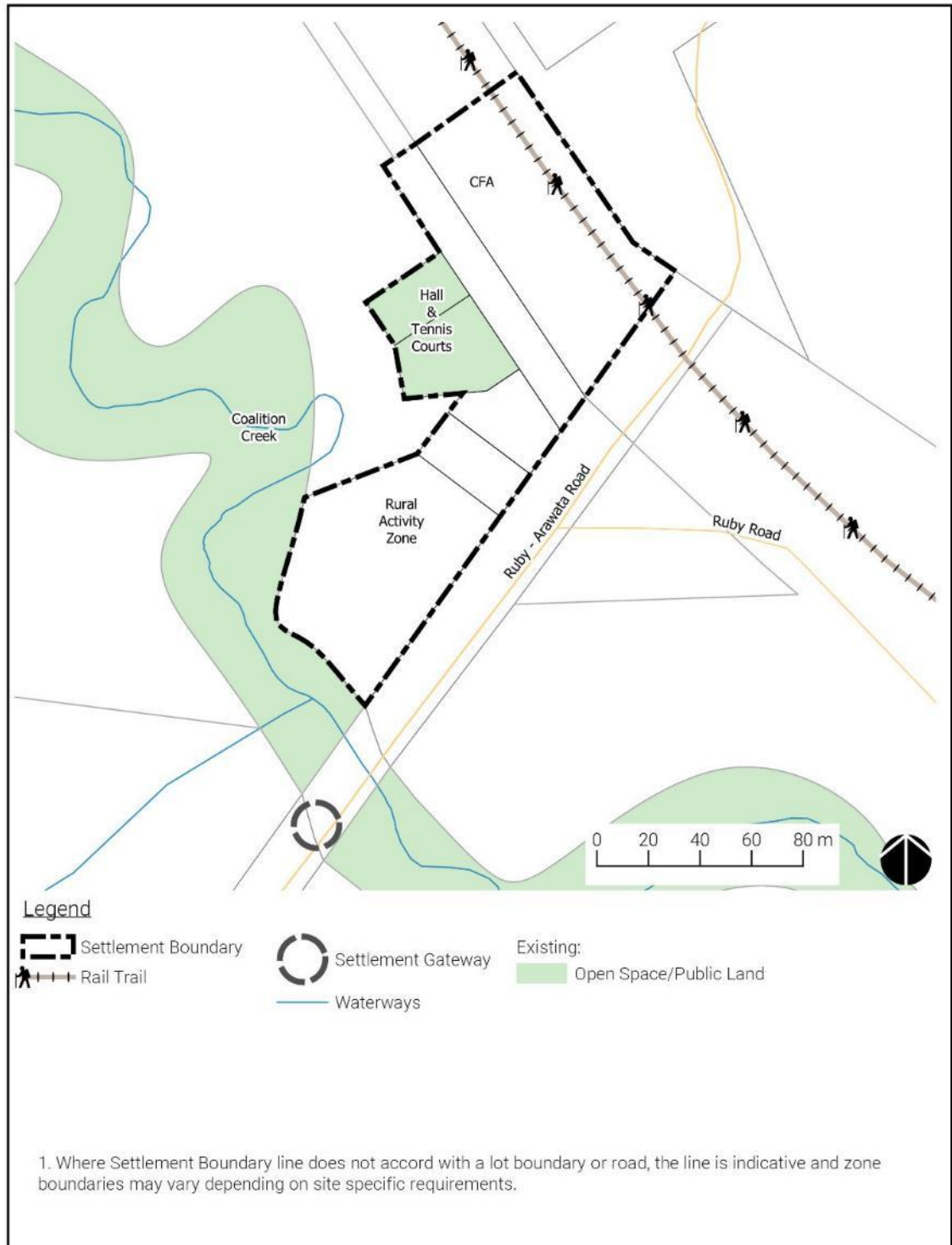
Mirboo framework plan



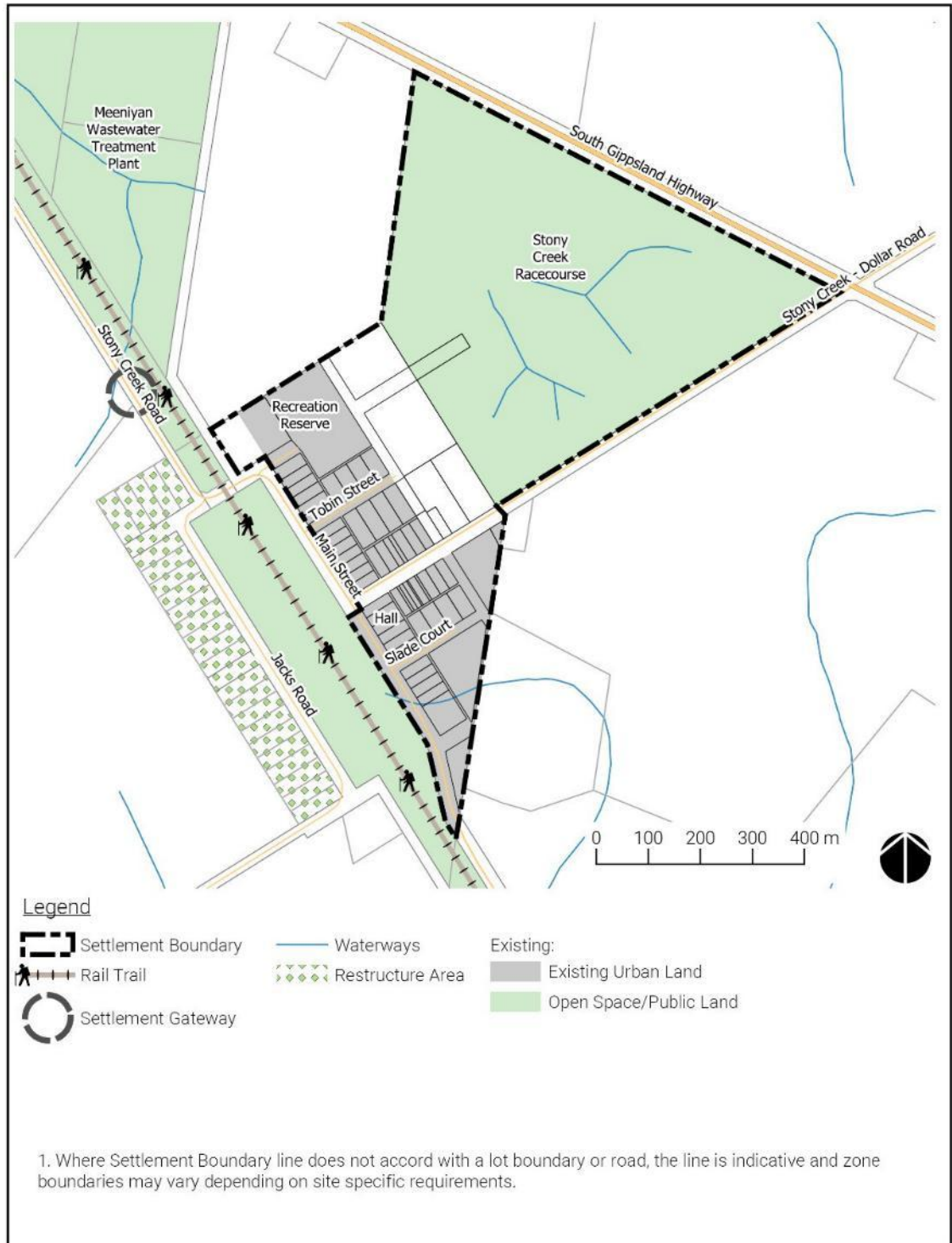
Port Franklin framework plan



Ruby framework plan



Stony Creek framework plan



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Localities - Agnes, Arawata, Darlimurla, Hedley, Kardella, Nerrena, Strzelecki

Policy application

This policy applies to the land identified on the Agnes, Arawata, Darlimurla, Hedley, Kardella, Nerrena and Strzelecki framework plans.

All Localities strategies

Contain growth within the settlement boundary of the respective localities.

Discourage expansion outside of the settlement boundaries.

Protect agricultural, environmental and landscape values.

Reduce risks associated with environmental hazards.

Agnes strategies

Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Great Southern Rail Trail.

Conserve and enhance the sense of arrival at Agnes by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

Agnes Framework Plan



Arawata strategies

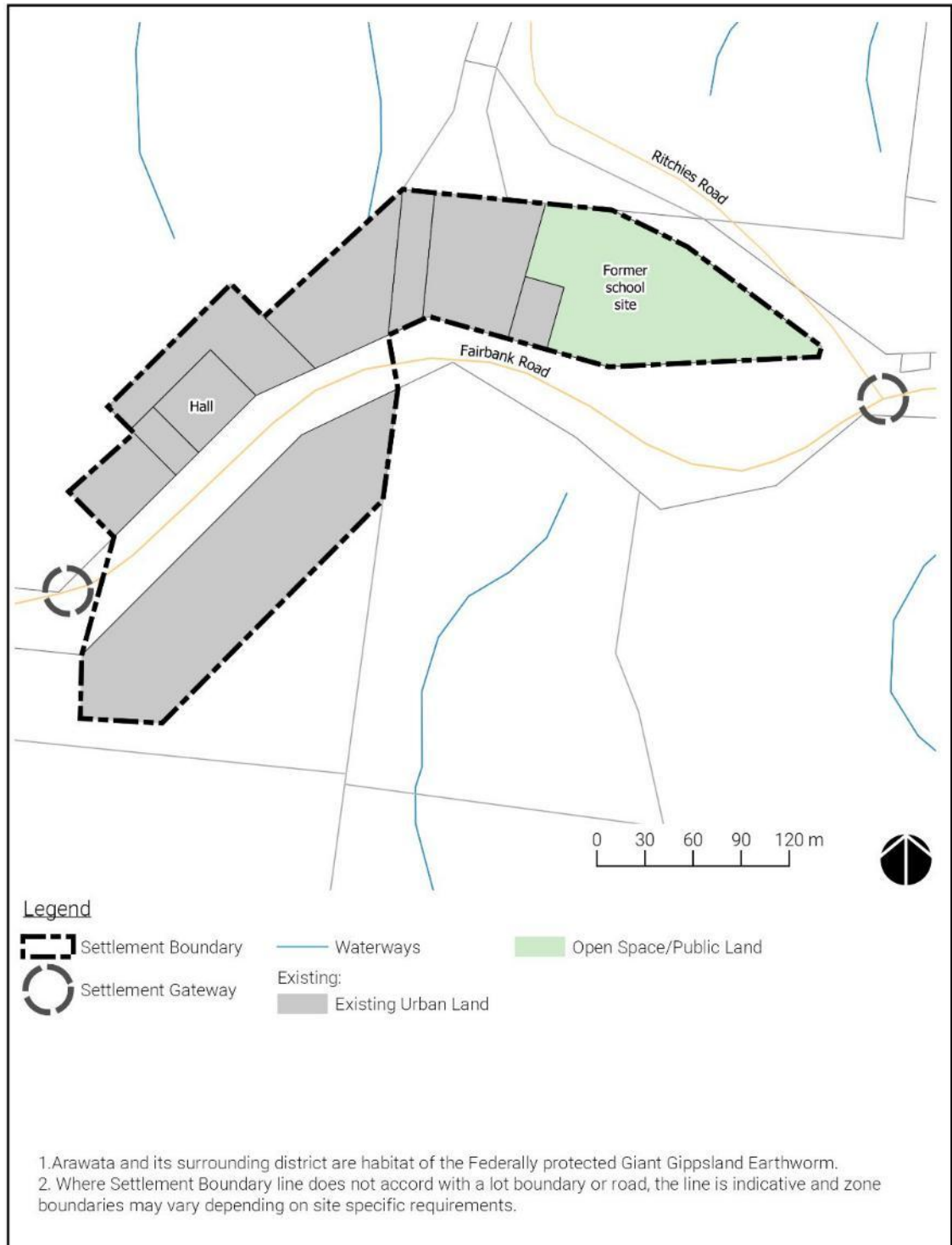
Discourage urban expansion on the south side of Fairbank Road.

~~Encourage multiple uses of community facilities to maximise efficient use of the asset. [removing inappropriate / unnecessary directions]~~

Enhance the sense of arrival at Arawata by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

~~Support protection of Giant Gippsland Earthworm habitat and populations. [removing duplicated directions – see clause 12.01-1L]~~

Arawata Framework Plan



Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Grand Ridge Rail Trail.

~~Encourage multiple uses of community facilities to maximise efficient use of the asset.~~

~~[removing inappropriate / unnecessary directions]~~

Enhancing the sense of arrival at Darlimurla by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

~~Support consolidation of small Crown lots. [rewording policy for clarity / summarising policy guideline direction.]~~

Darlimurla policy guidelines

Consider as relevant:

~~Allowing rural dwellings on small Crown lots on and near Cornell Road Darlimurla where the lot has been consolidated to comply with the Cornell Road Restructure Plan in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire (August 2019). [rewording for clarity]~~

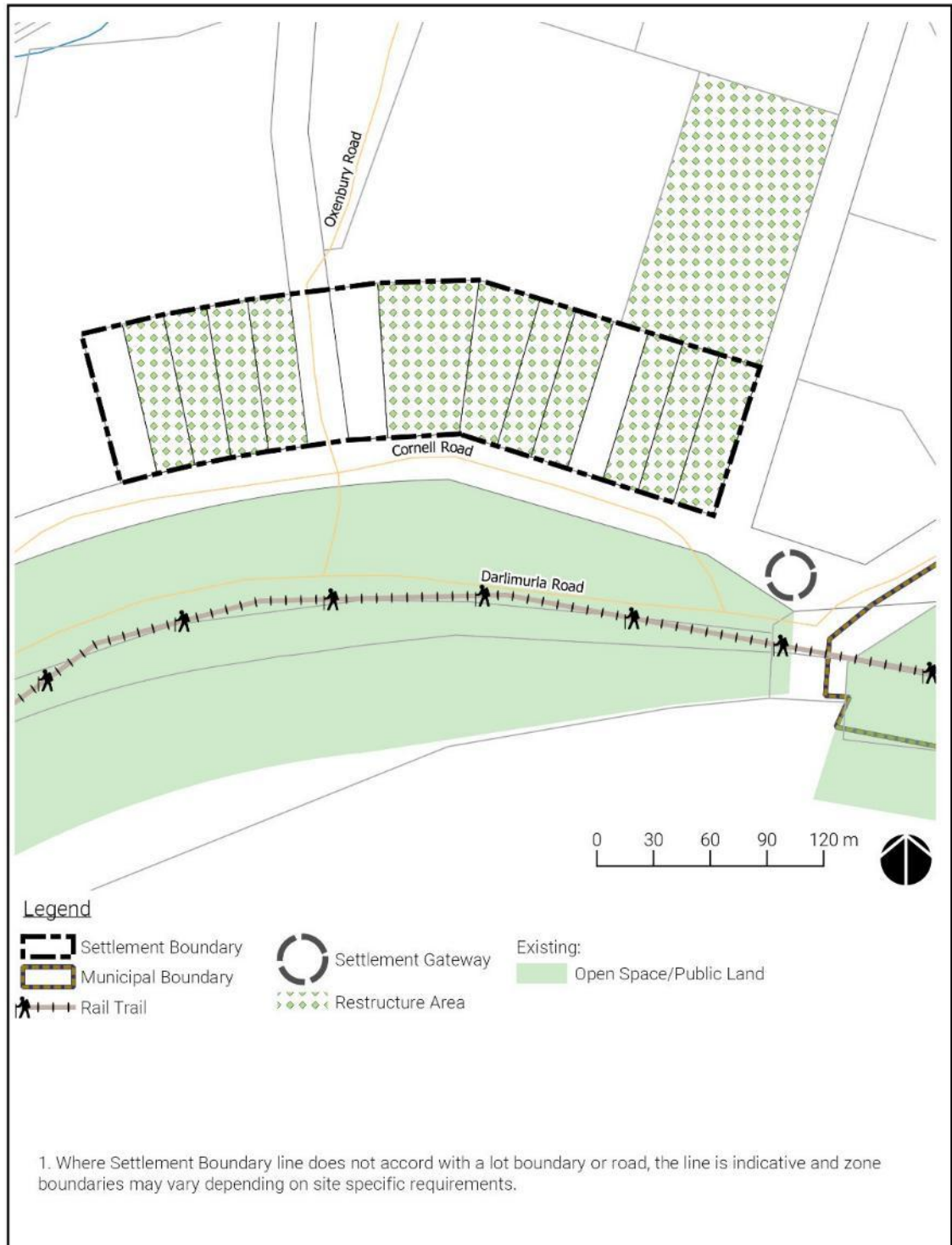
- ~~Consolidating land parcels to~~ preserve the rural landscape in accordance with the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire* (August 2019). [rewording for clarity]

Darlimurla policy document

Consider as relevant:

- The Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire* (August 2019).

Darlimurla Framework Plan



Hedley strategies

Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region ~~or which~~ are associated within proximity ~~to of (the future extension of)~~ the Great Southern Rail Trail. [rewording for clarity]

~~Encourage multiple uses of community facilities to maximise efficient use of the asset. [removing inappropriate / unnecessary directions]~~

Enhance the sense of arrival at Hedley by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

[Support consolidation of small Crown lots.](#) [rewording policy for clarity / summarising policy guideline direction.]

Hedley policy guidelines

Consider as relevant:

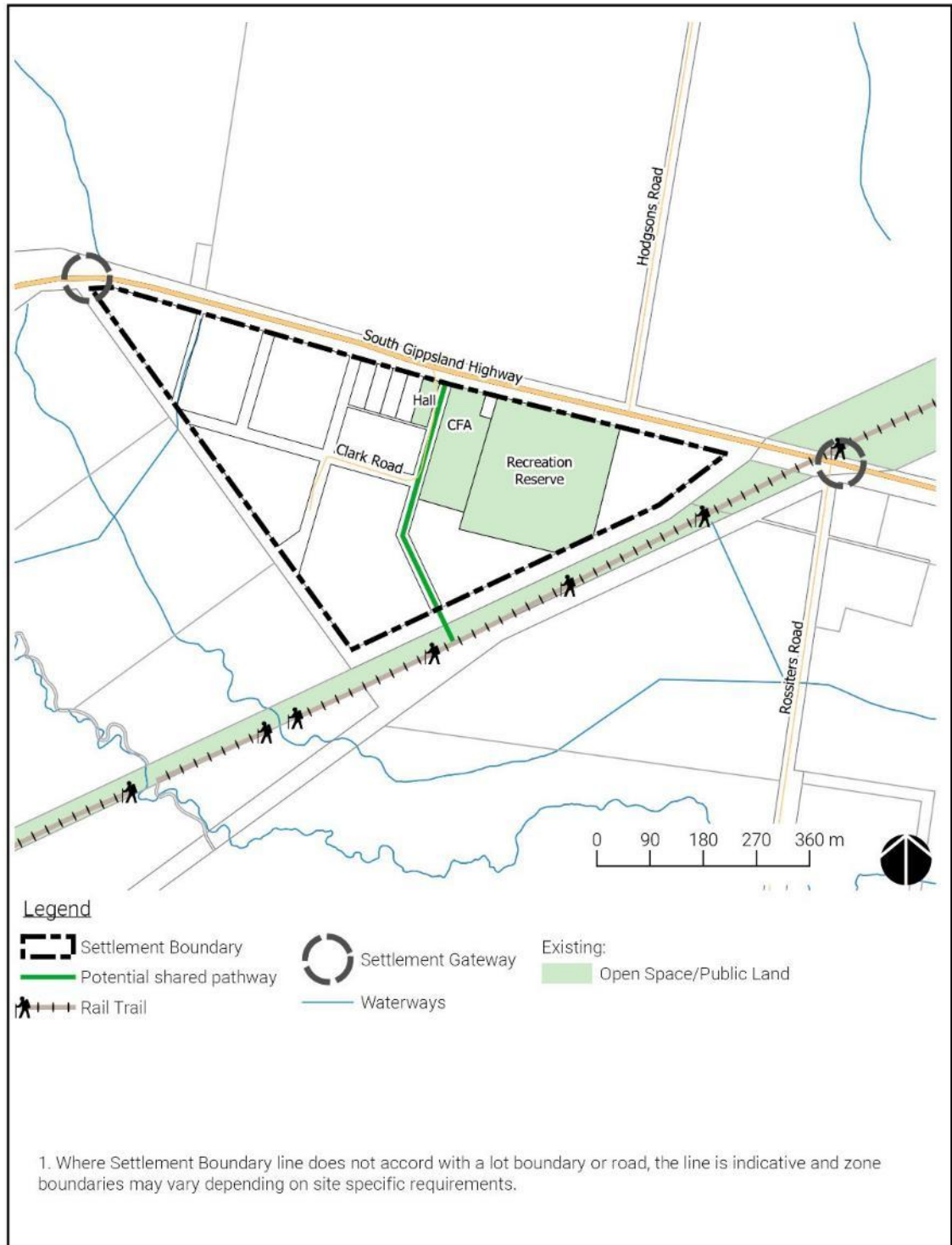
- ~~Allowing rural dwellings on small lots on Salmons Road Hedley where the lot has been consolidated to comply with the Salmons Road Restructure Plan in the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire* (August 2019).~~ [rewording policy for clarity / summarising policy guideline direction.]
- ~~Consolidating land parcels to~~ preserve the rural landscape in accordance with the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire* (August 2019). [rewording for clarity]

Hedley policy document

Consider as relevant:

- The Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire* (August 2019).

Hedley Framework Plan

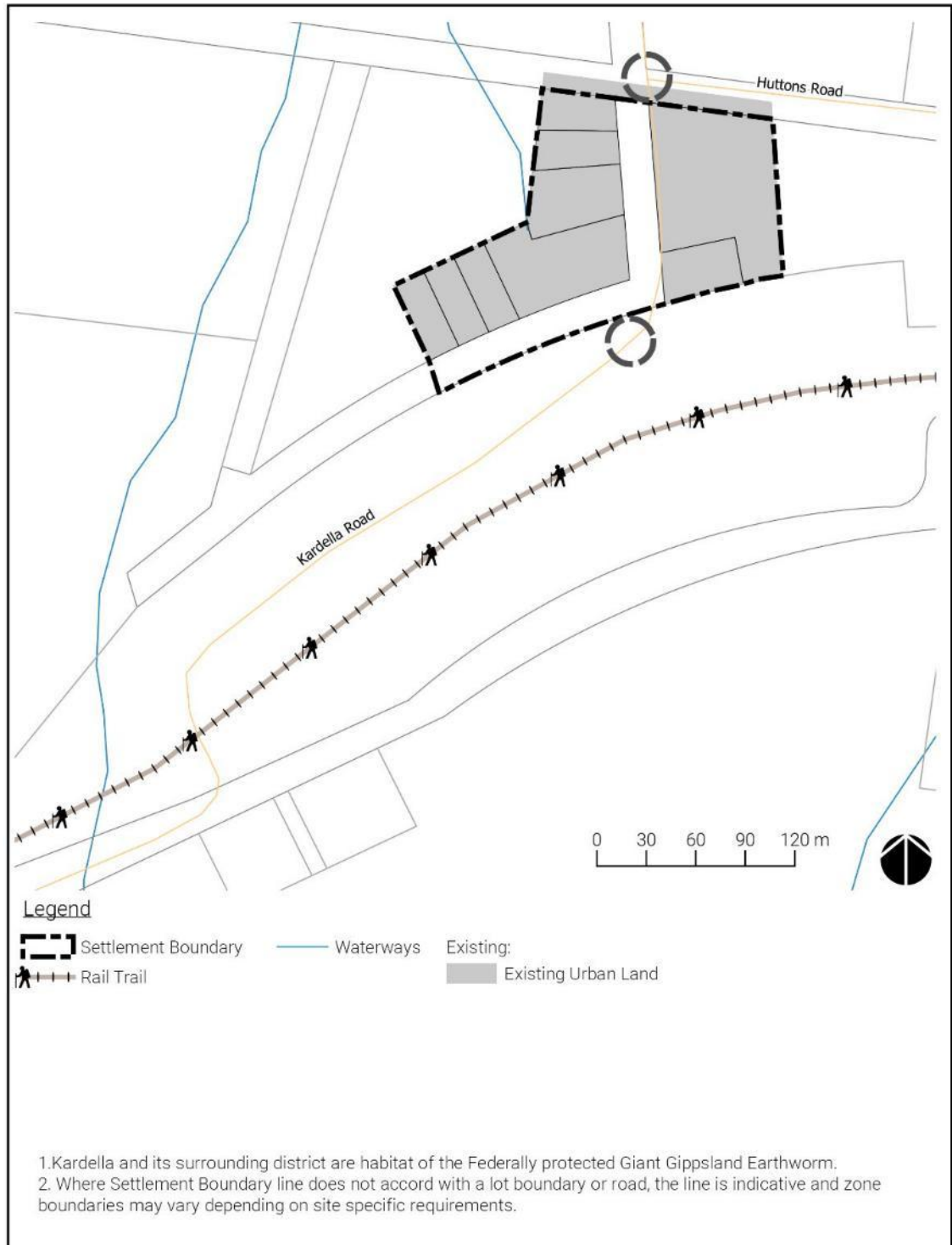


Kardella strategies

Enhance the sense of arrival at Kardella by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

[Support protection of Giant Gippsland Earthworm habitat and populations\[removing duplicated directions – see clause 12.01-1L\]](#)

Kardella Framework Plan

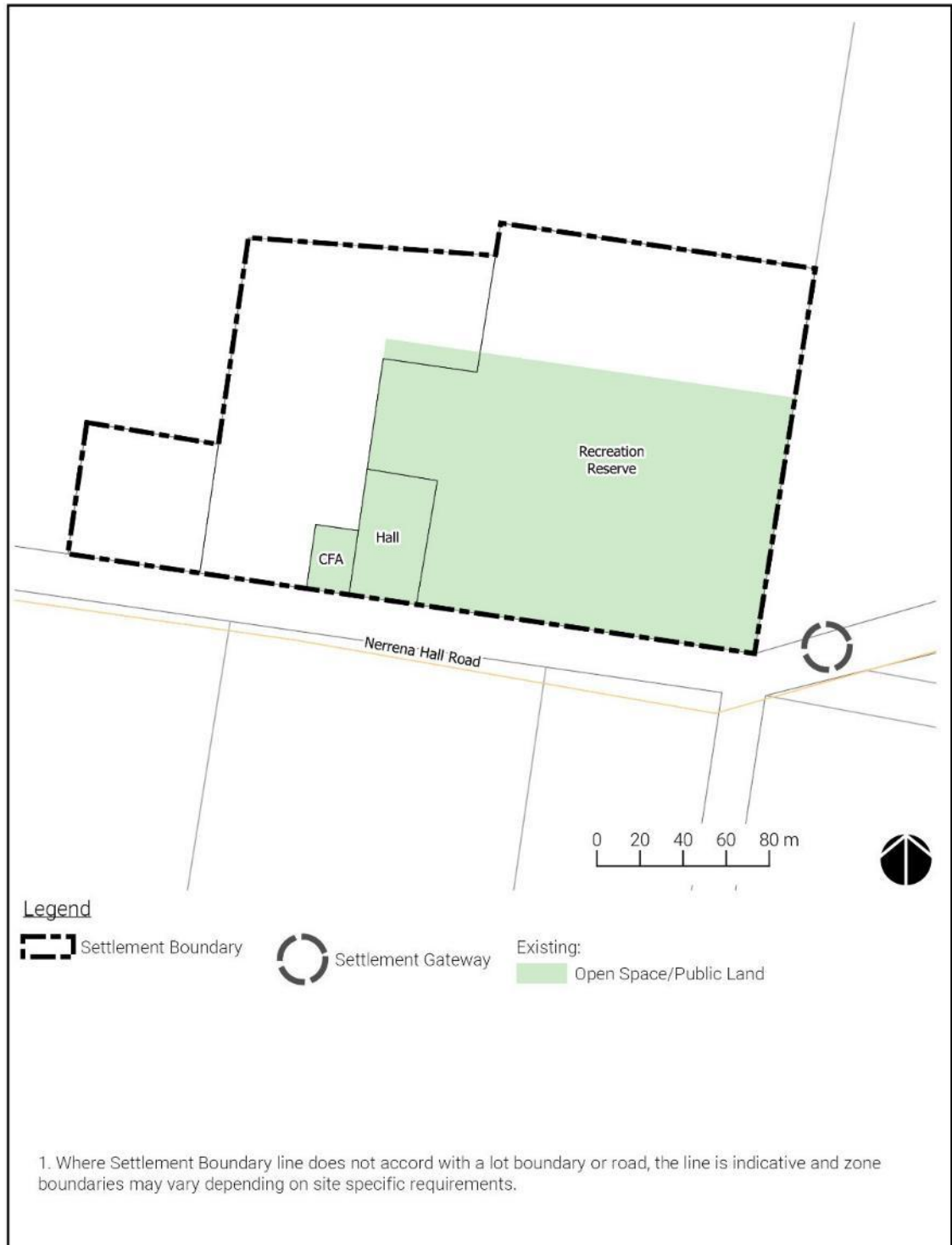


Nerrena strategies

[Encourage multiple uses of community facilities to maximise efficient use of the asset. \[removing inappropriate / unnecessary directions\]](#)

[Enhance the sense of arrival at Nerrena ‘sense of place’ \[rewording for clarity\]](#) by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

Nerrena Framework Plan

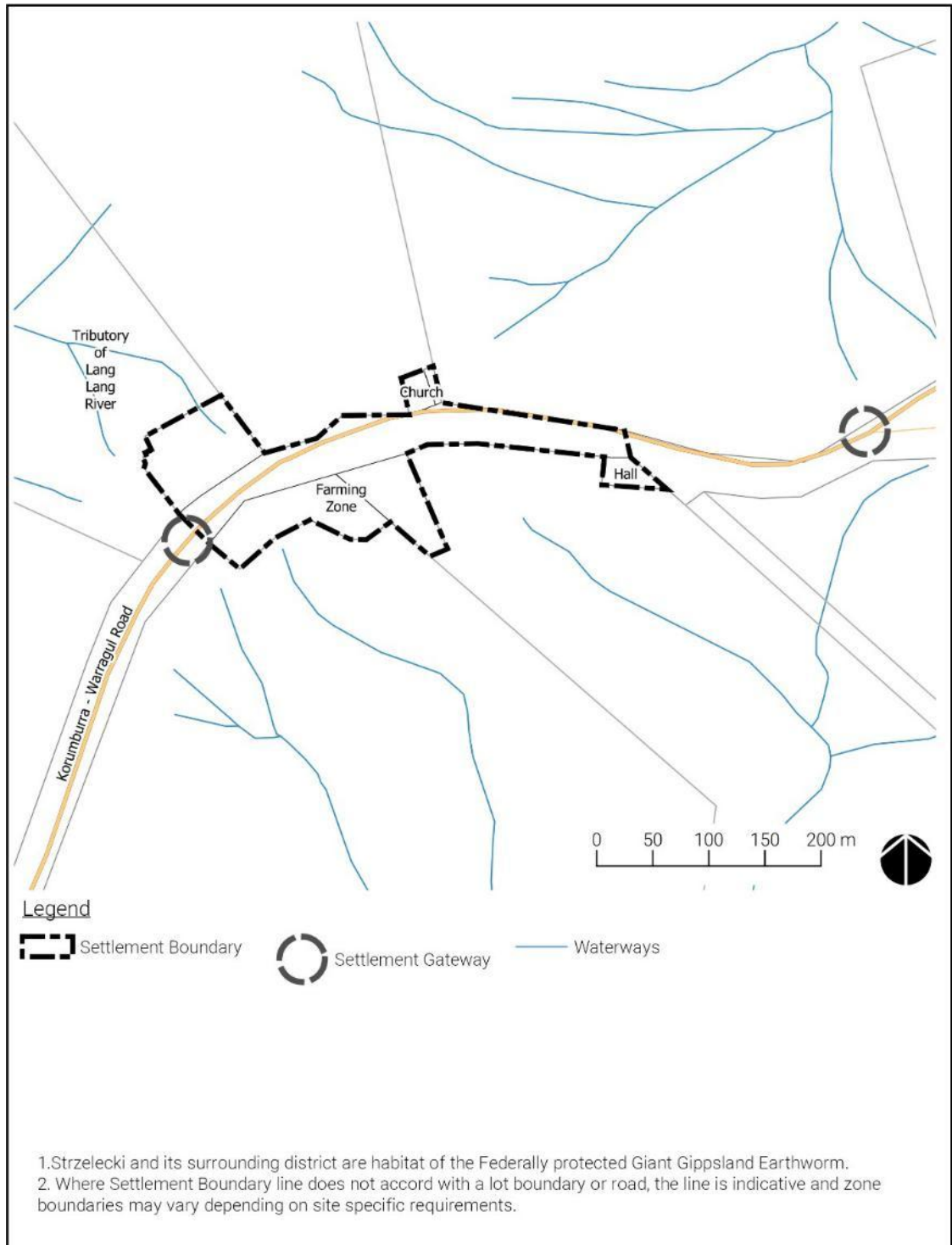


Strzelecki strategies

[Encourage multiple uses of community facilities to maximise efficient use of the asset. \[removing inappropriate / unnecessary directions\]](#)

[Enhance the sense of arrival at](#) ~~Enhance the~~ Strzelecki ~~‘sense of place’~~ [\[rewording for clarity\]](#) by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

Strzelecki Framework Plan



11.01-1L-11

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Other localities

Policy application

This policy applies to all localities in the Shire not specifically identified in Clauses 11.01-1L-01 to 11.01-1L-10.

Settlement strategies

~~Provide an attractive and safe environment in the localities.~~ [removing general / duplicative shire wide policy directions]

~~Discourage development in areas susceptible to environmental hazards.~~ [removing general / duplicative shire wide policy directions]

Landscape and built form strategies

Enhance the sense of arrival at locality settlements by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

Promote ecologically ~~sustainable and sympathetically~~sustainable, sympathetically [rewording for clarity] designed and well located [rewording for clarity] development that complements the environmental, topographical and landscape values of the surrounding area.

Enhance heritage places, including Avenues of Honour, in recognition of their contribution to the overall character of the settlement.

Environmental strategies

~~Support protection of Giant Gippsland Earthworm habitat and populations.~~[removing duplicated directions – see clause 12.01-1L]

~~Ensure that each development site is capable of on-site wastewater treatment and disposal that does not prejudice groundwater quality.~~ [removing inappropriate / unnecessary directions]

Infrastructure strategies

~~Encourage multiple uses of community facilities to maximise efficient use of the asset.~~ [removing inappropriate / unnecessary directions]

**12.01-
1L**

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~~CXXXsgip~~

Biodiversity

Strategies

Encourage landholders to protect remnant vegetation on their land by fencing off areas of native vegetation and excluding stock.

Retain and enhance areas of remnant vegetation within urban areas.

Retain vegetation along waterways and natural drainage lines [rewording for clarity-from Mirboo North strategies 11.01-1L-05].

~~Protect and enhance areas of indigenous and native vegetation where possible in development.~~ [removing general / duplicative shire wide policy directions – see strategy above.]

Support protection of Giant Gippsland Earthworm habitat and populations.

12.05-2L- Coastal and hinterland landscapes**01**03/03/2022
C127sgip**General strategies**

Ensure that development is subordinate to the natural, visual and environmental landscape character and significance.

Protect views of Mt Hoddle, the Welshpool Hills and the Corner Inlet Amphitheatre and other hinterland areas by avoiding development in these areas that is visually intrusive, particularly when viewed from the South Gippsland Highway, as well as from other key touring routes, lookouts and residences.

Discourage development on prominent ridgelines, particularly those close to the coast. Where development cannot be avoided in steep locations or prominent hill faces:

- Site development in the lowest third of the visible slope wherever possible.
- Set buildings and structures among existing vegetation or establish gardens with locally indigenous species.
- Design buildings to follow the contours or step down the site to minimise earthworks.
- Articulate buildings into separate elements and avoid visually dominant elevations.

Encourage the planting of indigenous vegetation for rehabilitation works and landscaping around development.

Retain existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive.

Settlement edge strategies

Use existing landscape features, (for example topography, vegetation coverage, vistas) to define edges to settlements, protecting the surrounding landscape character.

Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore.

Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore.

Between settlement strategies

Retain the natural and undeveloped character of the coastal strip between settlements by:

- Avoiding or siting and designing development.
- Using colours and materials that minimise contrast with the surrounding landscape. Retain a dominant natural character, particularly near the coast, by:
 - Setting development back from the coast in flatter locations.
 - Avoiding loss of vegetation.
 - Minimising the visibility and impact of pedestrian and vehicular access paths and site servicing.

Between settlement policy guideline

Consider as relevant:

- Whether the development is within 500 metres of the coast.

Hinterland strategies

Design buildings to respond to the natural setting in relation to siting, materials and colours to minimise visibility, particularly in prominent and highly visible locations and when viewed from main road corridors and key public use areas.

In open rural areas, ensure buildings are set back long distances from roads and/or group buildings in the landscape among substantial landscaping of indigenous or non-invasive exotic/native feature planting (including existing shelterbelts).

Maximise the undeveloped area of a lot and use permeable surfacing to support vegetation and minimise surface run-off.

Retain trees that form part of a continuous canopy and encourage trees to be planted in a position where they will add to a continuous canopy.

12.05-2L- Significant landscape character areas**02**17/10/2024
C129sgip**Policy application**

This policy applies to the land identified on the Landscape Character Area map.

Character Area 1.3 – Bunurong Coast and Hinterland strategies

Retain clear views of the coastal dunes, cliffs and formations from coastal areas coastal roads.

Protect the character of the near-coastal hinterland by:

- Encouraging the progressive revegetation of rural land adjoining coastal reserves.
- Siting developments at long setback distances from the coast and out of view of key viewing locations.

Maintain extensive rural character outside settlements by siting:

- Development long distances apart, back from roads and amongst vegetation.
- Large-scale built development within or close to existing built areas to avoid dominance of built form over the open pastoral hinterland.

Character Area 1.4 – Tarwin Floodplain strategies

Protect locally significant views and vistas that contribute to the character of the Area, particularly expansive, open out views between Tarwin Lower and Venus Bay, and open views across Anderson Inlet.

Protect the flats between Townsend Bluff and Tarwin Lower from visually dominant development. Retain the sense of uncluttered openness throughout the Character Area.

Ensure that, where development on the flats cannot be avoided, low scale building forms and appropriate materials and colours that are not highly visible, particularly from main road corridors, are utilised.

Character Area 1.5 – Waratah Bay/Corner Inlet strategies

Protect the rural character and views that create a scenic ‘gateway’ to Wilsons Promontory, especially along Foster – Promontory Road, by restricting linear urban sprawl or the cluttering of built development.

Ensure that long stretches of the coastal strip remain free of development of any kind. Reduce the visibility of buildings or structures, within the coastal strip, outside settlements.

Manage development at the Corner Inlet coastal edge to retain intact natural coastal character by:

- Restricting heights of dwellings.
- Using colours that blend with the natural environment.
- Clustering development at already developed centres (e.g. Port Welshpool).

Restrict linear residential expansion of Waratah Bay along access road and avoid exposure of built form above low dunes.

Minimise clutter of built elements throughout hinterland areas to protect the rural character.

Character Area 2.3 – Cape Liptrap strategies

Maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout Cape Liptrap.

Preserve the landscape setting for landmarks or features of cultural heritage significance, such as the Cape Liptrap Lighthouse and limestone kilns at Walkerville.

Design and site development in Walkerville/Walkerville South by:

- Minimising visual intrusion of development into public use areas on the beach.
- Maintaining continuous indigenous vegetation canopy.
- Reducing distant visibility through the use of darker colours / non-reflective materials.

Ensure development is set back from the cliff top/coast to retain a dominant natural character and views to coastal and near-coastal hinterland features.

Character Area 3.2 – Welshpool Hills and Mount Hoddle strategies

Limit development from locating on ridge tops and visually prominent hill faces, particularly slopes visible from the coast and coastal hinterland such as between Mount Hoddle and the municipal boundary with Wellington Shire.

Encourage development to be tucked into the inland rolling topography and away from prominent viewing locations and skylines.

Ensure large scale infrastructure is sited outside of the coastal viewshed wherever possible and away from prominent locations.

Character Area 4.1 – Venus Bay Dunes strategies

Retain the natural and undeveloped character of the Bass Strait coastal edge by avoiding buildings and structures outside settlement boundaries.

Enhance the dominant vegetated character of the Venus Bay Peninsula as viewed from Anderson Inlet.

Ensure buildings are integrated with their surroundings by using darker colours and landscaping to minimise contrast and distant visibility, particularly on the eastern edge of the Character Area.

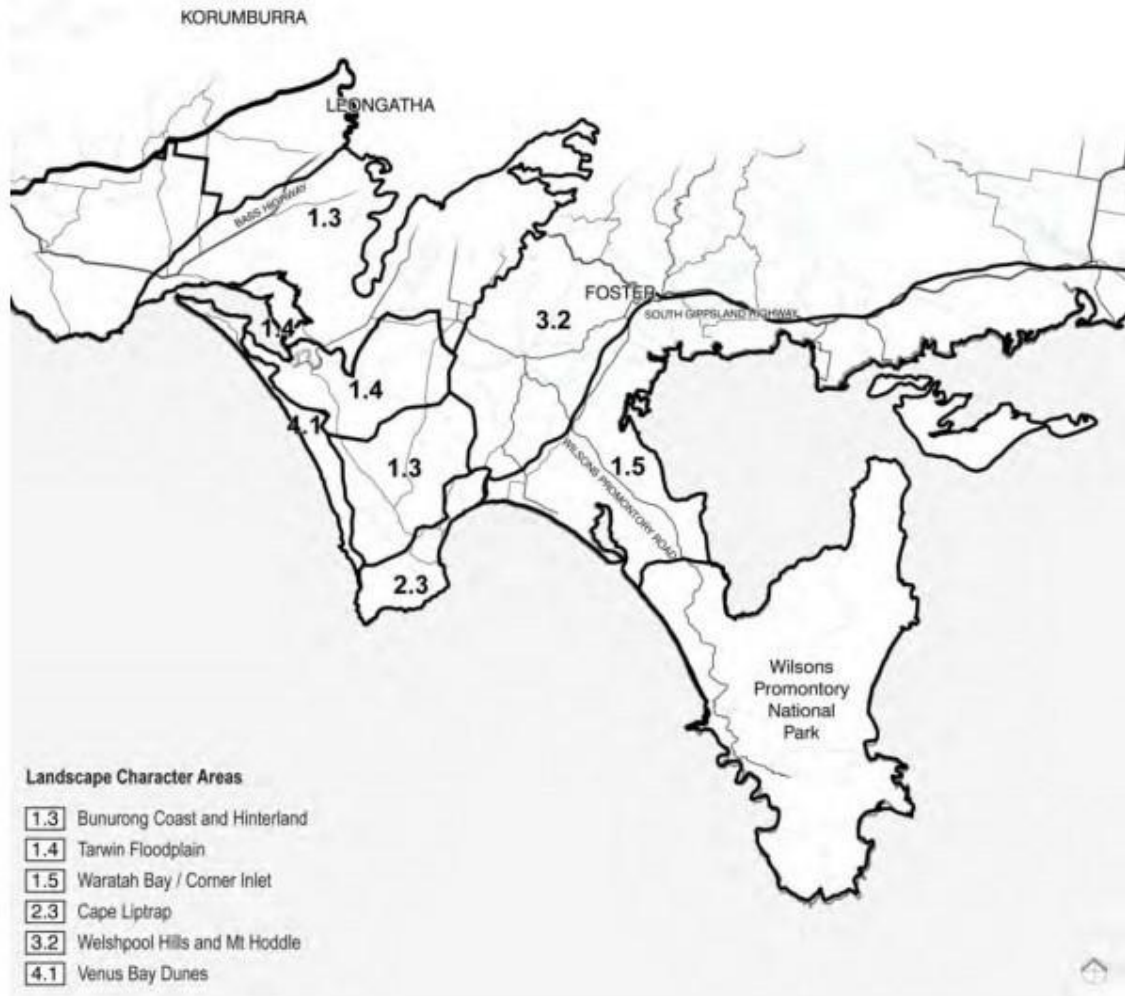
[Policy document](#)

[Consider as relevant:](#)

[Coastal Spaces Landscape Assessment Study \(Planisphere, December 2006\)](#)

[referencing adopted policy document]

Landscape Character Area map



13.01-

Natural hazards and climate change - South Gippsland

1L

17/10/2024
C129sgip

Strategy

Plan Foster as a safer alternative to coastal township development.

13.02-

Bushfire Planning - South Gippsland

1L

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[CXXXsgip](#)

Strategies

Design use and development to provide more than one access route onto the public road network.

Encourage vulnerable and hazardous uses to not operate during the declared fire danger season unless it is essential.

[Ensure that new rural lots and lots within the Low Density Residential Zone can provide the amount of defensible space required for any existing or future dwelling.](#)

[\[NEW incorporating relevant VCAT recommendation as indicated in VCAT case findings for P883/2024 at 11 Grey Road, Mirboo North\]](#)

14.01-1L-01 Rural dwellings

17/10/2024
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CXXXsqip

Policy application

This policy applies to applications for the use and development of dwellings in the Farming Zone on lots with an area of less than 40 hectares.

Strategies

Avoid dwellings that are for rural residential or lifestyle purposes and may conflict with the rural use of the land unless the dwelling is on an existing small lot.

Avoid dwellings unless:

- The dwelling is proposed in association with agriculture, is genuinely required to carry out a long-term agricultural activity on the land, and will provide a net benefit to agricultural productivity.
- The dwelling is proposed on a lot that is predominantly occupied by remnant native vegetation.
- The agricultural activity requires the presence of a resident land manager and cannot be reasonably managed from an off-site location. [rewording for clarity – incorporating existing direction below]

Avoid dwellings that adversely impact:

- Any existing agricultural uses or activities on surrounding land.
- Environmental characteristics of the surrounding area.
- Rural character and landscape values of the area, including visual impact.
- Natural systems, water quality or water quantity in the locality.

Avoid dwellings in association with Grazing animal production or calf rearing.

~~Avoid dwellings in association with agricultural uses (other than Grazing animal production or calf rearing) unless:~~

- ~~▪ The dwelling is necessary for the operation of and secondary to the use of the land for agriculture.~~
- ~~▪ Any proposed agricultural use does not compromise the operation of adjacent or nearby agricultural activities.~~
- ~~▪ The agricultural use cannot be reasonably managed from an off-site location.~~

Policy guidelines

Consider as relevant:

- A small lot for rural residential or lifestyle purposes is 4.1 hectares or less.
- A lot that is predominantly occupied by remnant native vegetation is a lot that is at least 50 per cent covered by remnant native vegetation or regrowth over 15 years old. ~~remnant native vegetation or regrowth over 15 years old and at least 50 per cent cover of the lot.~~ [rewording for clarity]
- The use of Section 173 Agreements relating to the construction of supporting agricultural infrastructure in situations where agriculture has been used to justify the development of a dwelling.
- The use of a Whole Farm Plan relating to any application to use and develop a lot for a dwelling in association with an agricultural activity.

**14.01-
1L-02**17/10/2024
C129sgip**Second and subsequent dwellings in rural areas****Policy application**

This policy applies to applications for the use and development of more than one dwelling on land in the Farming Zone.

Strategies

Avoid second or subsequent dwellings on lots unless they:

- Are necessary to carry out a long term agricultural use on the land and provide a net benefit to agricultural activity.
- Will not adversely affect the operation of agricultural uses on the land or on surrounding land.
- Maintain the rural character, landscape and environmental values of the area.

Consolidate lots in order to ensure that the dwelling(s) remain connected to the agricultural use of the land.

Locate second or subsequent dwellings on multi-lot farming properties on the same lot as the existing dwelling.

Policy guidelines

Consider as relevant:

- Restrict second and subsequent dwellings on lots less than 40 hectares.
- The use of a Section 173 Agreement to prevent the excision of a dwelling from the land through subdivision.
- The use of a Whole Farm Plan relating to any application to use and develop a lot for a dwelling in association with an agricultural activity.

**14.01-1L-
03**03/03/2022
C127sgip**Rural dwellings on lots with remnant native vegetation****Policy application**

This policy applies to applications for use or development dwellings in the Farming Zone where the lot is at least 50 per cent covered by remnant native vegetation or regrowth over 15 years old.

Strategies

Support dwellings associated with the management of biodiversity and native vegetation only where:

- The lot is predominantly occupied by remnant native vegetation or regrowth where there is no or highly limited potential for an agricultural activity to occur.
- There is no or limited native vegetation removal required to facilitate the construction of a dwelling with associated bushfire protection measures, including those required to implement the defendable space and vehicle access requirements.

Policy guideline

Consider as relevant:

- The use of a restriction on title, section 173 Agreement or similar for the development and implementation of a land management plan that provides for the ongoing protection and management of the native vegetation and biodiversity on

site. This also includes the ongoing vegetation management associated with maintaining defensible space.

14.01-1L-04 Land use and dwellings in the Rural Activity Zone

03/03/2022
C127sgip
XX/XX/XXXX
CXXXsgip

Policy application

This policy applies to all land within the Rural Activity Zone.

General strategies

Encourage use or development to be:

- Of modest scale, that is consistent with the land size, surrounding uses and the ability to blend with the landscape.
- Subservient to the landscape so as not to detract from the quality of the landscape and environment.

Encourage use and development to be self-sufficient in the provision of relevant infrastructure.

Land use strategies

Encourage a diverse range of agricultural activities.

Encourage tourism use and development that is compatible with agricultural production and the environmental attributes of the area.

Discourage uses that can be reasonably accommodated in an urban zone.

Land use policy guidelines

Consider as relevant:

- Encouraging the following uses:
 - Agriculture
 - Leisure and recreation
 - Group accommodation associated with tourist or recreational activities (including backpacker accommodation, camping and caravan park, cabins, residential hotel / motel etc)
 - Restaurant (but only in association with a tourist / recreational activity)
 - Primary Produce sales
 - Winery
- Discouraging the following uses:
 - Cattle feedlot
 - Convenience shop
 - Intensive animal production
 - Landscape and gardening supplies
 - Manufacturing sales other than products made from local rural produce
 - Place of assembly where land is to be used for more than 10 days in a calendar year.
 - [Residential](#) Hotel [updating land use terms as per MDF&C]
 - Store

- Bar
- Timber production

Dwellings strategies

Support dwellings:

- On small lots if they are in conjunction with a separate tourism venture on the lot.
- Where the location of the dwelling will not adversely affect the operation and expansion of adjoining and nearby agricultural uses.

Discourage dwellings in association with Grazing animal production, and calf rearing, on medium size lots.

Dwellings policy guidelines

Consider as relevant:

- A small lot as having an area of 4.1 hectares or less.
- A medium size lot as having an area of between 4.1 and 40 hectares.
- The use of a Section 173 Agreement to prevent the subdivision of the lot containing the dwelling.

Policy document

Consider as relevant:

- *South Gippsland Rural Land Use Strategy* (South Gippsland Shire Council, 2011)

14.01-1L-05 Subdivision in the Farming and Rural Activity Zones

17/10/2024
C428sgip
[XX/XX/XXXX](#)
[CXXXsgip](#)

Policy application

This policy applies to applications to subdivide land in the Farming Zone and the Rural Activity Zone.

Subdivision to accommodate existing dwellings strategies

Allow the subdivision of land to accommodate an existing dwelling only where:

- The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term.
- There are beneficial agricultural outcomes for the land by excising the dwelling.
- The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area.
- It is a re-subdivision of existing land titles where that potential exists. Land from former road reserves, lots under the minimum lot size specified under the schedule to the zone created by consolidation or other subdivision process and historic lots on former inappropriate Crown settlements and townships cannot be used for this purpose.

Avoid dwelling excisions that increase the number of lots unless they:

- Provide no opportunity available for re-subdivision of the balance lot(s).
- Contain balance (remaining) lot(s) that is/are greater than the minimum lot size specified in the schedule to the zone.

Avoid further subdivision to accommodate another existing dwelling where a dwelling has already been excised.

Minimise the size of a dwelling lot to only that necessary for the dwelling and appurtenant structures, while maintaining an adequate distance around dwellings to limit impacts on agricultural activities.

Avoid excisions that result in 'axe-handle' or island style lots.

Avoid a house lot excision that is likely to lead to a concentration of lots that would change the general use and character of the rural area.

Encourage the consolidation of rural lots in the Farming Zone.

Subdivision to accommodate existing dwellings policy guidelines

Consider as relevant:

- Restricting excisions to dwellings that have existed on the land on or before 16 December 1999.
- The use of a Section 173 Agreement for the excision of dwelling(s) that prevents the development of any additional dwelling on a balance lot(s) with an area of less than 40 hectares.
- The size of a dwelling lot for an excised dwelling (including appurtenant structures) to be no more than 2 hectares.

Re-subdivision of existing lots without a dwelling strategies

Avoid the subdivision of existing lots unless it results [in](#) the enhancement of existing or proposed agricultural activities.

Avoid subdivision of existing lots that create lots that are not viable for agricultural uses.

Re-subdivision of existing lots without a dwelling policy guidelines

Consider as relevant:

- Allowing a lot that is under 4.1 hectares where it is for a non residential use.
- The use of a Section 173 Agreement that prevents the development of any dwelling on a lot under 4.1 hectares.

Policy document

Consider as relevant:

- *South Gippsland Rural Land Use Strategy* (South Gippsland Shire Council, 2011)

14.01-2L-01 Sustainable agricultural land use - South Gippsland

17/10/2024
C129sgip

Strategies

Support agriculture, food and fibre production to remain competitive and significant contributors to the local and national economies.

Support agricultural industries that use regenerative land management practices to ensure the long-term viability of land.

14.01-2L-02 Marine industry and farm forestry

17/10/2024
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[XX/XX/XXXX](#)
[CXXXsgip](#)

Strategies

Support ~~and facilitate~~ [rewording for clarity] the development of the marine industry, including uses such as wild harvest and aquaculture ventures, in appropriate locations where environmental impacts can be appropriately managed.

Support ~~and facilitate~~ [rewording for clarity] the development of farm forestry in appropriate locations, such as land less suited to higher value agricultural production, including diary and crop raising.

15.01-1L- Urban design

01

17/10/2024
C129sgip

Strategies

Encourage a building design, layout and landscaping for all development, that respects the existing character and strategic context of the site, particularly at the highway entrances to towns and settlement gateways.

Locate infrastructure away from highly scenic locations, key views and coastal locations, or, in the case of powerlines and other utility services, [rewording for clarity] underground, wherever possible. ~~in the case of powerlines and other utility services.~~

Locate access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations.

Avoid the use of materials that contrast with the landscape.

Encourage the use of vegetation to screen infrastructure from key viewing corridors and public use areas.

~~Encourage reticulated electricity to be provided using underground cabling.~~ [rewording for clarity]

15.01-1L- Signs**02**03/03/2022
C127sgip**Policy application**

This policy applies to all signs that require a permit.

Strategies

Discourage signs, such as -third party promotion signs, [rewording for clarity] that do not relate to the use or development of the land on which they are sited ~~(third party promotion signs)~~.

Avoid visual clutter across the landscape, such as large, visually intrusive or brightly coloured signs and signs located [rewording for clarity] at settlement entrances and exits.

Design signs so that the:

- Size, design and colour of signages does [rewording for clarity] not detract from the visual amenity of the surrounding environment.
- Location, design and size of signage compliments the architectural character of the building on which it is fixed.
- Sign does not dominate the building on which it is fixed or the land on which it is sited. Discourage signs above parapets, fascias or rooflines of buildings.

Limit the number of suspended under-verandah signs per shopfront to allow for equity to shop owners and visibility.

Discourage signs that obscure architectural features and detailing, windows and door openings or verandahs, particularly on buildings of identified heritage significance.

Encourage above-verandah signs to be mounted to the building upper fascia or parapet at right angles to the road, rather than mounted directly to a verandah.

Limit signs that project above the skyline or profile of a building.

Discourage pole signs that exceed the building height of adjacent buildings or project over a footpath or road formation.

Policy guidelines

Consider as relevant:

- Limiting suspended under-verandah signs to one per shopfront, except on large premises where the limit should be one per every [rewording for clarity] ten metres of shopfront.
- Discouraging home occupation signs that are illuminated or exceed one square metres in size.

15.01-2L-01 Building design – residential

17/10/2024
C429sgip
[XX/XX/XXXX](#)
[CXXXsgip](#)

Policy application

This policy applies to all applications for residential development.

Strategies

Design residential development in small towns to be sustainable and sympathetic to the existing character of these towns.

Orient and site dwellings and other accommodation to optimise the use of active solar energy generation, passive solar energy, energy efficiency principles and natural, year-round daylight.

Encourage the retention and planting of indigenous vegetation to:

- Screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public space.
- Assist in decreasing greenhouse gas emissions.

Encourage dwellings and accommodation to respond to the surrounding natural environment through siting, minimising cut and fill, and use of exterior building materials, finishes and colours that are non reflective and blend with the surrounding natural environment.

Site and design dwellings and other accommodation types to minimise the potential impacts of climate change, including factors such as water usage, thermal comfort, maintaining access and protection from environmental risks such as storms, inundation, erosion and bushfires.

15.01-2L-02

17/10/2024
C129sgip
XX/XX/XXXX
CXXXsqip**Industrial development Building design – Industrial [Reworded as per MDF&C]****Policy application**

This policy applies to all applications for industrial development.

Objective

To ensure that industrial development is safe and functional in its layout and sympathetic to the appearance and amenity of the area. [NEW suggested objective from existing strategies]

Strategies.**Design industrial development to be:**

- ~~■ Safe and functional in its layout.~~
- ~~■ Sympathetic to the appearance and amenity of the area. [relocating to new objective]~~

Design industrial development to minimise adverse impacts on existing neighbouring uses.

Design buildings and building additions so that their height and bulk ~~enhances~~ does not detract from [rewording for clarity] the visual amenity of the surrounding area.

Ensure buildings are set back from the frontage generally in line with the setback of buildings on adjoining properties.

Encourage all buildings and building additions to incorporate passive solar and energy efficient design principles in their siting and design.

Encourage external finishes of walls and roofs to be brick, stone, concrete, colour impregnated steel cladding or other non-reflective material.

Discourage the use of fences along site frontages. [rewording from strategy below]

Provide landscaping on sites in place of fences along site frontages and along boundaries of sites adjacent to a General Residential or Township Zone. [rewording from strategy below]

Provide landscaping that: ~~along boundaries of sites adjacent to a General Residential or Township Zone containing residential development to screen the activities on the site.~~ [rewording for clarity]

- Is low maintenance. [rewording for clarity]
- Uses indigenous vegetation. [rewording for clarity]
- Screens areas where visibility for safety is not essential. [rewording for clarity]
- Defines areas of pedestrian and vehicular movement. [rewording for clarity].

Encourage on-site infiltration trenches to be incorporated into landscaping areas to minimise stormwater run-off from the site.

Design industrial development to respond to the environmental context and address drainage, waste management and all forms of pollution.

Encourage the provision of shared infrastructure such as car parking, power and telecommunications.

Provide parking, loading, servicing and storage facilities to meet the needs of occupants. Locate staff car parking areas and external storage areas at the rear of the site.

Ensure external storage areas are screened from adjoining sites or nearby roads through the use of landscaping or fencing.

Design car parking areas so that vehicles are able to enter and exit the site in a forward motion.

Policy guidelines

Consider as relevant:

- Where no adjoining buildings exist, setting buildings back a minimum of seven metres from the site frontage.
- Siting and designing buildings to maximise the use of natural light and solar energy.
- ~~Encouraging~~ Utilising [rewording for clarity] north-facing windows to maximise solar efficiency.
- Where fencing along the frontage of the site is necessary, encouraging fences to be a minimum of fifty percent (50 per cent) transparent, not exceed 1.8 metres in height and be constructed out of non-reflective materials.
- Providing a strip of landscaping a minimum of two metres in width along the principal road frontage of the site. [rewording for clarity]
- ~~Providing a minimum two metre wide strip of landscaping along the front title boundary (principal road frontage) of the site.~~ [rewording for clarity]
- Locating areas able to be used for stockpiling at least 10 metres from drainage lines and surrounding them with batter(s) and silt fences. [rewording for clarity]
- ~~Locating stockpiles at least 10 metres from drainage lines and surrounding them by batter(s) and silt fences.~~ [rewording for clarity]
- Locating customer car parking in the area of the site between the landscaping strip and the building envelope.

Policy document

Consider as relevant:

- *Leongatha Industrial Land Supply Study* (Meinhardt, 2013)

15.01-3L

17/10/2024
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Subdivision design - South Gippsland

Strategies

Restructure old and inappropriate subdivisions to:

- Limit new dwellings on vacant lots.
- Consolidate lots not suitable for the development of dwellings.
- Preserve the rural landscape.

[Avoid subdivision patterns that create closed courts which discourage connection of roads for active pedestrian use.](#) [relocated policy direction -from clause 11.01-1L-05].

[Promote site responsive residential subdivision design with a mix of lot sizes and configurations that minimise the impact of earthworks](#) [relocated policy direction -from clause 11.01-1L-03].

[Ensure that subdivision designs respond to the topographic, landscape and environmental constraints of the land](#) [relocated policy direction -from clause 11.01-1L-05].

15.01-6L

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Open farmed landscapes

[Policy Application](#) [NEW]

[This policy applies to all land within the Farming Zone and the Rural Activity Zone.](#) [NEW suggested policy application]

Strategy

Protect open farmed landscapes from inappropriate dwelling development by avoiding:

- Development on ridgelines.
- Development that visually impacts on the landscape due to colour, building outline, size, mass, reflectivity, earthworks, vegetation clearance or siting.

15.03- 1L

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~~CXXXsgip~~

Heritage

Policy application

This policy applies to all heritage places included in the Heritage Overlay.

General strategies

Facilitate buildings, works or subdivision where it will assist in the short or long term conservation of the place by:

- Maintaining, protecting, restoring, repairing or stabilizing significant fabric.
- Supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency.
- Allowing an alternative use (~~where this is permitted by the zoning or in accordance with the Heritage Overlay Schedule~~) [removing unnecessary directions] when the original use of the building is no longer viable.

Demolition strategies

Discourage the demolition of a building or works that contribute to the significance of a heritage place.

Discourage the demolition of part of a building or works unless:

- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place.
- It will assist in the long term conservation of the place.

Development or works strategies

Encourage development that assists in revealing the significance of the place.

Discourage development that would alter, destroy or conceal any fabric that contributes to its significance, except where it can be demonstrated that any alteration is reversible.

Ensure that the siting, size, height, setback, materials, form and colour of new development are sympathetic to the elements that contribute to the significance of a heritage place, including its context.

Distinguish new development from heritage fabric whilst being sympathetic to the heritage context. Discourage development that mimics or copies an earlier style.

Discourage buildings or works that will have an adverse effect upon a significant tree identified by the *South Gippsland Heritage Study* (2004), or any tree that contributes to the setting of a heritage place.

Policy document

Consider as relevant:

- *South Gippsland Heritage Study* (David Helms, 2004)

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Housing supply in South Gippsland

Objective

To ensure that housing supply is sufficient to meet demand. [NEW suggested objective]

Strategies

Encourage medium density housing close to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North.

Locate dwellings, retirement villages and rooming houses -on flat land within 400 metres of retail uses and health and community services. ~~close to retail, community and health services.~~ [reworded for clarity]

Design dwellings so that they can be adapted to meet changing lifecycle circumstances and the needs of diverse households.

Encourage the development of social housing where medical and community services are available, ~~for diverse and special household needs (including low income households, people with disabilities)~~ [rewording to remove unnecessary directions] in Leongatha, Korumburra, Foster, Mirboo North and Meeniyan.

Support housing options with convenient access to secondary and further education, employment and transport ~~for younger people~~ [rewording to remove unnecessary directions]

Encourage ~~nursing home accommodation~~ Residential aged care facilities [rewording land use terms as per MDF&C] -in ~~Principal, Large District~~ regional service centres [rewording to align with Plan for Victoria] -and regional centres ~~District towns~~ [reworded to align with the Strategic Framework Plan] where medical and aged care community services are readily available.

Encourage the development of retirement villages, ~~hostel accommodation~~ rooming houses [rewording land use terms as per MDF&C] and medium density housing to accommodate an ageing population.

Discourage the development of dwellings on small lots in old Crown township areas except where either:

- The land is zoned Township Zone or Rural Living Zone; or
- The development is in accordance with the relevant Restructure Plan in the Schedule to Clause 45.05.

Policy guideline

Consider as relevant:

- ~~Locating retirement villages, hostel accommodation and medium density housing on flat or gently sloping land within 400 metres of shops, health and community services.~~ [rewording to remove unnecessary directions]

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Housing affordability - South Gippsland

Objective

To ~~significantly~~ [rewording to remove unnecessary directions] increase access to affordable and social housing.

Strategies

Ensure affordable and social housing are included in residential developments.

Ensure affordable and social housing is provided within walking distance of services and amenities.

Promote development that includes the provision of affordable housing.

Policy document

Consider as relevant:

- *South Gippsland Social and Affordable Housing Strategy* (Hornsby & Co, 2022)
- *South Gippsland Shire Council Community Health and Wellbeing Plan (2025-2029)*, (South Gippsland Shire Council, 2025) [referencing adopted policy document]

17.01-1L

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Diversified economy – South Gippsland

Strategies

Encourage the development of meat processing facilities to support the local agricultural sector.

Promote the Leongatha, Korumburra, Foster and Mirboo North industrial precincts as locations for manufacturing industries.

Support value adding opportunities associated with timber production to maximise the economic benefits to the municipality.

~~Encourage opportunities for the expansion of industry and the provision of related infrastructure.~~ [rewording to remove unnecessary directions]

~~Direct industrial uses to within existing industrial precincts.~~ [rewording to remove unnecessary directions]

Support the development and expansion of industrial use and port-related industries at Barry Beach.

Encourage the development of equine and horse racing related industries around Stony Creek. Encourage industries that develop products from the reuse and recycling of industrial waste. Encourage and promote niche industries such as the packaging and export of natural spring water.

Policy document

Consider as relevant:

- *South Gippsland Economic Development Strategy (2021-2031)*, (South Gippsland Shire Council, 2021) [referencing adopted policy document]

17.02 -1L

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[CXXXsgip](#)

Commercial, office and retail uses

Objective

To provide a 15 year supply of commercial land. [NEW suggested objective]

Strategies

Discourage the establishment of office and retail developments outside existing commercial areas.

Encourage the redevelopment of existing retail facilities within town centres.

Support new retail development on key redevelopment sites within established town centres.

Support commercial development that enhances the amenity of the towns, is safe and functional in its layout.

17.03 -1L

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Industrial land supply

Objective

To provide a 15 year supply of industrial land. [NEW suggested objective derived from policy guideline]

Strategies

Provide sufficient industrial land, including large lots in strategic locations for the expansion of food manufacturing businesses and related new businesses, ~~particularly in dairy related and value add industries.~~

Discourage encroachment of sensitive land uses on industrial uses, particularly where industrial noise, odour, lighting and truck movements may cause amenity concerns.

Policy guideline

~~Consider as relevant:~~

- ~~■ Providing sufficient industrial land supply to allow for a minimum of 15 years growth.~~ [rewording as objective]

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Tourism - South Gippsland

Strategies

Encourage outdoor education and adventure type tourism activities.

Support the development of larger scale tourism infrastructure capable of attracting year round visitation, such as conference centres and major accommodation venues, in appropriate locations, including within settlement boundaries and at locations that are close to Wilsons Promontory.

Encourage accommodation uses for rail trail users close to and accessible from the rail trails.

Facilitate the provision of public transport and flexible transport services appropriate for users of the rail trails.

Facilitate the provision of services and facilities to support rail trail users in settlements along the rail trail.

[Promote tourism and other economic development that complements the natural environment and landscape values of the region](#) [relocating policy from Mirboo strategies clause 11.01-1L-05].

Encourage small-scale tourism within the Township Zones in the Villages and Hamlets that complement the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.

Support improved visitor accommodation that encourages tourists to visit and remain longer in the region.

[Encourage greater tourism promotion and co-ordination within Foster to build upon the town's role as the gateway to Wilsons Promontory](#) [relocating policy from Foster strategies clause 11.01-1L-05].

Policy documents

Consider as relevant:

- [Economic Development and Tourism Strategy 2015-2020 \(South Gippsland Shire Council, 2015\)](#) [South Gippsland Economic Development Strategy \(2021-2031\), \(South Gippsland Shire Council, 2021\)](#) [updating adopted policy document reference]
- *South Gippsland Rural Land Use Strategy* (South Gippsland Shire Council, 2011)
- *Gippsland Boating Coastal Action Plan 2013 - Gippsland Coastal Board*
- *Recreational Boating Facilities Framework July 2014 - Central Coastal Board*
- *Western Boating Coastal Action Plan 2010 - Western Coastal Board*

Policy documents

Consider as relevant:

- *Marine and Coastal Policy (Department of Environment, Land, Water and Planning, 2020)*
- *Marine and Coastal Strategy (Department of Environment, Land, Water and Planning, 2022)*
- *Siting and Design Guidelines on the Victorian Coast (Department of Environment, Land, Water and Planning, 2020)*

18.02-1L

17/10/2024
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CXXXsgip

Walking - South Gippsland**Objective**

To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Strategies

Prioritise access improvements connecting key attractions, specifically those used by younger and older people. [relocating policy from Mirboo North strategies clause 11.01-1L-05]

Encourage the provision of universal access as part of new development, with paths connecting to existing footpath infrastructure. [relocating policy from Mirboo North strategies clause 11.01-1L-05]

Enhance the network of trails and footpaths to improve all-ability connections between towns and key destinations including tourism sites, health services, education facilities and rail trails.

Policy documents

Consider as relevant:

- *South Gippsland Paths and Trails Strategy (South Gippsland Shire Council, 2010)*
[referencing adopted policy document]

18.02-4L

17/10/2024
C129sgip
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CXXXsgip

Road system - South Gippsland**Strategy**

Encourage the development of road underpasses for the movement of stock.

Locate and design new development and road traffic improvements so they do not compromise the longer-term potential return of rail services to Melbourne. [relocating a shire wide transport policy from 11.01-1L-01 and 11.01-1L-03].

18.02-5L

17/10/2024
C129sgip

Freight - South Gippsland**Strategy**

Ensure that adequate provision is made for transport interchange facilities in proximity to the highway network.

18.02-6L

17/10/2024
C129sgip

Ports - South Gippsland**Strategies**

Facilitate the development of a deep-water port at Barry Point to open up opportunities for linkages to national and international markets.

Facilitate the use and expansion of the terminal facility at Port Welshpool for recreation, passenger, tourism and freight activities.

18.02-7L

03/03/2022
C127sgip

Leongatha Aerodrome/Airport**Strategies**

Encourage aviation-related industrial and commercial activities that support the provision of regular freight and passenger services from Leongatha Aerodrome.

Ensure that Aerodrome Road is upgraded in association with large scale expansion of the Aerodrome.

19.01-2L

17/10/2024
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Alternative energy sources - South Gippsland**Strategies**

Encourage investment in renewable, clean and community energy.

Discourage structures associated with alternative energy production that detrimentally affect the character of the area.

Discourage tall structures on ridgelines or in view corridors.

Minimise the potential impact of alternative energy sources on public health and safety, including fire hazard.

~~Encourage investment in renewable, clean and community energy.~~

Policy document

Consider as relevant:

- Renewable Energy Impact and Readiness Study, (Urban Enterprise, 2024) [referencing adopted policy document]

19.02-1L

17/10/2024
C129sgip
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~~CXXXsqip~~

Health facilities - South Gippsland**Strategy**

Support ~~and promote~~ [removing unnecessary verb] the development of preventive health facilities and services, as well as acute health care facilities and services.

Policy document

Consider as relevant:

- ~~South Gippsland Municipal Public Health and Wellbeing Plan (South Gippsland Shire Council, 2013)~~ [removing reference to redundant policy document]

19.02-2L

17/10/2024
C129sgip

Education facilities - South Gippsland**Strategies**

Encourage the retention and improvement of existing education facilities.

Facilitate the development of Leongatha as the centre for education, as a means of attracting and retaining tertiary and technical training programs.

19.02-4L

17/10/2024
C129sgip

Community facilities - South Gippsland**Strategies**

Provide a range of health, recreational support and social facilities to maintain the independence and wellbeing of older persons.

Encourage the provision of adaptable community facilities that can be used by a range of user groups within the Shire.

Facilitate the provision of a range of family and childcare facilities across the Shire.

Encourage the provision of multi-purpose meeting venues for use by community groups.

Support upgrades to amenities at existing leisure and recreation facilities to improve physical access and use.

19.03-2L

17/10/2024
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~~CXXXsqip~~

Infrastructure design and provision - South Gippsland**Strategy**

Provide a consistent approach to the design and construction of infrastructure across the municipality.

Ensure new developments are connected to the reticulated sewerage system where available. [relocating shire wide infrastructure policy direction from 11.01-1L-06]

Policy guideline

Consider as relevant:

- An approved precinct structure plan for subdivision and development.

Policy document

Consider as relevant:

- *Infrastructure Design Manual* (Local Government Infrastructure Design Association, ~~2022~~2025) [updating document reference]

19.03-3L

17/10/2024
C129sgip
~~XX/XX/XXXX~~
~~CXXXsgip~~

Integrated water management - South Gippsland**Strategies**

~~Support provision of reticulated sewerage to un-serviced townships. [removing inappropriate / unsupported policy direction]~~

Progressively upgrade wastewater disposal and drainage infrastructure for existing development to current standards.

~~Promote the use of new technology in wastewater system design, testing and management. [removing inappropriate / unsupported policy direction]~~

Encourage the use of best practice water sensitive urban design measures for new developments.

Policy guideline

Consider as relevant:

- Establishing artificial wetlands, retention basins and stormwater pollution traps to control the quality and quantity of stormwater run-off from urban areas.

19.03-4S

04/11/2022
VC226

Telecommunications**Objective**

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

**19.03-
4L**

17/10/2024
C129sgip

Telecommunications conduits - South Gippsland

Policy application

This policy applies to an application to subdivide land.

Objective

To facilitate broadband telecommunications services in a timely, efficient and cost effective manner and provide a network of open access conduits for optical fibre cabling.

Strategies

Encourage new subdivision to provide open access underground conduits to carry optical fibre at the development stage, where warranted.

Vest ownership of conduits in Council and allow them to be transferred to another agency or a telecommunications carrier at a later date.

Provide easements in favour of Council where conduits cross private land.

17/10/2024
C129sgip

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ** or **LDRZ1**.

1.0

25/07/2019
C121sgip

Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares)	None specified	

2.0

25/07/2019
C121sgip

Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified.

17/10/2024
C129sglp**SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE**Shown on the planning scheme map as **MUZ or MUZ1**.**SOUTH GIPPSLAND MIXED USE AREAS****1.0**15/07/2013
VC100**Objectives**

None specified.

2.008/09/2025
VC282**Clause 54 and Clause 55 requirements**

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

3.015/07/2013
VC100**Maximum building height requirement**

None specified.

4.015/07/2013
VC100**Exemption from notice and review**

None specified.

5.015/07/2013
VC100**Application requirements**

None specified.

6.025/07/2019
C121sglp**Decision guidelines**

None specified.

17/10/2024
C129sglp**SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE**Shown on the planning scheme map as **TZ or TZ1**.**SOUTH GIPPSLAND TOWNSHIPS****1.0**25/07/2019
C121sglp**Neighbourhood character objectives**

None specified.

2.008/09/2025
VC282**Clause 54 and Clause 55 requirements**

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

3.003/05/2024
VC255**Maximum building height requirement for a dwelling, small second dwelling or residential building**

None specified.

4.003/05/2024
VC255**Application requirements**

None specified.

5.003/05/2024
VC255**Decision guidelines**

None specified.

25/07/2019
C121sgip**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ1**.**SOUTH GIPPSLAND GENERAL RESIDENTIAL AREA****1.0**25/07/2019
C121sgip**Neighbourhood character objectives**

None specified.

2.003/05/2024
VC255**Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement**

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?

No

3.008/09/2025
VC282**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.003/05/2024
VC255**Maximum building height requirement for a dwelling, small second dwelling or residential building**

None specified.

5.003/05/2024
VC255**Application requirements**

None specified.

6.003/05/2024
VC255**Decision guidelines**

None specified.

25/07/2019
C121sglp

SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

1.0
25/07/2019
C121sglp

Land	Maximum leasable floor area for Office (square metres)
None specified.	None specified.

25/07/2019
C121sgip

SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE

1.0

25/07/2019
C121sgip

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)
None specified.	None specified.

25/07/2019
C121sglp**SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE****1.0**25/07/2019
C121sglp**Maximum leasable floor area requirements**

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
None specified.	None specified.	None specified.

17/10/2024
C129sglp**SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE**Shown on the planning scheme map as **RLZ1**.**1.0**17/10/2024
C129sglp**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All land	1 hectare
Minimum area for which no permit is required to use land for a dwelling (hectares).	All land	1 hectare
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres).	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	None specified	None specified
Minimum setback from a boundary (metres).	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres).	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	None specified
Earthworks which increase the discharge of saline groundwater.	None specified

17/10/2024
C129sglp**SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE**Shown on the planning scheme map as **RLZ2**.**1.0**17/10/2024
C129sglp**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	4 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	4 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

17/10/2024
C129sglp**SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE**Shown on the planning scheme map as **RLZ3**.**1.0**17/10/2024
C129sglp**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	2 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

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SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ or RCZ1**.

CONSERVATION VALUES

Maintain the natural landscape features of the environment.

Continue the existing farming uses and discourage further urban expansion.

1.0

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Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	40 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	All land 150 square metres [as per MDFC]	150 square metres None specified [as per MDFC]
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	All land 200 square metres [as per MDFC]	200 square metres None specified [as per MDFC]
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	None specified
Earthworks which increase the discharge of saline groundwater.	None specified

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SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as **FZ** or **FZ1**.

1.0

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Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All land	80 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares).	All land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares).	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> The Head, Transport for Victoria is the acquiring authority; and The purpose of the acquisition is for a road. 	None specified
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> The Head, Transport for Victoria is not the acquiring authority; and The purpose of the acquisition is for a road. 	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres) [as per MDFC] Earthworks which change the rate of flow across a property boundary.	None specified [as per MDFC] or the discharge point of water	None specified [as per MDFC] None specified
Permit requirement for earthworks		Land
Earthworks which increase the discharge of saline groundwater.		None specified

17/10/2024
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SCHEDULE 1 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ** or **RAZ1**.

Purpose

To provide for a range of land use and development that does not adversely affect surrounding uses.

To recognise the need to strengthen and diversify the economic base of the Shire.

To provide a flexible approach to the consideration of land use and development proposals to off-set the adverse effects of economic restructuring and climate change on the agricultural sector.

To encourage opportunities that contribute to population stability and growth in the Shire.

To recognise the natural beauty and "pure" image of the Shire.

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Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All Land	80 hectares
Minimum area for which no permit is required to use land for timber production (hectares).	Land within the Significant Landscape overlay	40 hectares
	All Other Land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> The Head, Transport for Victoria is the acquiring authority; and The purpose of the acquisition is for a road. 	None specified
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> The Head, Transport for Victoria is not the acquiring authority; and The purpose of the acquisition is for a road. 	40 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	All Land	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres) [as per MDFC]	None specified [as per MDFC]	None specified [as per MDFC]

SOUTH GIPPSLAND PLANNING SCHEME

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	None specified
Earthworks which increase the discharge of saline groundwater.	None specified

25/07/2019
C121sgip**SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE****1.0**25/07/2019
C121sgip**Permit exemptions and conditions**

Public land	Use or development	Conditions
None specified.	None specified.	None specified.

2.025/07/2019
C121sgip**Advertising sign requirements**

Land	Advertising Sign Category
None specified.	None specified.

25/07/2019
C121sgip**SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE****1.0**25/07/2019
C121sgip**Permit exemptions and conditions**

Public land	Use or development	Conditions
None specified.	None specified.	None specified.

2.025/07/2019
C121sgip**Sign requirements**

Land	Sign Category
None specified.	None specified.

3.025/07/2019
C121sgip**Use and development of land specified in an Incorporated Plan**

None specified.

25/07/2019
C121sgip**SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE****1.0**25/07/2019
C121sgip**Permit exemptions and conditions**

Public land	Use or development	Conditions
None specified.	None specified.	None specified.

2.025/07/2019
C121sgip**Sign requirements**

Land	Sign Category
None specified.	None specified.

3.025/07/2019
C121sgip**Use and development of land specified in an Incorporated Plan**

None specified.

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XX/XX/XXXX
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SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ1.

EARTH AND ENERGY RESOURCES INDUSTRY

Purpose

To recognise or provide for the use and development of land for earth and energy resources industry.

To encourage interim use of the land compatible with the use and development of nearby land.

To encourage land management practice and rehabilitation that minimises adverse impact on the use and development of nearby land.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Extensive animal husbandry Grazing animal production [Updating land use terms as per MDF&C] Home based business Informal outdoor recreation Minor utility installation Railway Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping, Animal training, Apiculture, Extensive Animal husbandry , Horse stables, and Intensive animal husbandry) [Updating land use terms as per MDF&C]	
Domestic animal husbandry keeping (other than Animal boarding) [Updating land use terms as per MDF&C]	Must be no more than four animals.
Caretaker's house [Updating land use terms as per MDF&C] Dependent person's unit [Updating land use terms as per MDF&C]	
Industry (other than Materials recycling, Refuse disposal, and Transfer station)	Must not be a purpose listed in the table to Clause 53.10.

SOUTH GIPPSLAND PLANNING SCHEME

Use	Condition
Landscape gardening supplies [Updating land use terms as per MDF&C] Leisure and recreation (other than Informal outdoor recreation) Manufacturing sales [Updating land use terms as per MDF&C] Materials recycling [Updating land use terms as per MDF&C] Place of assembly (other than Amusement parlour and Nightclub) Refuse disposal [Updating land use terms as per MDF&C] Transfer station (other than Automated collection point) Utility installation (other than Minor utility installation)	
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Must not be a purpose listed in the table to Clause [as per MDF&C] Use
Accommodation (other than Caretaker's house and Dependent person's unit)
Amusement parlour
Animal boarding
Animal training
Cinema based entertainment facility
Horse stables
Intensive animal husbandry
Nightclub
Office
Retail premises (other than Landscape gardening supplies and Manufacturing sales)
Saleyard
Service station
Transport terminal
Veterinary centre

2.0
25/07/2019
C121sgip

Use of land
None specified.

3.0
25/07/2019
C121sgip

Subdivision
None specified.

4.0
17/10/2024
C129sgip

Buildings and works
Permit requirement
No permit is required to construct a building or carry out works for the following:

SOUTH GIPPSLAND PLANNING SCHEME

- A modification necessary to comply with a direction or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 1970*.

5.0

25/07/2019
C121sglp

Signs

None specified.

25/07/2019
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SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2**.

WARATAH PARK TOURIST FACILITY

Purpose

To provide for the use of the land for the purpose of a tourist facility, incorporating a function centre, restaurant, accommodation and ancillary uses.

To ensure that the use and development of the tourist facility is sympathetic to the landscape and the environment of the locality.

To provide for the subdivision of the land to facilitate the development and coordinated management of accommodation associated with the tourist facility.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Crop raising (other than Timber Production)	
Dependent person's unit [Updating land use terms as per MDF&C]	Must be the only dependent person's unit on the land. Must meet the requirements of Clause 2.0 of this schedule.
Extensive animal husbandry <u>Grazing animal production</u> [Updating land use terms as per MDF&C]	
Home occupation	
Mineral exploration	Must meet the conditions of Clause 52.08-2
Mining	Must meet the conditions of Clause 52.08-2
Minor utility installation	
Natural systems	
Search for stone <u>exploration</u> [Updating land use terms as per MDF&C]	Must not be costeaning or bulk sampling
Road [Updating land use terms as per MDF&C]	Must meet the requirements of Clause 62.01
Any use listed in Clause 62.01	

Section 2 - Permit required

Use	Condition
Accommodation (other than a Dwelling, or Caretaker's house or Dependant Person's Unit) [Updating land use terms as per MDF&C]	Must only be used for short term accommodation in conjunction with the Waratah Park Tourist Facility.
Caretaker's house	Must be the only caretaker's house on the land. Must only be used in conjunction with the Waratah Park Tourist Facility. Must meet the minimum requirements of Clause 2.0 of this schedule.
Dwelling	Must be the only dwelling on the land. Must only be used as a permanent residence by the owners and/or managers of the Waratah Park Tourist Facility. Must meet the minimum requirements of Clause 2.0 of this schedule.
Function centre [Removing unconditioned uses]	
Restaurant [Removing unconditioned uses]	
Search for stone exploration – If the Section 1 condition is not met [Updating land use terms as per MDF&C]	
Any other use not in Section 1 or 3 [Updating land use terms as per MDF&C]	

Section 3 – Prohibited

Use
Industry (other than Automated collection point)
Any other use not in Section 1 or 2 [MDF&C]

2.0

17/10/2024
C129sgip

Use of land

Permit requirement to use the land for a tourist accommodation cabin or caretaker's house

An agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into with the owner that:

- Prohibits the use of the tourist accommodation cabins for permanent accommodation.
- Requires that a tourist accommodation cabin must not be resided in by the owner or any other person for more than 31 consecutive days or more than 93 days per calendar year.
- The caretaker's house must only be used by a person/persons responsible for the management and security of the Waratah Park Tourist Facility.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

Unless the circumstances do not require, an application to use land for a tourist accommodation cabin must be accompanied by the following information, as appropriate:

- A land capability assessment and on-site wastewater management design report which includes an accurate assessment of the volume of waste likely to emanate from the use and the resultant environmental impact.
- The maximum number of persons proposed to be accommodated within each unit/cabin at any one time.
- The number of car parking spaces proposed to be provided per unit/cabin. A traffic and engineering report on access.
- Details of how access to each unit/cabin is to be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- A brief report explaining how the accommodation units/cabins will be managed and maintained.

Unless the circumstances do not require, an application to use land for a function centre or restaurant must be accompanied by the following information, as appropriate:

- A land capability assessment and on-site wastewater management design report which includes an accurate assessment of the volume of waste likely to emanate from the use and the resultant environmental impact.
- The proposed hours of operation.
- The maximum number of persons proposed to be accommodated on the site at any one time. The number of car parking spaces proposed to be provided.
- How land not required for immediate use is to be maintained.

Exemption from notice and review

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- Proposed hours of operation for the proposed function centre/restaurant. The availability of and connection to services.
- Method of on-site waste water treatment and disposal. The provision of car parking.
- The maintenance and management of the land.

3.0

17/10/2024
C129sglp

Subdivision

Permit requirement

One lot may be created that contains the existing Waratah Park Tourist Facility manager's dwelling, function centre, restaurant, accommodation units and associated outdoor areas.

SOUTH GIPPSLAND PLANNING SCHEME

Other lots may be created that contain an existing tourist accommodation cabin or caretaker's house. Areas ancillary to each cabin (such as driveway access, car parking, wastewater disposal areas and ancillary facilities) may be incorporated within common property on the plan of subdivision.

For each lot created that contains a tourist accommodation unit/cabin or a caretaker's house, an agreement under Section 173 of the Planning and Environment Act 1987 must be entered into with the owner of each lot that:

- Prohibits the use and development of the land for any purpose other than a tourist accommodation cabin or caretaker's house in conjunction with the Waratah Park Tourist Facility.
- Prohibits the use and development of each lot for the purposes of permanent accommodation. In the case of the caretaker's house, the house must only be used by a person/persons responsible for the management and security of the tourist accommodation cabins.
- Requires that a tourist accommodation cabin must not be resided in by the owner or any other person for more than 42 consecutive days or more than 150 days per calendar year.
- Provides for the management and on-going maintenance of the land and facilities within the areas of common property.

The agreement must be registered on each title.

Vacant lots may be created, provided that a planning permit has first been issued for the use and development of the land for tourist accommodation cabins and caretaker's house in accordance with the provisions of sub-section 2.0 and 4.0 of this Schedule.

For each vacant lot created, an agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into with the owner of each lot that:

- Prohibits the use or development of the land for any purpose other than a tourist accommodation cabin or caretaker's house in conjunction with the Waratah Park Tourist Facility.
- Requires the development of the land to be completed in accordance with an approved planning permit that has been issued under the provisions of this zone.
- Requires that a tourist accommodation cabin must not be resided in by the owner or any other person for more than 42 consecutive days or more than 150 days per calendar year.
- Provides for the management and on-going maintenance of the land and facilities within the areas of common property.

The agreement must be registered on each title.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows for each lot:
 - The location and dimensions of existing development or proposed building envelopes, car parking areas and driveway access.
 - The location and dimensions of wastewater treatment and disposal areas.
 - Any areas of common property.

SOUTH GIPPSLAND PLANNING SCHEME

- A land capability assessment which demonstrates that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- If a staged subdivision, show how the balance of the land may be subdivided.

Exemption from notice and review

An application for the land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) and the review rights of Section 82(1) of the Act.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- The capability of each lot and/or area of common property to treat and retain all waste water on-site in accordance with the State Environment Protection Policy (Waters of Victoria).
- The availability and provision of utility services, including electricity, drainage, water and communications.
- Measures to ensure that the proposed accommodation units/cabins are only used for short term accommodation in conjunction with the Waratah Park Tourist Facility and appropriate mechanisms are in place for the management and maintenance of each cabin and common property area.

4.0

17/10/2024
C129sgip

Buildings and works

Permit requirement

A permit is required to construct a building or construct or carry out works.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- A site layout plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works, including setbacks from boundaries of the site.
 - Location and dimensions of all access, internal driveways, car parking and loading areas.
 - Proposed landscaping areas.
 - All wastewater treatment and disposal areas.
 - The location of a water supply for both domestic and fire fighting purposes.

- Any vegetation proposed to be removed, destroyed or lopped.
- Floor plans and elevations drawn to scale to show the height, exterior finishes and colour of all buildings and works.
- Surface treatment and construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape plan that includes:
 - A planting schedule incorporating only locally indigenous species which includes the description and number of species proposed to be planted, proposed extent of vegetation community “net gain” and shelterbelt requirements.
 - A ten metre wide, double fenced, tree plantation adjacent to the eastern boundary of the site.
 - Surfaces to be constructed, a site works specification and method of preparing, draining, watering and maintaining the vegetation.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- The movement of vehicles providing for supplies, waste removal and emergency services.
- The location and dimensions of site access and car parking spaces.
- Outdoor lighting.
- Stormwater discharge.
- The external finishes of the buildings to ensure they blend with the surrounding environment.
- Measures to cope with fire.
- Landscape treatment.
- Any natural or cultural values on or near the land.

5.0

25/07/2019
C121sgip

Signs

None specified.

25/07/2019
 C424sgip_
 XX/XX/XXXX
 CXXXsgip

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

PORT AREAS

Purpose

To provide for the development of the Barry Beach Port as a key area of the State for the interchange, storage and distribution of goods.

1.0

14/11/2022
 VC227_
 XX/XX/XXXX
 CXXXsgip

Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the <i>Apiary Code of Practice, May 1997</i> .
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Read [MDF&C] Search for stone exploration [MDF&C] Tramway [removing duplicative content]	
Mineral exploration Minor utility installation	
Mining	Must meet the conditions of Clause 52.08-2
Railway [MDF&C] Road [MDF&C]	
Search for stone	Must not be costeaning or bulk sampling
Tramway	
Wharf	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Transport Terminal (other than wharf) Industry (other than Automated collection point) Utility installation Warehouse	Must be directly associated with and reliant upon the port.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

[Any other use not in Section 1 or 2 \[MDF&C\]](#)

2.017/10/2024
C129sgip**Use of land****Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report which demonstrates a need or significant benefit for the use to establish close to the port or associated uses.
- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environmental Protection Authority.
- Whether a licence under the *Dangerous Goods Act 1985* is required.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land and water.
 - Traffic, including hours of delivery and dispatch.
 - Light spill or glare.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01 in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- The effect that the use may have on nearby existing or proposed uses for or associated with the port.
- The effect that nearby existing or proposed uses for or associated with the port may have on the proposed use.
- Whether there is a demonstrated need or significant benefit associated with any proposed industry, transport terminal, utility installation (other than minor utility installation) or warehouse, in it being located near port facilities or associated uses.
- The drainage of the land.
- The availability and connection of services.
- Provision of fire protection and other emergency services.
- The effect of traffic likely to be generated on roads including the need for traffic management plans and works to the satisfaction of the responsible authority to minimise any adverse impacts.

3.025/07/2019
C121sgip**Subdivision**

None specified.

Buildings and works

Permit requirement

A permit is not required for buildings and works which:

- Provide for navigational beacons or aids;
- Rearrange, alter, renew or maintain plant if the area or height of the plant is not increased;
- Comply with a directions or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 1970*.
- Provide for railways, road or tramway;
- Alter electrical or gas services or telephone lines;
- Alter plumbing services which do not affect the drainage of the land;
- All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - The proposed use of all existing and proposed buildings.
 - The provision of on-site vehicle parking.
 - Loading and unloading areas.
 - Internal vehicle movements
 - Site entrance and exit points.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
 - Features above or below water.
- Elevation drawings and plans (to scale) and information showing the profile and maximum heights of proposed buildings and equipment installations.
- Detailed plans and elevations for works associated with the development of any new wharf area.
- Details of materials, finish, colour of the external surfaces and coverings of buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading.

- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.
- Details relating to the staging of development and an appropriate time scale in which each stage of development should be completed.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- Any natural and cultural values on or near the land.
- The effect of the proposed development on future development of the land and adjoining area for port and port related uses.
- The effect that the development may have on environmental values in the waters of Corner Inlet, particularly on marine flora and fauna.
- Traffic generation and traffic management proposals.
- The adequacy of provision for parking and site access.
- The location and extent of loading, storage and service areas.
- The adequacy of excising roads and infrastructure to support the proposed development.
- The built form and visual impact of the proposed development, including signage.
- The objectives and likely effectiveness of the proposed landscaping treatment.
- The adequacy of stormwater discharge.

5.0

25/07/2019
C121sglp

Signs

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 2.

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

WILSONS PROMONTORY GATEWAY TOURIST FACILITY**Purpose**

To provide for the use of the land for the purpose of a tourist facility, incorporating a function centre, restaurant, accommodation, retail facility and ancillary uses.

To ensure that the use and development of the tourist facility is sympathetic to the landscape and the environment of the locality.

To provide for the subdivision of the land to facilitate the development and coordinated management of accommodation associated with the tourist facility.

1.0

14/11/2022
VC227
XX/XX/XXXX
CXXXsgip

Table of uses**Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Crop raising (other than Timber production)	
Grazing animal production	
Home based business	
Informal outdoor recreation	
Minor utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than a Dwelling, Caretaker's house)	Must only be used for short term accommodation in conjunction with the Wilsons Promontory Gateway Tourist Facility.
Caretaker's house	Must be the only caretaker's house on the land. Must only be used in conjunction with the Wilsons Promontory Gateway Tourist Facility. Must meet the minimum requirements of Clause 2.0 of this schedule.
Exhibition centre	Must only be used in conjunction with the Wilsons Promontory Gateway Tourist Facility
Food and drink premises	
Function centre	
Interpretation centre	
Museum	
Restaurant	
Shop (other than Adult sex product shop or Restricted retail premises)	
<u>Any other use not in Section 1 or 3</u> [MDF&C]	

Section 3 - Prohibited

Dwelling (other than Caretaker's house)
Industry (other than Automated collection point)
~~Any other use not in Section 1 or 2~~ [MDF&C]

2.0

17/10/2024
C129sgip

Use of land**Permit requirement to use the land for a tourist accommodation cabin or caretaker's house**

An agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into with the owner that:

- Prohibits the use of the tourist accommodation cabins for permanent accommodation.
- Requires that a tourist accommodation cabin must not be resided in by the owner or any other person for more than 31 consecutive days or more than 93 days per calendar year.
- The caretaker's house must only be used by a person/persons responsible for the management and security of the Wilsons Promontory Gateway Tourist Facility.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A land capability assessment and on-site wastewater management design report which includes an accurate assessment of the volume of waste likely to emanate from the use and the resultant environmental impact.
- The maximum number of persons proposed to be accommodated within each unit/cabin at any one time.
- The number of car parking spaces proposed to be provided per unit/cabin.
- A traffic and engineering report on access.
- Details of how access to each unit/cabin is to be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- A brief report explaining how the accommodation units/cabins will be managed and maintained.
- Unless the circumstances do not require, an application to use land for a function centre or restaurant must be accompanied by the following information, as appropriate:
 - A land capability assessment and on-site wastewater management design report which includes an accurate assessment of the volume of waste likely to emanate from the use and the resultant environmental impact.
 - The proposed hours of operation.

- The maximum number of persons proposed to be accommodated on the site at any one time. The number of car parking spaces proposed to be provided.
- How land not required for immediate use is to be maintained.

Exemption from notice and review

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- Proposed hours of operation for the proposed function centre/restaurant. The availability of and connection to services.
- Method of on-site waste water treatment and disposal. The provision of car parking.
- The maintenance and management of the land

3.0

17/10/2024
C129sgip

Subdivision

Permit requirement

Lots may be created that contain a tourist accommodation unit/cabin. Areas ancillary to each cabin (such as driveway access, car parking, waste water disposal areas and ancillary facilities) may be incorporated within the common property on the plan of subdivision.

For each lot created that contains a tourist accommodation unit/cabin or a caretaker's house, an agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into with the owner of each lot that:

- Prohibits the use and development of the land for any purpose other than a tourist accommodation cabin or caretaker's house in conjunction with the Wilsons Promontory Gateway Tourist Facility.
- Prohibits the use and development of each lot for the purpose of permanent accommodation.

The caretaker's house must only be used by a person/persons responsible for the management and security of the tourist accommodation cabins.

- Requires that a tourist accommodation cabin must not be resided in by the owner or any other person for more than 31 consecutive days or more than 93 days per calendar year.
- Provides for the management and on-going maintenance of the land and facilities within the areas of common property.

The agreement must be registered on each title.

Vacant lots may be created, provided that a planning permit has first been issued for the use and development of the land for tourist accommodation cabins and caretaker's house in accordance with the provisions of sub-section 2.0 and 4.0 of this Schedule.

SOUTH GIPPSLAND PLANNING SCHEME

For each vacant lot created, an agreement under Section 173 of the Planning and Environment Act 1987 must be entered into with the owner of each lot that:

- Prohibits the use or development of the land for any purpose other than a tourist accommodation cabin or caretaker's house in conjunction with the Wilsons Promontory Gateway Tourist Facility.
- Requires the development of the land to be completed in accordance with an approved planning permit that has been issued under the provisions of this zone.
- Requires that a tourist accommodation cabin must not be resided in by the owner or any other person for more than 31 consecutive days or more than 93 days per calendar year.
- Provides for the management and on-going maintenance of the land and facilities within the areas of common property.

The agreement must be registered on each title.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- A plan drawn to scale which shows for each lot:
- The location and dimensions of existing development or proposed building envelopes, car parking areas and driveway access.
- The location and dimensions of wastewater treatment and disposal areas.
- Any areas of common property.
- A land capability assessment which demonstrates that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- If a staged subdivision, show how the balance of the land may be subdivided.

Exemption from notice and review

An application for the subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) and the review rights of Section 82(1) of the Act.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- The capability of each lot and/or area of common property to treat and retain all waste water on-site in accordance with the State Environment Protection Policy (Waters of Victoria).
- The availability and provision of utility services, including electricity, drainage, water and communications.
- Measures to ensure that the proposed accommodation units/cabins are only used for short term accommodation in conjunction with the Wilsons Promontory Gateway

- Tourist Facility and appropriate mechanisms are in place for the management and maintenance of each cabin and common property area.
- Vehicle access via an all-weather road with dimensions adequate to accommodate emergency vehicles

4.0

17/10/2024
C129sgjp

Buildings and works

Permit requirement

A permit is required to construct a building or construct or carry out works.

No accommodation or residential buildings are to be constructed on land with a natural surface below 5m Australian Height Datum.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- A site layout plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works, including setbacks from boundaries of the site.
 - Location and dimensions of all access, internal driveways, car parking and loading areas.
 - Proposed landscaping areas.
 - All wastewater treatment and disposal areas.
 - The location of a water supply for both domestic and fire fighting purposes.
 - Any vegetation proposed to be removed, destroyed or lopped.
- Floor plans and elevations drawn to scale to show the height, exterior finishes and colour of all buildings and works.
- Surface treatment and construction details of all drainage works, driveways, vehicle parking and loading areas.
- A report from a suitably qualified person addressing the possible presence of Coastal Acid Sulphate Soil on the site.
- A landscape plan that includes:
 - A planting schedule incorporating only locally indigenous species which includes the description and number of species proposed to be planted, proposed extent of vegetation community “net gain” and shelterbelt requirements.
 - A ten metre wide, double fenced, tree plantation adjacent to the eastern boundary of the site.
 - Removal and control of any weed species, as listed in the “Common Weeds of Gippsland – South Gippsland Shire” brochure or similar publication.

- Surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the vegetation.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

General issues

- The movement of vehicles providing for visitors, supplies, waste removal and emergency services.
- The location and dimensions of site access and car parking spaces.
Outdoor lighting.
- Stormwater discharge.
- The external finishes of the buildings to ensure they blend with the surrounding environment. Measures to cope with fire.
- Landscape treatment.
- Any natural or cultural values on or near the land.
- The creation of any new access to Corner Inlet is prohibited.

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- The location of on-site effluent disposal areas and any on-site retention of stormwater to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including, roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use or development will require traffic management measures.

5.0

25/07/2019
C121sgip

Signs

- None specified.

25/07/2019
C424sgip
XX/XX/XXXX
CXXXsgip

SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ5**.

SPI ELECTRICITY PTY LTD LEONGATHA DEPOT

PURPOSE

To promote the use and development of the ~~the~~ [rewording for clarity] land consistent with the *SPI Electricity Pty Ltd Leongatha Depot 2013* Incorporated Document.

To provide for the continued use and development of the Leongatha Depot in a manner which minimises the impact on the amenity of the surrounding area.

1.0

14/11/2022
VC227
XX/XX/XXXX
CXXXsgip

Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Industry (other than Automated collection point)	Must be in accordance with the <i>SPI Electricity Pty Ltd Leongatha Depot 2013</i> Incorporated Document
Minor utility installation	
Office	Must be in accordance with the <i>SPI Electricity Pty Ltd Leongatha Depot 2013</i> Incorporated Document
Store	Must be in accordance with the <i>SPI Electricity Pty Ltd Leongatha Depot 2013</i> Incorporated Document
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	Must be in conjunction with a Section 1 use [MDF&C]

Section 3 - Prohibited

Use
All other uses [MDF&C]

2.0

17/10/2024
C129sgip

Use of land

Use of land should comply with the Australian Radiation Protection & Nuclear Safety Agency (ARPANSA) standards (or any subsequent update by these agencies).

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, light spill and glare.

3.025/07/2019
C121sgip**Subdivision**

None specified.

4.017/10/2024
C129sgip**Buildings and works**

A permit is not required to construct a building or carry out works if undertaken in accordance with the *SPI Electricity Pty Ltd Leongatha Depot 2013* Incorporated Document.

Exemption from notice and review

An application under any provision of this scheme which is generally in accordance with the *SPI Electricity Pty Ltd Leongatha Depot 2013* Incorporated Document is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- The *SPI Electricity Pty Ltd Leongatha Depot 2013* Incorporated Document.
- The views of South Gippsland Water.
- The interface with adjoining areas, especially the relationship with residential and recreation areas.
- The interface with the streetscape, including the location of access points at the property boundaries and the landscaping of land adjoining a road.
- The design and elevation treatment of buildings and their appurtenances.
- The illumination of buildings and their immediate spaces.
- The drainage of the land.
- The effect of traffic to be generated on roads.
- Provision for vehicles providing for supplies, waste removal and emergency services.

5.025/07/2019
C121sgip
[XX/XX/XXXX](#)
[CXXXsgip](#)**Signs**

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in [Cateogry](#)[Category](#) [fixing typo]2.

SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

KOONWARRA AGRICULTURAL SERVICES PRECINCT**Purpose**

- To provide for agricultural services that complement and have a nexus with the region's saleyards facility including supply, transport, maintenance and repairs to enhance agricultural production.
- To provide for activities within the zone that will not challenge the services and functions of nearby urban centres.
- To facilitate development which is visually sympathetic to the rural landscape especially when viewed from the highway.

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Table of uses**Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal keeping, Intensive animal husbandry , Rice growing and Timber production) [MDF&C]	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Extensive animal husbandry Grazing animal production [MDF&C]	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Cattle Feedlot	Must meet the requirements of Clause 53.08. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995
Convenience restaurant	Must be in conjunction with a Service station
Equestrian supplies [MDF&C]	
Horse stables [MDF&C]	
Primary produce sales [MDF&C]	
Road freight terminal [MDF&C]	

SOUTH GIPPSLAND PLANNING SCHEME

Rural Industry (other than sawmill, abattoir)	The use is to service or repair plant or equipment used in agriculture only
--	---

Service station [MDF&C]

Store	Storage must be in conjunction with an agricultural production use
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Take away food premises	Must be in conjunction with a Service station
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Trade supplies	Must only be in conjunction with an agricultural production use
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Utility installation [MDF&C]

Veterinary centre [MDF&C]

Any other use not in Section 1 or 3

Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
---------------------------------------	--

Section 3 - Prohibited

Use	Condition
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Accommodation

Art and craft centre

Child care centre

Cinema based entertainment facility

Education centre

Industry (other than Automated collection point and Rural industry)

Leisure and recreation

Office

Place of assembly

Retail premises (other than Equestrian supplies, Primary produce sales, Take away food premises, Trade supplies)

Warehouse (other than Store)

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Use of land

Exemption from notice and review

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Application requirements

SOUTH GIPPSLAND PLANNING SCHEME

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose and/or processes to be used on the land and how they directly support agricultural production.
- How land that is not required for immediate use is to be maintained.
- Whether a works approval or waste discharge licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or ~~area fire~~ [\[rewording for clarity\]](#) protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.
- A comprehensive traffic impact assessment prepared to the satisfaction of the responsible authority in consultation with the relevant road authority, that identifies the pattern and location of the arterial road network of the area including existing roads, and the location and details of any required:
 - Road widening.
 - Access points.
 - Bus lanes and stops.
 - The details of any hours of operation.
- The likely effects, if any, on the neighbouring land uses, including:
 - Noise levels.
 - Air-borne emissions including odours.
 - Emissions to land or water.
 - Light spill or glare.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- The effect that a proposed use may have on nearby agricultural areas or uses which are sensitive to off-site effects having regard to any comments or directions of the referral authorities.
- The effect that nearby activities may have on the proposed use.
- Any effect to the service potential of nearby urbanised centres, including Koonwarra and Leongatha.
- The type and quantity of goods to be stored, processed or produced.
- The availability of and connection to services.
- The effect of traffic to be generated on roads and the opinion of the relevant road authority.
- ~~The interim use of those parts of the land not required for the proposed use.~~

3.017/10/2024
C129sgip**Subdivision****Permit requirement**

A permit is required to subdivide land.

Exemption from notice and review

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act

Application Requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The efficient and orderly subdivision of land having regard to essential services (notably wastewater servicing), open space and roads.
- A stormwater management plan addressing runoff collection and treatment within the lot boundary and incorporates the extent of retarding/detention infrastructure. Plans are required to include:
 - Water sensitive urban design techniques which provide for the protection of natural systems.
 - Integration of stormwater treatment into the landscape.
 - Improved water quality.
 - Reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- A traffic management plan detailing vehicle, bicycle and pedestrian access points at the property boundaries, overall traffic flow, car parking, external traffic impacts, relevant treatments and any other pertinent information.
- A street network that:
 - promotes connection with current and proposed networks.
 - supports building frontages which promote passive surveillance of the street network.
- A site plan drawn to scale showing:
 - The boundaries and dimensions of the site.
 - The layout of existing and future buildings and works.
 - Proposed landscape areas, including screening and a description of the vegetation
 - Provisions of pedestrian and bicycle access to the Rail Trail.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- The potential uses of the proposed lots and their boundaries being of sufficient size and dimension to accommodate future users.
- Any natural or cultural features on or near the land.
- The logical and safe movement of traffic.
- Provision of pedestrian and bicycle access connecting to the existing network.
- The ability of each lot created to manage wastewater.

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Buildings and works

Permit requirement

No permit is required to construct a building or construct or carry out works for the following:

- ~~The installation of an automatic teller machine.~~
- A building or works which rearrange, alter or renew plant if the area or height of the plant is unaltered.
- A rainwater tank with a capacity of more than 4,500 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

The following requirements apply to construct a building or construct or carry out works:

- No building shall exceed a maximum building height of 10 metres above natural ground level. [rewording for clarity - from existing application requirements]
- Development must include canopy tree plantings that, at maturity, will soften the visual impact of new development when viewed from within and outside the development area, especially adjoining and distant views to the site from the highway. [rewording for clarity - from existing application requirements]
- Development must provide pedestrian and bicycle access to the Rail Trail. [rewording for clarity - from existing application requirements]

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - The proposed buildings and works on the land including details of the maximum height of the buildings and works measured from natural ground level. [NEW suggested requirements to address strategies]
 - ~~Building height no more than two storeys (ten metres), above natural ground level. [reworded as a strategy]~~
 - The interface between adjacent proposed and land existing land uses, ~~proposed and existing with the intent to reduce potential conflict and improve connections with future infrastructure.~~ [Reworded requirements to address strategies]

SOUTH GIPPSLAND PLANNING SCHEME

- The details of any outdoor storage or lighting.
- Details of any proposed fencing in response to adjoining land uses.
Driveways, parking areas, loading and unloading areas, external storage, and screened waste storage areas.
- Vehicle movement, manoeuvring, and access ways within the site.
- ~~Provision of pedestrian and bicycle access to the Rail Trail.~~ [reworded as development requirement]
- A construction management plan specifying how construction activity will be managed.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- The location, type and design details of signage.
- A detailed landscaping plan, identifying all proposed landscaping with particular regard to the interface with surrounding open spaces, roads and other neighbouring uses. ~~The landscape plan must include canopy tree plantings (at maturity) to soften the visual impact of new development when viewed from within and outside the development area, especially adjoining and distant views to the site from the highway.~~ [reworded strategies]

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- Availability of and connection to reticulated services.
- The impact of signage, particularly illuminated signage, on the rural highway environment.
- The capability of the land to accommodate the proposed development where access to reticulated services is not available.
- The movement of pedestrians, cyclists and vehicles.
- Exterior design, active frontages, illumination of buildings and their immediate surrounds.
- Landscaping of parking areas to provide amenity.
- Landscaping to provide buffers between developments.
- The interim management of land not immediately required for development.
- Access for emergency services to water supplies on site.
- The responsibility for the maintenance of buildings, landscaping and paved areas.
- Provision of pedestrian and bicycle access to the Rail Trail.
- The development of the land in relation to building design, site layout, storage areas, signage and landscaping must appropriately respond to the high visual amenity of the locality and the land's prominent location on a highway and tourist route

Maintenance

~~All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.~~ [removing inappropriate directions]

Signs

- Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 3.

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SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7**.

VENUS BAY CAMPING AND CARAVAN PARK [reworded for clarity]

Purpose

To implement the Planning Policy Framework and the Municipal Planning Strategy.

To recognise and provide for the ongoing use of the site for ~~the a c~~Camping and ~~c~~Caravan ~~p~~Park [land use as per **MDF&C**] and related tourism facilities at 113A Jupiter Boulevard, Venus Bay. [reworded for clarity].

To ensure that the development of the ~~c~~Camping and ~~c~~Caravan ~~p~~Park [land use as per **MDF&C**] and its facilities takes place in an orderly and proper manner and does not cause an unreasonable loss of amenity to the surrounding area.

To provide for sustainable tourism activities and a range of accommodation opportunities which complement the ~~c~~Camping and ~~c~~Caravan ~~p~~Park [land use as per **MDF&C**] use.

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Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Camping and caravan park	
Extensive Grazing A Animal Husbandry production [land use as per MDF&C]	
Minor utility installation	
Caretaker's house	Must be the only Caretaker's house on the land.
Informal Outdoor Recreation	Must be in conjunction with the Camping and Caravan Park.
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications Facility	Buildings and works must meet the requirements of Clause 52.19.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
See Section 1 of 37.01-1 for relevant provisions [land use as per MDF&C]	

SOUTH GIPPSLAND PLANNING SCHEME

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture and extensive animal husbandry Grazing animal production) [land use as per MDF&C]	
Backpacker's Lodge	Must be used in conjunction with the Camping and Caravan Park
Carpark	
Child care centre	Must be used in conjunction with the Camping and Caravan Park
Convenience shop	Must be used in conjunction with the Camping and Caravan Park
Hostel	
Minor sports and recreation facility	
Office	Must be used in conjunction with the Camping and Caravan Park
Restaurant	
Restricted recreation facility	
Take away food premises	
Utility installation (other than Minor utility installation)	
Renewable energy facility	
Any other use not in Section 1 or 3 See Section 2 of 37.01-1 for relevant provisions [land use as per MDF&C]	

Section 3 - Prohibited

Use

Accommodation (other than Caretaker's house, Camping and Caravan Park, Backpacker lodge and Hostel)

Adult bookshop

Crematorium/Cemetery

Education Centre

Earth and energy resources industry

Fuel Depot

Industry (other than Automated collection point)

Leisure and recreation (other than Minor sports and recreation facility and Informal Outdoor Recreation)

Place of Assembly

Retail premises (other than Restaurant and Convenience shop)

Research centre

Service station

Veterinary centre

Warehouse

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Use of land**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the type of activities to be carried out.
- How the proposed use supports, or is ancillary to, the use of the land for a Camping and Caravan Park.
- The likely effects, if any, on adjoining land, including but not limited to;
 - noise levels;
 - traffic;
 - the hours of delivery and dispatch of goods and materials (including garbage collections);
 - hours of operation; and,
 - potential light spill.
- How the proposed use will respond to the bushfire risk.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General issues

- The need to protect the ongoing use of the Camping and Caravan Park and to support appropriate ancillary uses complementary to the Camping and Caravan Park.
- The capability of the land to accommodate the proposed use in relation to existing infrastructure and services.
- The effect of traffic to be generated on roads.
- Any impact upon the existing use of the land and the surrounding area especially adjoining residential areas and public use areas.

Environmental issues

- The capability of each lot and/or area of common property to treat and retain all wastewater on-site ~~in accordance with the State Environment Protection Policy (Waters of Victoria).~~[\[removing redundant policy reference\]](#)
- The impact of the proposed use on the natural physical features and resources of the area, in particular on vegetation, soil and water quality.
- The impact of the proposed use on flora, fauna and landscape.
- The impact of the proposed use on the adjoining foreshore areas.
- The need for the planting of additional locally indigenous vegetation to complement the existing vegetation on the site and adjoining foreshore areas.
- Whether the proposed use adequately responds to bushfire risk.

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Subdivision**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report which explains how the proposed subdivision promotes the purpose of the zone and is supported by the decision guidelines of the Planning Scheme and the zone. The report must address how the subdivision will facilitate the ongoing use of the land for a Camping and Caravan Park.
- A Bushfire Management Plan that shows any bushfire mitigation measures to be relied upon in the subdivision of the land.
- A plan drawn to scale which shows for each lot:
 - The location and dimensions of existing development, car parking areas and driveway access.
 - Proposed building envelopes.
 - The natural topography and features of the site.
 - The location and dimensions of wastewater treatment and disposal areas.
 - Any areas of common property.
- A land capability assessment which demonstrates that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General issues

- The need to protect the ongoing use of the Camping and Caravan Park and to support appropriate ancillary uses complementary to the Camping and Caravan Park.
- The capability of the land to accommodate the proposed development in relation to existing infrastructure and services.
- The effect of traffic to be generated on roads.
- Any impact upon the existing use of the land and the surrounding area especially adjoining residential areas and public use areas.

Environmental issues

- The capability of each lot and/or area of common property to treat and retain all waste water on-site in accordance with the State Environment Protection Policy (Waters of Victoria).
- The impact of the proposed subdivision on the natural physical features and resources of the area, in particular on vegetation, soil and water quality.
- The impact of the proposed subdivision on the flora, fauna and landscape.
- The impact of the proposed subdivision on the adjoining foreshore areas.

The need for the planting of additional locally indigenous vegetation to complement the existing vegetation on the site and adjoining foreshore areas.

Whether the proposed subdivision adequately responds to the bushfire risk.

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Buildings and works

Permit requirement

No permit is required to construct a building or construct or carry out works for the following:

- An alteration or extension to an existing building provided the floor area of the alteration or extension is not more than 10 square metres.
- A rainwater tank.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report which explains how the proposed development promotes the purpose of the zone and how the proposed development is supported by the decision guidelines of the Planning Scheme and the zone.
- A report which addresses how the buildings and works will respond to bushfire risk.
- A Site Context Plan drawn to scale which shows:
 - The boundary and dimensions of the site.
 - The natural topography and features of the site.
 - Adjoining roads, tracks and pathways.
 - The location, height and purpose of surrounding buildings and works.
- Detailed Architectural Plans drawn to scale which show:
 - Floor and roof plans.
 - Elevation drawings showing the colour, materials of all buildings and works.
 - Proposed landscape areas.
- A land capability assessment which demonstrates that the treatment and retainment of all wastewater is in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act except where new buildings and works are proposed to be located 30 metres or less from the boundary of the Special Use Zone.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General issues

- The need to protect the ongoing use of the Camping and Caravan Park and to support appropriate ancillary uses complementary to the Camping and Caravan Park.
- The capability of the land to accommodate the proposed development in relation to existing infrastructure and services.
- The effect of traffic to be generated on roads.
- Any impact upon the amenity of the existing use of the land and any impacts on the amenity of the surrounding area especially the interface with adjoining residential areas and other public use areas.

Environmental issues

- The capability of each lot and/or area of common property to treat and retain all wastewater on-site in accordance with the State Environment Protection Policy (Waters of Victoria).
- The impact of the proposed development on the natural physical features and resources of the area, in particular on vegetation, soil and water quality.
- The impact of the proposed development on the flora, fauna and landscape.
- The impact of the proposed development on the adjoining foreshore areas.
- The need for the planting of additional locally indigenous vegetation to complement the existing vegetation on the site and adjoining foreshore areas.
- Whether the proposed development adequately responds to the bushfire risk.

Design and siting issues

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads and vistas.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The need for building materials to be non-reflective or of colours that complement the surrounding landscape.
- Whether the proposed development maintains the landscape significance of the area.
- The extent of landscaping proposed around buildings and throughout the site, including the use of indigenous species to minimise the visual impact of buildings.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the proposed development will require traffic management measures.
- Access points for vehicles, cyclists, pedestrians, and service vehicles (including deliveries, waste removal, emergency services and public transport) and circulation around the site.
- The provision of car parking and bicycle parking.
- The need to ensure that any landscaping does not increase the risk from bushfire.

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Signs

Advertising sign requirements are at Clause 52.05. All land located within the Camping and Caravan Park Special Use Zone is in Category 3.

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ8**.

EXTRACTIVE INDUSTRY**Purpose**

To recognise or provide for the use and development of land for extractive industry.

To protect land for extractive industry and minimise land use conflict.

To prohibit uses that are incompatible with the existing or future use and development of land for extractive industry.

To encourage land management practices and rehabilitation that minimise adverse impact on the use and development of nearby land.

Table of uses**Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Extractive industry	Must meet the requirements of Clause 62.01
Grazing animal production	
Home based business	
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture, Animal husbandry, Domestic animal husbandry, and Grazing animal production)	
Caretaker's house	[removing unconditioned uses]
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than five animals.
Industry (other than Materials recycling, Refuse disposal and Transfer station)	Must be used in conjunction with extractive industry.

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SOUTH GIPPSLAND PLANNING SCHEME

~~Landscape gardening supplies~~ [removing unconditioned uses]

~~Leisure and recreation~~ [removing unconditioned uses]

~~Manufacturing sales~~ [removing unconditioned uses]

~~Materials recycling~~ [removing unconditioned uses]

~~Refuse disposal~~ [removing unconditioned uses]

Transfer station (other than Automated collection point)

Utility installation (other than Minor utility installation and Telecommunication facility)

~~Warehouse~~ [removing unconditioned uses]

Any other use not in Section 1 or 3

Section 3 – Prohibited

Use

Accommodation (other than Caretaker's house, Camping and Caravan Park, Backpacker lodge and Hostel)

Adult bookshop

Crematorium/Cemetery

Education Centre

Earth and energy resources industry

Fuel Depot

Industry (other than Automated collection point)

Leisure and recreation (other than Minor sports and recreation facility and Informal Outdoor Recreation)

Place of Assembly

Retail premises (other than Restaurant and Convenience shop)

Research centre

Service station

Veterinary centre

Warehouse

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Use of land

The following decision guidelines apply to an application for a permit under clause 37.01, in addition to those specified in clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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- Whether the use is compatible with existing and future extractive uses.
- Whether the use adversely impacts on the existing and future productive extraction of the resource.

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Subdivision

A permit is required to subdivide land.

Each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings is not increased.
- The subdivision by a public authority or utility service provider is to create a lot for a utility installation.

The following decision guidelines apply to an application for a permit under clause 37.01, in addition to those specified in clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the subdivision inhibits the existing and future use of land for extractive industry.

Buildings and works

A permit is required to construct a building or construct or carry out works.

The following decision guidelines apply to an application for a permit under clause 37.01, in addition to those specified in clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether development is compatible with existing and future extractive industry uses.
- Whether use or development may adversely impact on the existing and future productive extraction of the resource.
- Whether development is designed and sited in a location which minimises amenity impacts from resource extraction operations and transportation.

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Signs

None specified.

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SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

AREAS OF NATURAL SIGNIFICANCE

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Statement of environmental significance

South Gippsland contains a number of areas of natural significance including numerous Flora and Fauna Reserves. There are also important sites within the various National, State and Coastal Parks and other reserves throughout the Shire, as well as along roadside reserves and on privately owned land. The clearing of native vegetation and the introduction of weeds and vermin remain important issues.

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Environmental objective to be achieved

To preserve and enhance existing indigenous flora and fauna and conserve areas of high environmental and landscape quality. [rewording for clarity - MDF&C]

~~To conserve areas of wildlife habitats and allow for the generation and regeneration of habitats.~~ [deleted objectives as per MDF&C]

~~To conserve areas of high environmental and landscape quality, ensuring development minimises adverse environmental impact.~~ [deleted objectives as per MDF&C]

~~To ensure that development reinforces existing flora through the revegetation of valleys and drainage lines.~~ [deleted objectives as per MDF&C]

~~To protect the views of identified significant vistas.~~ [deleted objectives as per MDF&C]

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Permit requirement

A permit is not required to construct the following buildings or to construct or carry out the following works:

Agricultural activities

- Agricultural activities including ploughing, fencing and the construction of a dam with a capacity of less than 3000 cubic metres.
- Buildings or works specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

Infrastructure

- The layout of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

Buildings and works

- Buildings and works undertaken by or on behalf of the Department of Energy, Environment and Climate Action on coastal Crown Land under relevant legislation.
- Buildings and works undertaken by or on behalf of Parks Victoria in relation to its obligations under relevant legislation.

A permit is not required to remove, destroy or lop vegetation in a domestic garden.

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Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of all waterways and drainage line, including permanent and temporary streams and wetlands.
- The extent and type of all vegetation to be removed or cleared.
- A report of the impact the use or development will have on the likelihood of erosion, land degradation and land stability on the land and adjoining land.

5.0[XX/XX/XXXX](#)[CXXXsgip](#)

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The purpose of the overlay.~~ [\[removing redundant directions\]](#)
- The conservation and enhancement of the area.
- The preservation of and the impact on the natural environment and the need for preventing erosion.
- The need to retain a buffer strip of native vegetation adjacent to roads, coastal areas, watercourses and property boundaries.
- The need to protect the scenic quality and visual integrity of the landscape.
- The management of vegetation necessary to minimise [bush](#)fire hazard. [\[rewording for clarity\]](#)
- The importance of retaining any vegetation unique to the area concerned.
- The importance of retaining any habitats which support local native fauna.
- Any alternative method of constructing or carrying out of the development or works.

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SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

SPECIAL WATER SUPPLY CATCHMENT AREAS

1.0

25/07/2019
C121sgip

Statement of environmental significance

Approximately 30 percent of land in South Gippsland Shire is located in a water catchment that are used to provide water for human consumption, domestic use, agriculture and industrial activities. These catchments are declared as ‘Special Water Supply Catchment Areas’ as defined in the *Catchment and Land Protection Act 1994*.

Special Water Supply Catchments cover large areas with water take-off points occurring in the lower parts of catchments. Land use or development within Special Water Supply Catchments and in close proximity of the water take-off points should be managed carefully to minimise the impact on water quality.

Cumulative use or development in catchments over extended time periods has the potential to gradually diminish water quality and increase risk to human health. The management of use or development in catchments must focus on the long term protection of the natural asset and strongly encourage the implementation of measures to avoid detrimental impacts on water quality and quantity.

2.0

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Environmental objective to be achieved

To protect and maintain water quality and quantity in Special Water Supply Catchment areas used for human consumption, domestic, industrial and rural water supply.

~~To ensure that development activity and land management practices are consistent with environmental values and the long term conservation of potable water supply resources. [deleted objectives as per MDF&C]~~

~~To minimise the impact of residential development and intensive farming activity in Special Water Supply Catchment areas, particularly near water supply take-off points and storage-reservoirs. [deleted objectives as per MDF&C]~~

~~To encourage retention of native vegetation and the establishment of new vegetation cover, particularly within 30 metres of a waterway. [deleted objectives as per MDF&C]~~

~~To consider the cumulative impact of use and development on Special Water Supply Catchments over an extended time period having regard to both climate variability and anticipated reduced inflows in catchments. [deleted objectives as per MDF&C]~~

~~To minimise the impact of development in townships without reticulated sewerage, particularly having regard to small lot sizes, existing water contamination levels and the long term expectation that small towns will remain unsewered. [deleted objectives as per MDF&C]~~

~~To ensure new development proposals meet best practice guidelines for agricultural, domestic, commercial and industrial wastewater treatment which result in reduced nutrient, pathogenic and sediment flows. [deleted objectives as per MDF&C]~~

~~To protect public health from the risk of waterborne diseases. [deleted objectives as per MDF&C]~~

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3.0

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25/07/2019

Permit requirement

A permit is not required for the following:

- Buildings, works, subdivision of land, or to remove, destroy or lop any vegetation on a lot connected to where reticulated sewer is connected to the lot. [rewording for clarity]
- Buildings and works associated with the use of the land for a single dwelling on a lot great than 40ha, other than:
 - Buildings and works that will generate wastewater or effluent requiring permissions under Section 53L of the *Environment Protection Act 1970* (to construct, install or alter a septic tank system).
 - ~~Buildings and works associated with the use of the land for a single dwelling on a lot of 40 hectares or greater.~~ [relocated above for clarity]
 - Buildings and works associated with the use of land for intensive animal husbandry or industry. [rewording for clarity]
- Building and works located more than 100 metres from a waterway or more than 300 meters from a water supply reservoir or potable water supply take-off structure, unless the building and works will:
 - generate wastewater or effluent requiring permissions under Section 53L of the *Environment Protection Act 1970* (to construct, install or alter a septic tank system).
 - be associated with the use of land for intensive animal husbandry or industry. [rewording for clarity]
- Buildings and works associated with 'informal outdoor recreation' or a 'telecommunication facility' provided it does not require permanent onsite waste water or effluent treatment.
- Buildings and works (including vegetation removal, destruction or lopping) undertaken by, or on behalf of a municipality or public authority which are necessary to control flooding, fight fires, abate fire risk or preserve public safety.
- The removal, destruction or lopping of vegetation which is non-native to Victoria except where the vegetation is within 30 metres of a waterway, wetland, flood plain¹ or water supply reservoir².
- Earthworks associated with timber production that meets all the relevant requirements of the Code of Practice for Timber Production 2007 (as amended).
- A subdivision by a public authority, or a utility provider, provided the subdivision does not create a new lot within 100 metres of a waterway, wetland, flood plain¹ and/or within 300 metres of a water supply reservoir² or potable water supply take-off structure.
- A ~~n-outdoor~~ sign/structure [rewording for clarity]
- Buildings and works specifically identified in a whole farm plan approved by the responsible authority and water supply authority.
- A ~~W~~ wind or solar energy facility ~~mills and solar units~~. [rewording land use as per state policy]
 - ~~Buildings and works where they are located more than 100 metres from a waterway or more than 300 meters from a water supply reservoir or potable water supply take-off structure, other than:~~

SOUTH GIPPSLAND PLANNING SCHEME

- ~~○ Buildings that generate waste water or effluent requiring permissions under Section 53L of the *Environment Protection Act 1970* (to construct, install or alter a septic tank system).~~
- ~~○ Buildings and works associated with the use of land for intensive animal husbandry or industry.~~
- ~~An outdoor sign/structure.~~
- ~~Buildings and works specifically identified in a whole farm plan approved by the responsible authority and water supply authority.~~
- ~~Windmills and solar units. [reworded for clarity]~~

Permit requirement explanatory notes:

Flood plain¹. For the purpose of this schedule a flood plain is land included in a planning scheme overlay flood control and land affected by the 100 year Average Recurrence Interval flood level (1 in 100 year flood level) recognised and mapped by the relevant floodplain management authority.

Water supply reservoir². The requirement for a planning permit within 300 metres of a water supply reservoir (measured from the full supply level) does not apply to proposals on land outside of the water supply reservoir capture slope (downhill of the reservoir) or any circumstance where the water supply reservoir is an above ground structure.

Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Land Capability Assessment (in accordance with the background document *EPA Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management* (as amended) demonstrating the land is capable of absorbing sewage and sullage effluent generated on the lot in accordance with the background document *EPA Code of Practice - Onsite Wastewater Management (Publication 891.3)* (as amended).
- A report, prepared by a suitably qualified person, demonstrating that:
 - The design of any wastewater treatment system will ensure that nutrients, pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water.
 - Activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with EPA Victoria publication - *Construction Techniques for Sediment Pollution Control 1991* or any superseding document(s).
 - Any removal, destruction or lopping of native vegetation will not compromise the quality of water within proclaimed catchment areas.
 - The siting of buildings and wastewater treatment systems will not compromise the quality of water within declared catchment areas.
- Details of slope (including contours at an appropriate scale), soil type, extent of excavation and vegetation, including details of any proposed new plantings.

4.0

17/10/2024
C129sgip

- Where buildings or works are proposed within 30 metres of a waterway, a revegetation plan.

5.017/10/2024
C129sglp**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The likely impacts of the proposed development on water quality and quantity in the water supply catchment.
- The potential cumulative impact of development on the quality and quantity of water in the water supply catchment over extended periods of time.
- Whether new development proposals will lead to an increase in the amount of nutrients, pathogens or other pollutants reaching streams, surface water bodies and groundwater.
- Whether subdivision and intensive farming activities in water supply catchments, especially in the lower areas of water supply catchments near takeoff points are appropriate.
- Any relevant catchment management plan, policy, strategy or Ministerial Direction, including the *Ministerial Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas* or any superseding document.

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SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

COASTAL SETTLEMENTS

1.0

25/07/2019
 C121sgip

Statement of environmental significance

South Gippsland contains some of Victoria's most significant coastal areas. Wilsons Promontory, Corner Inlet, Waratah Bay, Shallow Inlet, Walkerville, Cape Liptrap, Venus Bay and Andersons Inlet are all important coastal areas. They are important for their environmental, economic, recreational, cultural, heritage values and rugged appeal. While obviously of immense interest, it is important that the coast is protected from inappropriate development and mismanagement of both coastal and inland areas.

2.0

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 CXXSgip
 25/07/2019
 C121sgip

Environmental objective to be achieved

To protect and enhance the natural beauty, environmental quality and ecological processes of the coastal area.

~~To protect and enhance the environmental quality of the coastal area.~~ [deleted objectives as per MDF&C]

~~To minimise the risk of erosion, pollution and destruction of the environment through poorly managed development.~~ [deleted objectives as per MDF&C]

~~To ensure that development adjacent to coastal areas is compatible with the environment and does not result in adverse impacts on coastal processes~~ [deleted objectives as per MDF&C]

3.0

17/40/2024
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Permit requirement

A permit is not required to construct the following buildings or to construct or carry out the following works:

Agricultural activities

- Agricultural activities including ploughing, fencing and the construction of a dam with a capacity of less than 3000 cubic metres.
- Buildings or works specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

Infrastructure

- The lay out of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

Power lines

- Telephone or power lines provided they do not involve the construction of towers.

Buildings and works:

- A building, which is ancillary to a dwelling, has a gross floor area of less than 100 square metres and is not used for accommodation, all external cladding materials are finished and maintained in muted, non reflective tones.

- Extension to an existing dwelling provided the additional floor area is less than 100 square metres, all external cladding materials are finished and maintained in muted, non reflective tones.
- Buildings and works undertaken by or on behalf of the Department of Energy, Environment and Climate Action on coastal Crown land under relevant legislation
- Buildings and works undertaken by or on behalf of Parks Victoria in relation to its obligations under relevant legislation.

A permit is not required to remove, destroy or lop non-indigenous vegetation in a domestic garden.

4.0 Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The existing conditions including watercourses vegetation, contour intervals at suitable scale.
- The location and layout of buildings and works.
- A report of the impact the use or development will have on the likelihood of erosion, land degradation and land stability on the land and adjoining land.

5.0 Decision guidelines

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CXXsgip
25/07/2019
G424sgip

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to ~~maintainance~~ and ~~improvement-of~~ the stability of the coastal dunes and coastlines. [rewording for clarity]
- The need to ~~preserve~~ ~~ation-of~~ any existing natural vegetation. [rewording for clarity]
- The need to ~~conserve~~ ~~ation-of~~ any areas of environmental importance or significance. [rewording for clarity]
- The intensity of human activity which the landscapes and the environment the area can sustain.
- The existing use and possible development of the land and nearby land.
- The effect of development on the use and development of other land which has a common means of drainage.
- Whether the development of the land will be detrimental to the natural environment.
- The availability of water, sewerage, drainage, electricity and other services.
- Whether or not the site is large enough to enable the adequate disposal and treatment of effluent through a septic tank system.
- The siting, colour and design of buildings and works.
- The need to ~~protect~~ ~~ion-of~~ the area for its recreational value. [rewording for clarity]
- The response to ~~risk-of-bush~~ fire risk. [rewording for clarity]

SOUTH GIPPSLAND PLANNING SCHEME

- Any relevant coastal study adopted by the Shire of South Gippsland.

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 25/07/2019
 G424sgip

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

SEWAGE TREATMENT PLANT AND ENVIRONS

1.0

XX/XX/XXXX
 CXXXsgip
 25/07/2019
 G424sgip

Statement of environmental significance

The land surrounding sewage treatment plants is of high importance ~~for its role~~ ~~of~~ [rewording for clarity] providing a two-way buffer zone between nearby developments and such plants. ~~These buffers are~~ [rewording for clarity] ~~It is significant in for~~ [rewording for clarity] ensuring the long term protection of such key infrastructure facilities and enabling unobstructed expansion and facilitation of compatible land uses and developments in their vicinity.

2.0

XX/XX/XXXX
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 17/10/2024
 G429sgip

Environmental objective to be achieved

To protect sewage treatment plants from the encroachments of incompatible development, ~~including through the provision of buffers areas as required by the Environment Protection Authority.~~ [rewording for clarity]

3.0

XX/XX/XXXX
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 17/10/2024
 G429sgip

Permit requirement

A permit is not required to construct a building or to construct or carry out works, except those ~~designed for~~ ~~associated with the following uses:~~ [rewording for clarity]

- ~~Accommodation,~~
- ~~childcare, Education centre;~~ [rewording for clarity - MDF&C]-
- ~~Office;~~ [rewording for clarity - MDF&C]
- ~~Place of assembly and~~ - [rewording for clarity - MDF&C]
- ~~Retail purpose premises.~~ [rewording for clarity - MDF&C]

A permit is not required to remove, destroy or lop vegetation, subject to the provisions of Clause 52.17

4.0

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 17/10/2024
 G429sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

~~The site of the proposed buildings and works will not adversely affect or be affected by the sewage treatment facilities.~~ [removing inappropriate direction]

- ~~Plans drawn to scale and dimensioned which show the distance between all proposed buildings and the sewerage treatment plant.~~ [rewording for clarity]

5.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
25/07/2019
C121sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The purpose of the overlay.~~ [removing unnecessary direction]
- ~~The views of the Environment Protection Authority of Victoria.~~ [removing unnecessary direction – proposed for referral under clause 66.06]
- ~~The views of the relevant water authority responsible for operating the sewage treatment facility.~~ [removing unnecessary direction - proposed for referral under clause 66.06]
- ~~The effect of any development on the operation of the treatment facilities.~~ [removing unnecessary direction]
- The need to ~~prevention of~~ inappropriate development in the vicinity of the treatment facility ~~such so~~ that the long term future of the treatment works is not threatened. [reworded for clarity]
- Guidance provided within *Separation Distance Guideline (Environment Protection Authority, August 2024)*. [NEW state policy guidance as per EPA feedback]

XX/XX/XXXX
CXXXsgip

25/07/2019
C424sgip

SCHEDULE 7 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO7.

COASTAL SETTLEMENTS

1.0

03/12/2009
C45

Statement of Environmental Significance

South Gippsland contains some of Victoria's most significant coastline areas. The settlements of Venus Bay, Sandy Point, Tarwin Lower and Waratah Bay are situated along this coastline and contribute to the areas appeal by providing accommodation opportunities in environmentally significant areas. They are characterized by their predominance of native vegetation, easily erodable soils and their proximity to foreshore reserves, coastal parks and other public land and their rugged appeal.

2.0

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25/07/2019
C424sgip

Environmental objective to be achieved

- To protect and enhance the natural beauty, environmental quality and ecological processes of the coastal area. [rewording for clarity - MDF&C]
- ~~To protect and enhance the natural beauty of the coastal townships.~~ [deleted objectives as per MDF&C]
- ~~To protect and enhance the environmental quality of the townships.~~ [deleted objectives as per MDF&C]
- ~~To minimise the risk of erosion, and destruction of the environment through poorly managed development.~~ [deleted objectives as per MDF&C]
- ~~To ensure that development adjacent to coastal areas is compatible with the environment and does not result in adverse impacts on coastal processes.~~ [deleted objectives as per MDF&C]

3.0

XX/XX/XXXX
CXXXsgip
03/12/2009
C45

Permit requirement

A permit is not required to construct a building or carry out works other than for:

- A building or an extension to a building where the difference between the finished ground level and the natural ground level as a result of excavation or filling exceeds 1 metre. [rewording for clarity]

A permit is not required to remove, destroy or lop non-native vegetation.

4.0

17/10/2024
C129sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The existing conditions, including vegetation and contour intervals at a suitable scale.
- The location and layout of buildings and works.
- Landscaping and areas of revegetation.
- A report of the impact the use or development will have on the likelihood of erosion, land degradation and land stability on the land and adjoining land.

5.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
17/10/2024
6429sgip

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~The environmental objectives of this schedule.~~ [removing unnecessary directions]

- ~~Whether the proposal will assist in achieving the Vision, Objectives and Strategies for Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower contained in Clause 11.01-1L-08 or 02.03-1.~~ [removing unnecessary directions]
- Whether the proposal will assist in the maintenance and improvement of the stability of the coastal dunes and coastlines.
- The impact of the proposal on the extent of natural vegetation retained on the site.
- The impact of the proposal on the conservation of any areas of environmental importance or significance.
- Whether opportunities exist to avoid excavation by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land.
- ~~Whether the development of the land will be detrimental to the natural environment.~~[removing unnecessary directions]
- Any relevant coastal study adopted by the Shire of South Gippsland.

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25/07/2019
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SCHEDULE 8 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO8.

MANUFACTURE OF MILK PRODUCTS AMENITY BUFFER

Statement of environmental significance

South Gippsland Shire contains some of the most productive dairy farming land in the nation. Milk processed in the Shire is exported globally and is a major contributor to the Victorian economy. Global demand for milk protein means that demand for milk products is expected to grow, underpinning the viability and expansion of local 'manufacture of milk products' facilities (milk factories) into the future.

A legacy of past practice means that milk factories are typically located in close proximity to residential areas and other sensitive land uses. This can create amenity conflicts from factory generated noise, odour, dust (particulates) and light impacts on surrounding land.

The ESO amenity buffer identifies the area most likely to be affected by factory operations. The control ensures that planning permit applications for sensitive land uses are assessed with consideration to potential factory impacts on surrounding lands and potential impacts on the factory from encroachment / intensification of sensitive uses near the factory. The ESO identifies areas subject to pre-existing factory impacts that will continue, and could intensify, over time.

1.0

25/07/2019
C121sgip

Environmental objective to be achieved

To protect any manufacture of milk products facility from the incremental encroachment of sensitive land uses that may endanger the commercial operations of the facility.

[rewording for clarity - MDF&C]

~~To inform landowners and land purchasers that the areas surrounding a manufacture of milk products facility may be exposed to amenity impacts resulting from existing and ongoing factory operations. [deleted objectives as per MDF&C]~~

~~To protect a manufacture of milk products facility from the incremental encroachments of sensitive land uses that may endanger the commercial operations of the facility. [deleted objectives as per MDF&C]~~

~~To discourage the subdivision of land for sensitive land uses that will result in an increase in the number of people likely to be exposed to amenity impacts from the operation of a manufacture of milk products facility. [deleted objectives as per MDF&C]~~

~~To assist in shielding people from the impact of noise, odour, dust and light by requiring appropriate attenuation measures in new dwellings and other sensitive use buildings [deleted objectives as per MDF&C]~~

3.0

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17/10/2024
C129sgip

Permit requirement

A permit is not required to construct a building or to construct or carry out works, except in relation to the use of land for Accommodation, Childcare, Education, Hospital, Office, Place of Assembly and Retail those associated with the following uses:

- Accommodation,
- Education centre

- [Hospital](#)
- [Office](#)
- [Place of assembly](#)
- [Retail premises](#) [reworded as list for clarity]

This does not apply to the following buildings and works ~~in relation to these uses~~:

- [Non-habitable outbuildings](#). [rewording for clarity]
- [External alterations to a building that do not increase the internal floor area of a building by more than 50 per cent.](#) [rewording for clarity]
- [Fencing, signage and domestic services normal to a dwelling.](#) [rewording for clarity]
- [Earthworks, landscaping, gardening.](#) [rewording for clarity]

A permit is not required under this overlay to remove, destroy or lop vegetation.

Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application must include building design, layout and landscaping details demonstrating how the building will minimise the impact of noise, dust, odour and light pollution on the proposed sensitive land use.
- Applications to subdivide land must include a noise assessment with measurements taken at various times across a 24 hour period, and a corresponding report by a suitably qualified acoustic engineer.

The application requirements can be reduced or set-aside if in the opinion of the responsible authority the requirements are unnecessary to appropriately consider the application.

4.0

25/07/2019
C121sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is compatible with the current permitted operations, approved planning permit or an approved development plan for the manufacture of milk products facility.
- Whether the design of the building responds to identified or anticipated noise, odour, dust and light pollution amenity issues.
- The distance of the application site from the manufacture of milk products facility and corresponding impact of the facility on the sensitive land use.

5.0

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 C124sgip

SCHEDULE 9 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO9.

GIANT GIPPSLAND EARTHWORM AND HABITAT PROTECTION

1.0

17/10/2024
 C129sgip

Statement of environmental significance

The Giant Gippsland Earthworm (*Megascolides australis*) is endemic to West and South Gippsland and one of the largest earthworms in the world. Individuals average about 80 centimetres long but have been recorded up to 1.8 metres. Dispersed Giant Gippsland Earthworm colonies, ranging in size from a few individuals to many hundreds, occur within a 400 square kilometre area generally bounded by the towns of Loch, Korumburra and Warragul.

The Giant Gippsland Earthworm plays an important role in soil structure and fertility and contributes to the high agricultural value of the region. Suitable habitat is restricted to generally moist, blue-grey clay soils near stream banks, soaks or watercourses on south or west-facing slopes.

The Giant Gippsland Earthworm is sensitive to development activities that affect their habitats. Individuals reach maturity slowly, live in discrete populations that are widely dispersed and are unable to recover from even slight wounds. Major threats to their survival include soil disturbance, altered soil hydrology, chemical disturbances and extreme weather or climate change.

The Giant Gippsland Earthworm is a threatened species listed in both the Commonwealth (*Environment Protection and Biodiversity Conservation Act 1999*) and State (*Flora and Fauna Guarantee Act 1988*) legislation.

2.0

17/10/2024
 C129sgip

Environmental objective to be achieved

To identify potential Giant Gippsland Earthworm habitat and [avoid and minimise \[NEW wording to improve policy direction\]](#) potential impacts to Giant Gippsland Earthworms and their habitat when considering planning permit applications prior to commencing any works.

3.0

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 17/10/2024
 C129sgip

Permit requirement

A permit is not required to construct the following buildings or to construct or carry out the following works:

- Buildings and works on lots less than 8,000 square metres within a Residential, Township or Industrial Zone.
- An alteration or extension to a dwelling where the additions do not exceed 100 square metres.
- An out-building associated with an existing use provided the building footprint is not more than 200 square metres.
- Establishment of a replacement building or dwelling within the same construction footprint.
- [Where a survey has been conducted in accordance with the *Giant Gippsland Earthworm Environmental Significance Overlay Reference Document \(September 2015\)* by a suitably qualified person to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action, establishing that no](#)

buildings and works will negatively impact Giant Gippsland Earthworm numbers.
~~-[rewording for clarity].~~

- Works that comply with a Giant Gippsland Earthworm Land Management Plan approved by the Department of Energy, Environment and Climate Action and the responsible authority.~~If a Giant Gippsland Earthworm Land Management Plan has been approved by the Department of Energy, Environment and Climate Action and the responsible authority.~~~~-[rewording for clarity]~~
- ~~To undertake R~~road maintenance, rehabilitation or improvement works within the formation of an existing road reserve.
- ~~Where emergency works are required to be undertaken by or on behalf of a public authority.~~~~-[removing redundant provisions exemption provided for under clause 62.02-1]~~

4.0

17/10/2024
C129sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- Clear and precise details of the buildings and/or works proposed, including the location of any wastewater treatment systems, dispersal fields, stormwater flow, driveways, ground disturbance, changes to hydrology or drainage.
- Description of the purpose for the development.
- Detailed scale map of the subject land showing:
 - property boundaries and dimensions;
 - location of proposed buildings and works site;
 - all waterways, including creeks, streams, soaks, seepages or wetlands within or adjacent to works, and;
 - the locality of Giant Gippsland Earthworm habitat affected by the proposal.
- An impact assessment of the proposal on Giant Gippsland Earthworm habitat conducted by a suitably qualified person and in accordance with the *Giant Gippsland Earthworm Environmental Significance Overlay Reference Document (September 2015)*.
- Details on how the application has attempted to avoid, minimise or offset negative impact on Giant Gippsland Earthworm habitat.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The objectives of this schedule.~~
- ~~The views of the Department of Energy, Environment and Climate Action.~~
- The significance of a site with respect to Giant Gippsland Earthworm habitat extent, quality and connectivity, population density or genetic distinctiveness. [reworded for clarity]
- The ~~effects and design impact~~ of subdivision on earthworms and their habitats_ [reworded for clarity].
- The type, density and layout of building and works. Any proposal is to and whether other alternatives could avoid, minimise or manage impacts on Giant Gippsland Earthworm habitat. [reworded for clarity], ~~in that order. For example, can the proposal be accommodated on land not considered to contain Giant Gippsland Earthworm habitat?~~
- ~~The significance of a site with respect to Giant Gippsland Earthworm habitat extent, quality and connectivity, population density or genetic distinctiveness.~~
- Any effects on Giant Gippsland Earthworm populations created by development, that may extend beyond the building period.
- ~~Opportunity to offset the negative impacts of a proposal on the Giant Gippsland Earthworm.~~[policy direction no longer supported by Council]

XX/XX/XXXX
CXXXsgip
25/07/2019
G121sgip

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

VENUS BAY PENINSULA AND ANDERSON INLET

1.0

25/07/2019
C121sgip

Statement of nature and key elements of landscape

The coastline at Venus Bay is a wild and windswept landscape of high coastal dunes and lonely beaches, providing a scenic backdrop for Anderson Inlet. Visually, it is a landscape of regional significance.

The dominant landform in this area is the high coastal dune system that rises to 60 metres in height and stretches for up to one kilometre inland. These dunes contrast with the calmer waters of Anderson Inlet and the flat swampy hinterland, and this scene provides a scenic outlook for the township of Inverloch. The landscape is largely natural and undeveloped with the exception of the currently contained housing settlement areas of Venus Bay. Vegetation is indigenous with an important stand at Point Smythe at the mouth of the inlet.

The landscape is highly significant for its Aboriginal cultural heritage values, with many known sites scattered throughout the dunal landscape. It is also of high community value for its scenic qualities and recreation opportunities, including fishing, walking and boating.

2.0

XX/XX/XXXX
CXXXsgip
25/07/2019
G121sgip

Landscape character objectives to be achieved

To protect locally significant views and vistas which contribute to the character of the landscape and to retain and improve indigenous vegetation, particularly at roadsides and in riparian strips, to minimise the visual intrusion of new development. [rewording for clarity - MDF&C]

~~To protect locally significant views and vistas which contribute to the character of the landscape, particularly expansive, open out views between Tarwin Lower and Venus Bay, and open views across Anderson Inlet.~~

~~To protect the flats between Townsend Bluff and Tarwin Lower from visually dominant development.~~

~~To contain the settlement of Venus Bay to less visible areas within topography.~~

~~To ensure that development in and around the Venus Bay estates does not impact on the characteristics of the landscape.~~

~~To ensure buildings and structures sit within, rather than dominate, the landscape. To retain the sense of uncluttered openness throughout the area.~~

~~To ensure that development in and around the settlement of Tarwin Lower does not impact on the characteristics of the landscape, including key views and viewing opportunities.~~

~~To strengthen the dominant vegetated character of the Venus Bay peninsula as viewed from Anderson Inlet.~~

~~To minimise the visual impact of signage and other infrastructure, particularly on hill faces, in coastal areas and in other areas of high landscape values or visibility.~~

~~To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.~~

~~To recognise, and protect, the landscape of the Venus Bay and Anderson Inlet as places of significant Aboriginal cultural heritage value. [deleted objectives as per MDF&C]~~

3.0

~~XX/XX/XXXX
CXXXsglp
25/07/2019
C121sglp~~

Permit requirement

A permit is not required for ~~[fixing typo]~~:

- A building or extension to an existing building where all of the following are met:
 - The building is single storey and no more than 7.5 metres in height above natural ground level; and,
 - Has a total area of less than 250 square metres; and
 - Is constructed in muted, non-reflective tones.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements

A permit is required to remove, destroy or lop native vegetation. This does not apply in the following circumstances:

- ~~The v~~Vegetation ~~that~~ is dead. [rewording for clarity]
- ~~The vegetation is the~~The minimum extent ~~of vegetation~~ necessary for the maintenance of existing fences. [rewording for clarity]

A permit is required to remove, destroy or lop non indigenous vegetation. This does not apply in the following circumstances:

- ~~The v~~Vegetation ~~that~~ is dead. [rewording for clarity]
- ~~The vegetation is t~~The minimum extent ~~of vegetation~~ necessary for ~~the maintenance~~the maintenance of existing fences. [rewording for clarity]
- ~~The vegetation is~~ within a garden. [rewording for clarity]
- ~~The vegetation is~~ less than 7.5 metres in height. [rewording for clarity]
- ~~The vegetation is~~ senescent tree rows outside a garden. [rewording for clarity]

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height. [rewording for clarity]

4.0

~~25/07/2019
C121sglp~~

Application requirements

None specified.

5.0

~~XX/XX/XXXX
CXXXsglp
17/10/2024
C128sglp~~

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether proposed buildings are sited and designed to maximise retention of existing ~~vegetation, and~~vegetation and [rewording for clarity] provide for the planting of new indigenous coastal vegetation wherever possible.
- Whether buildings, structures and other developments that occur in view fields are designed and sited so as to retain the character and quality of the views.

SOUTH GIPPSLAND PLANNING SCHEME

- Whether the proposal contributes to the retention or establishment of an undeveloped vegetated dune buffer to Venus Bay Estates 1 and 3 when viewed from the coast, the approach road, Anderson Inlet and adjoining rural areas.
- Whether the proposed new development is integrated with the landscape through the use of appropriate indigenous vegetation and whether it is accompanied by a landscape plan, where appropriate.
- Where development on the flats cannot be avoided, whether the proposal uses low scale building forms and appropriate materials and colours that are not highly visible, particularly from main road corridors.
- Where development on the flats cannot be avoided, whether the proposal uses low scale building forms and appropriate materials and colours that are not highly visible, particularly from main road corridors.
- Whether the proposal utilises appropriate indigenous vegetation to further integrate the development with the landscape.
- Whether the visual intrusion of proposed buildings is minimised by utilising low scale building forms, tucked into the landscape, with the use of materials and colours that occur in the local area. [NEW proposed decision guideline - reworded from objectives]
- Whether building heights are minimised in order to prevent visually intrusive developments, or any development visible from the Bass Strait Coast. [NEW proposed decision guideline - reworded from objectives]
- Whether the proposed development is kept below the dominant tree canopy height. [NEW proposed decision guideline - reworded from objectives]
- Whether the proposal prevents cluttering of development along main roads and key touring routes outside the settlements. [NEW proposed decision guideline - reworded from objectives]
- In rural residential areas, whether the proposal:
 - Uses permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation. [NEW proposed decision guideline - reworded from objectives]
 - Retains trees that form part of a continuous canopy beyond the property and provides for the planting of new trees in a position where they will add to such a continuous canopy. [NEW proposed decision guideline - reworded from objectives]
 - Utilises vegetation for screening and to delineate property boundaries, instead of fencing. [NEW proposed decision guideline - reworded from objectives]
 - Where fencing is necessary, provides open style fencing of a type traditionally used in rural areas, such as post and wire fencing. [NEW proposed decision guideline - reworded from objectives]
 - Includes development located on the site to minimise views of the building from the main road into the settlement. [NEW proposed decision guideline - reworded from objectives]
- The avoidance of any buildings or structures visible from the foreshore on the Bass Strait coast by setting new developments back on the inland side of dunes. [NEW proposed decision guideline - reworded from objectives]
- Where development within the coastal strip cannot be avoided (e.g. development for essential public purposes), whether the proposal:

- Is sited in the lower one-third of the visible slope, wherever possible (avoid buildings protruding above the dune ridgeline); [NEW proposed decision guideline - reworded from objectives]
- Includes buildings and structures set among existing vegetation, maximising the retention of coastal vegetation; [NEW proposed decision guideline - reworded from objectives]
- Utilises appropriate indigenous vegetation to further integrate the development with the landscape; [NEW proposed decision guideline - reworded from objectives]
- Is designed to follow the contours or step down the site; [NEW proposed decision guideline - reworded from objectives]
- Includes buildings that are articulated into separate elements, and avoid visually dominant elevations; [NEW proposed decision guideline - reworded from objectives]
- Is finished with darker colours and non-reflective materials which reduce distant visibility. [NEW proposed decision guideline - reworded from objectives]
- Minimises overlooking of the foreshore; and [NEW proposed decision guideline - reworded from objectives]
- Avoids pedestrian and vehicular access in highly visible or undisturbed areas. [NEW proposed decision guideline - reworded from objectives]
- In circumstances where development cannot be avoided above ridgelines, whether the proposed development is:
 - Located to avoid the loss of vegetation; [NEW proposed decision guideline - reworded from objectives]
 - Constructed of lighter materials to minimise visibility against the sky. [NEW proposed decision guideline - reworded from objectives]

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 CXXXsgip
 25/07/2019
 C121sgip

SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2.

CAPE LIPTRAP TO WARATAH BAY

1.0

25/07/2019
 C121sgip

Statement of nature and key elements of landscape

Cape Liptrap and surrounds is a diverse coastal landscape of State significance, comprising spectacular views and dramatic rock formations.

This is a remote and natural landscape with few settlements and long stretches of sandy beach, which is home to intact heathland and coastal forest communities. The area includes spectacular geological complexes with ancient Cambrian rocks and limestone cliffs, and remarkable landforms at Cape Liptrap and at Arch Rock. There are also unforgettable ocean views from high points such as the Cape Liptrap lighthouse, particularly across Waratah Bay to the dramatic profile of Wilsons Promontory.

In addition to its visual qualities, the landscape has significant cultural heritage and environmental values. The area is recorded on the Victorian Heritage Register and is recognised by the National Trust for relics of the lime burning industry at Walkerville South, with the ruins of several kilns still evident at the base of the cliffs. The area is also notable for shipwrecks off shore, and the remains of many Aboriginal camps with middens containing shellfish, flints and charcoal. The fauna and flora of the area are also highly valued, with some 270 species of flowering plants including 27 orchids and many threatened species.

2.0

XX/XX/XXXX
 CXXXsgip
 25/07/2019
 C121sgip

Landscape character objectives to be achieved

To protect the indigenous vegetation, the rural character and the key views that create a scenic gateway to Wilsons Promontory. [reworded as per MDF&C]

~~To maintain, improve and protect indigenous vegetation, particularly at roadsides and in riparian strips throughout the landscape, and to ensure that it is the dominant feature of the landscape, particularly when viewed from the foreshore.~~ [deleted objectives as per MDF&C]

~~To protect locally significant views and vistas that contribute to the character of the landscape, including open views to Wilsons Promontory, the Toora Hills and Mt Hoddle.~~ [deleted objectives as per MDF&C]

~~To protect scenic vistas near the coast between Cape Liptrap and Walkerville, and views across Waratah Bay to Wilsons Promontory.~~ [deleted objectives as per MDF&C]

~~To protect the rural character and views that create a scenic 'gateway' to Wilsons Promontory.~~ [deleted objectives as per MDF&C]

~~To ensure that development in and around settlements does not impact on the characteristic of the landscape, including key views and viewing opportunities.~~ [deleted objectives as per MDF&C]

~~To manage development at the coastal edge of settlements so that the intact, natural, coastal character is the dominant feature of the landscape.~~ [deleted objectives as per MDF&C]

~~To minimise the visual intrusion of development within Walkerville and Walkerville South to views from the public foreshore and distant views (including offshore).~~ [deleted objectives as per MDF&C]

SOUTH GIPPSLAND PLANNING SCHEME

~~To contain the expansion of the settlements of Walkerville and Walkerville South into the vegetated and undeveloped landscapes between and adjacent to the settlements. [deleted objectives as per MDF&C]~~

~~To ensure buildings and structures sit within, rather than dominate the landscape throughout the area. [deleted objectives as per MDF&C]~~

~~To ensure minimum visibility of buildings and structures within the coastal strip. [deleted objectives as per MDF&C]~~

~~To maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout the area. [deleted objectives as per MDF&C]~~

~~To retain the natural and undeveloped character of the coastal strip between settlements by avoiding or carefully siting and designing development. [deleted objectives as per MDF&C]~~

~~To ensure that long stretches of the coastal strip remain free of development of any kind. [deleted objectives as per MDF&C]~~

~~To retain the open, rural character of the hinterland landscape. [deleted objectives as per MDF&C]~~

~~To minimise the visual intrusion of signage and infrastructure, particularly in the landscape between settlements. [deleted objectives as per MDF&C]~~

~~To preserve an appropriate landscape setting for landmarks or features of cultural heritage significance, such as the Cape Liptrap Lighthouse and limestone kilns at Walkerville. [deleted objectives as per MDF&C]~~

~~To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area. [deleted objectives as per MDF&C]~~

~~To recognise, and protect, the landscape of Cape Liptrap to Waratah Bay as a place of significant Aboriginal cultural heritage value. [deleted objectives as per MDF&C]~~

3.0

[xx/xx/xxxx](#)
[CXXXsgip](#)
25/07/2019
C424sgip

Permit requirement

A permit is not required for:

- A building or extension to an existing building where all of the following are met:
 - The building is single storey and no more than 5 metres in height above natural ground level;
 - Has a total area of less than 250 square metres; and
 - Is constructed in muted, non-reflective tones.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements.

A permit is required to remove, destroy or lop native vegetation. This does not apply ~~to in the following circumstances~~: [rewording for clarity]

- ~~V~~Vegetation that is dead. [rewording for clarity]
- ~~The Vegetation that is the~~ minimum extent ~~of vegetation~~ necessary for the maintenance of existing fences. [rewording for clarity]

A permit is required to remove, destroy or lop non indigenous vegetation. This does not apply ~~to in the following circumstances~~: [rewording for clarity]

- Vegetation that is dead.

- ~~The Vegetation that is the~~ minimum extent ~~of vegetation~~ necessary for the maintenance of existing fences. [rewording for clarity]
- ~~Vegetation~~ within a garden. [rewording for clarity]
- ~~Vegetation~~ less than 7.5 metres in height. [rewording for clarity]
- ~~Vegetation that is~~ ~~part of~~ senescent tree rows outside a garden. [rewording for clarity]

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height.

4.0

25/07/2019
C121sgip

Application requirements

None specified.

5.0

17/10/2024
C129sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings are sited and designed to maximise retention of existing vegetation throughout the area, and whether the proposal provides for the planting of new indigenous coastal vegetation wherever possible.
- Whether landscaping around buildings uses indigenous species (e.g. Eucalyptus or Melaleuca spp.) or non-invasive exotic / native feature planting that is already a feature of the character (e.g. existing shelterbelts).
- Whether the proposal utilises indigenous vegetation for screening and to delineate property boundaries or open style fencing (e.g. post and wire) where important views would be interfered with by vegetation.
- Whether proposed development in landscapes visible from the coast between Cape Liptrap and Walkerville is sited and designed to avoid visual intrusion by being set back from the coast and hidden by topography, or using low building forms, darker colours and non-reflective materials and landscaping with indigenous vegetation.
- Whether the visibility of the proposed development is minimised in landscapes visible within 500 metres of formal scenic lookouts in the Character Area, including Cape Liptrap Lighthouse.
- Whether the proposed development is kept below the dominant tree canopy height.
- Whether the visual intrusion of the proposed development is reduced by utilising low scale building forms, tucked into the landscape, with the use of materials and colours that occur in the local area.
- In flatter locations, whether the proposed development is substantially set back to minimise visual intrusion and retain a dominant natural character within 500 metres of the edge of the coast.
- In steep or hilly locations, whether buildings are designed to follow the contours or step down the site, to minimise need for earthworks on the site and articulate buildings into separate elements to avoid visually dominant elevations.
- Whether the proposed development utilises permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
- Whether the proposed development retains the character of large open rural areas offering scenic views by siting developments back from roads, amongst vegetation and low in topography.

SOUTH GIPPSLAND PLANNING SCHEME

- Whether proposed building heights and footprints are minimised to retain an undeveloped appearance from foreshore and other public use areas.
- Whether proposed buildings and structures are sited a sufficient distance away from landmarks or features of cultural heritage significance.
- Whether the proposed development maintains an isolated setting to the Cape Liptrap lighthouse and avoids competition for visual dominance.
- Whether the proposal contributes to the preservation of landscape conditions and settings of places of Aboriginal cultural heritage value.
- The need for the sparse location of buildings and structures outside of settlements, to avoid the loss of existing vegetation.

XX/XX/XXXX
 CXXXsgip
 25/07/2019
 C121sgip

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO3.

CORNER INLET AMPHITHEATRE

1.0

XX/XX/XXXX
 CXXXsgip
 25/07/2019
 C121sgip

Statement of nature and key elements of landscape

Mount Hoddle and the Welshpool Hills are prominent landforms that provide an amphitheatre setting for Corner Inlet and Wilsons Promontory, with the entire landscape unit being of regional significance.

The area is also of high environmental significance. It is identified by the RAMSAR Convention as a bird habitat of international ~~importance, and importance~~ and [rewording for clarity] is listed on the Register of the National Estate for its plant life, which is of bio-geographic significance. Aboriginal middens are plentiful along the shores of Corner Inlet, adding cultural heritage to the landscape's layers of significance.

2.0

XX/XX/XXXX
 CXXXsgip
 25/07/2019
 C121sgip

Landscape character objectives to be achieved

~~To protect indigenous vegetation and locally significant views and vistas that contribute to the character of the landscape.~~ [rewording for clarity - MDF&C]

~~To maintain and improve indigenous vegetation, particularly at roadsides and in riparian strips throughout the landscape.~~ [deleted objectives as per MDF&C]

~~To protect indigenous coastal vegetation and ensure that it is the dominant feature of the landscape, particularly when viewed from the foreshore.~~ [deleted objectives as per MDF&C]

~~To protect cultural vegetation patterns in the landscape.~~ [deleted objectives as per MDF&C]

~~To protect locally significant views and vistas that contribute to the character of the landscape, including open views to Wilsons Promontory, the Welshpool Hills and Mt Hoddle.~~ [deleted objectives as per MDF&C]

~~To protect the rural character and views that create a scenic 'gateway' to Wilsons Promontory (especially along Foster Promontory Road).~~ [deleted objectives as per MDF&C]

~~To ensure that development in and around settlements does not impact on the characteristics of the landscape, including key views and viewing opportunities.~~ [deleted objectives as per MDF&C]

~~To manage development at the coastal edge of settlements so that the intact, natural, coastal character is the dominant feature of the landscape i.e. the Corner Inlet mangrove-coastal edge of Port Albert and Port Welshpool and the Waratah Bay dunal coastal edge of Waratah Bay and Sandy Point.~~ [deleted objectives as per MDF&C]

~~To ensure buildings and structures sit within, rather than dominate the landscape.~~ [deleted objectives as per MDF&C]

~~To ensure that long stretches of the coastal strip remain free of development of any kind.~~ [deleted objectives as per MDF&C]

~~To reduce the visibility of buildings or structures, within the coastal strip, outside settlements. To retain the open, rural character of the hinterland landscape.~~ [deleted objectives as per MDF&C]

~~To minimise the visual intrusion of infrastructure and signage, particularly between settlements. [deleted objectives as per MDF&C]~~

~~To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area. [deleted objectives as per MDF&C]~~

~~To recognise, and protect, the landscape of the Corner Inlet Amphitheatre as a place of significant Aboriginal cultural heritage value. [deleted objectives as per MDF&C]~~

3.0

XX/XX/XXXX
CXXXsgip
17/10/2024
C129sgip

Permit requirement

A permit is not required for:

- A building or extension to an existing building where all of the following are met:
 - The building is single storey and no more than 7.5 metres in height above natural ground level;
 - Has a total area of less than 250 square metres; and
 - Is constructed in muted, non-reflective tones.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements.

A permit is required to remove, destroy or lop native vegetation. This does not apply to ~~in the following circumstances:~~

- Vegetation that is dead.
- Vegetation that is t~~he~~ minimum extent necessary for the maintenance of existing fences.

A permit is required to remove, destroy or lop non indigenous vegetation. This does not apply to:

- Vegetation that is dead.
- Vegetation that is t~~he~~ minimum extent necessary for the maintenance of existing fences.
- Vegetation within a garden.
- Vegetation is less than 7.5 metres in height.
- Vegetation that is part of senescent tree rows outside a garden.

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height. [rewording for clarity]

4.0

25/07/2019
C121sgip

Application requirements

None specified.

5.0

17/10/2024
C129sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings are sited and designed to maximise retention of existing vegetation throughout the landscape, and whether the proposal provides for the planting of new indigenous coastal vegetation wherever possible.

SOUTH GIPPSLAND PLANNING SCHEME

- Whether landscaping around buildings uses indigenous species (e.g. Eucalyptus or Melaleuca spp.) or non-invasive exotic / native feature planting that is already a feature of the character (e.g. existing shelterbelts).
- In landscapes visible within 500 metres of Foster – Wilsons Promontory Road, whether the proposed development is sited to retain the open rural character and views to coastal landscape features.
- Whether ridgetops and visually prominent hill faces are largely kept free from development, particularly slopes visible from the coast and coastal hinterland such as between Mount Hoddle and Yarram.
- Along the South Gippsland Highway, whether buildings are sufficiently set back to avoid intrusion into views to Corner Inlet, Wilsons Promontory and the Welshpool Hills.
- Whether the proposed development is kept below the dominant tree canopy height.
- The sparse location of buildings and structures outside of settlements, to avoid the loss of existing vegetation. Whether the proposed development reduces visual intrusion by utilising low scale building forms, tucked into the landscape, with the use of materials and colours that occur in the local area.
- In coastal locations, whether the proposed development utilises materials and colours that minimise contrast with the surrounding landscape and whether the visibility of buildings and structures is minimised when viewed from a distance, including from offshore.
- In flatter locations (e.g. adjoining Shallow Inlet) whether the proposed development is substantially set back to minimise visual intrusion and to retain a dominant natural character within 500 metres of the edge of the coast.
- In steep or hilly locations, whether the proposed development is designed to follow the contours or step down the site, to minimise need for earthworks on the site and
- whether buildings are articulated into separate elements to avoid visually dominant elevations.
- Whether the proposal includes the use of permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
- Whether the proposal includes the use of vegetation for screening and to delineate property boundaries, instead of fencing. If fencing is necessary, the proposal should include open style fencing of a type traditionally used in rural areas i.e. post and wire.
- Whether the proposal contributes to the retention of the character of large open rural areas offering scenic views by siting developments back from roads, amongst vegetation and low in the topography.

25/07/2019
C121sgip**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**03/03/2022
C127sgip**Application requirements**

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report prepared by a suitably qualified heritage consultant, that assesses the impact of the application upon the significance of the heritage place. This report should:
 - Include a Site Analysis that:
 - Describes the significant elements of the place having regard to the relevant citation in the *South Gippsland Heritage Study (2004)*.
 - Demonstrates how the significant elements of the place have been considered in the preparation of the application. For applications that include demolition, provide an assessment of whether the fabric is significant and, if so, why it is to be removed.
 - Provide an assessment of how the application will affect the significance of the heritage place.

2.013/03/2025
C134sgip**Heritage places**

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	ALLAMBEE & DISTRICT								
HO23	Allambee East Cemetery (former) Grand Ridge Road, Allambee East	No	No	No	Yes	No	No	No	No
HO24	Allambee South State School No 3075 (former) Grand Ridge Road, Allambee South	No	No	Yes	Yes	No	No	No	No
	BENA & DISTRICT								
HO25	Bena Primary School (former) No 3062	No	No	No	Yes	No	No	Yes	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	40 Greens Road, Bena								
	BERRYS CREEK & BOOROOL								
HO28	Berry's Creek Honour Avenue Berry's Creek Road, Berry's Creek	No	No	Yes	Yes	No	No	No	No
HO3	Mossvale Park Mossvale Park Road, Berry's Creek The heritage place comprises the Algerian Oak (Quercus Canariensis) situated next to the sound shell, Oriental Plane (Platanus Orientalis) next to the rear gate leading to private land, Chestnut Leaved Oak (Quercus Castaneifolia), near toilet block, London Plane (Platanus x Acerifolia), next to sound shell, concrete block shelter, brick toilet block, ruins of original timber bridge on river bank, and other mature trees including English Elms (Ulmus procera), other Oaks, Planes, Copper Beech, and Variegated Elm (Ulmus Minor Variegata) situated on pasture land on east facing slope behind park.	No	No	Yes	Yes	No	No	No	No
	DOLLAR & DISTRICT								
HO32	Dollar State School No. 3473 (former) Dollar Hall Road The heritage place comprises school, adjacent shelter shed and surrounding land to a minimum extent of 5m.	No	Yes	No	Yes	Yes	No	No	No
	FISH CREEK & DISTRICT								
HO13	Bank of Australasia (former) 19 Falls Road, Fish Creek	Yes	Yes	No	Yes	No	No	Yes	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO140	Greenfields 915 Falls Road, Fish Creek The heritage place comprises dwelling and surrounding land to a minimum extent of 2m.	No	No	No	Yes	No	No	No	No
HO141	Bosley Farm 425 Harding-Lawson Road, Fish Creek The heritage place comprises dwelling and surrounding land to a minimum extent of 2m.	No	No	No	Yes	No	No	No	No
HO157	Fish Creek Memorial Hall 13 Falls Road Fish Creek	No	No	No	Yes	No	No	No	No
	FOSTER & DISTRICT								
HO15	Victory Mine and Kaffir Hill Reserve, Foster	Yes	No	Yes	Yes	No	No	No	No
HO16	Exchange Hotel 43 Main Street, Foster	Yes	Yes	No	Yes	No	No	Yes	No
HO38	South Gippsland Historical Society Museum Main Street, Foster The heritage place comprises Foster Post Office (former) and former Agnes State School No. 3043.	No	Yes	No	Yes	No	No	No	No
HO39	Foster World War 1 Soldiers Memorial Main Street, Foster The heritage place comprises memorial and surrounding land to a minimum extent of 1m.	No	No	No	Yes	No	No	No	No
HO40	Foster Court House and Police Stables (former)	No	No	No	Yes	No	No	No	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	33 Station Road, Foster								
HO41	Wilga (dwelling) 59 Station Road, Foster	No	No	No	Yes	No	No	No	No
HO42	Foster Recreation Reserve Pavilion Station Road, Foster	No	No	No	Yes	Yes	No	No	No
HO158	Hillcrest (dwelling) 175 Ameys Track, Foster	No	No	No	Yes	No	No	No	No
	HEDLEY & DISTRICT								
HO44	Hedley Public Hall South Gippsland Highway, Hedley	No	No	No	Yes	No	No	No	No
	JEETHO								
HO46	Shire of Poowong & Jeetho Offices & Hall (former) (Jeetho Public Hall) Jeetho Road, Jeetho	Yes	Yes	No	Yes	No	No	Yes	No
HO142	Wrigwell (later Glenorchy) 250 Jeetho Road, Jeetho The heritage place comprises the dwelling, stables and trees along former carriage drive	No	No	Yes – trees along former carriage drive	Yes	Yes – stables only	No	No	No
	JUMBUNNA								
HO47	Brick culverts Lynn Streets, Jumbunna	No	No	No	Yes	No	No	No	No
	KARDELLA								

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO48	Kardella Avenue of Honour Kardella Road, Kardella	No	No	Yes	Yes	No	No	No	No
HO49	Boer War Memorial Oak Trees Kardella Road, Kardella	No	No	Yes	Yes	No	No	No	No
	KONGWAK								
HO4	Kongwak Co-operative Butter & Cheese Factory (former) Korumburra-Wonthaggi Road, Kongwak	Yes	Yes	No	Yes	No	No	Yes	No
HO50	Kongwak Avenue of Honour Korumburra-Wonthaggi Road, Kongwak	No	No	Yes	Yes	No	No	No	No
	KOONWARRA & DISTRICT								
HO51	Three Railway Bridges over Tarwin River South Eastern Railway, Koonwarra	No	No	No	Yes	No	No	No	No
HO52	Cluanie (former Linsfield, Lyrebird Mound) 390 Koonwarra-Inverloch Road, Koonwarra	No	No	Yes	Yes	Yes	No	No	No
	KORUMBURRA & DISTRICT								
HO53	Korumburra Post & Telegraph Office (former) 24-26 Bridge Street, Korumburra	Yes	Yes	No	Yes	Yes – timber outbuilding	No	No	No
HO54	Coal Creek Heritage Park South Gippsland Highway Korumburra The heritage place comprises the former Korumburra Court House, Kilcunda Road State School No 3337 (former) and the Wattle and Daub Cottage.	Yes	Yes	No	Yes	No	No	No	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO57	Korumburra Drill Hall 8 Charles Street, Korumburra	No	No	No	Yes	No	No	No	No
HO59	Korumburra Strzelecki Memorial Korumburra-Warragul Road (Cnr. Old Bena Road), Korumburra The heritage place comprises memorial and surrounding land to a minimum extent of 2m.	No	No	No	Yes	No	No	No	No
HO61	Korumburra Baptist Church Mine Road, Korumburra	No	Yes	No	Yes	No	No	No	No
HO62	Korumburra World War 1 Soldiers Memorial (Coleman Park) Queen Street, Korumburra	No	No	No	Yes	No	No	No	No
HO63	Korumburra Comfort Station for Women (former) Radovick Street, Korumburra	No	No	No	Yes	No	No	No	No
HO5	Part of Korumburra Railway Station Complex Station Street, Korumburra	No	No	No	Yes	No	No	No	No
HO18	Korumburra Railway Station complex Station Street, Korumburra	-	-	-	-	-	Yes Ref No H1571	Yes	No
HO143	14 Bridge Street, Korumburra Dwelling	No	No	No	Yes	No	No	Yes	No
HO150	21 Bridge St Korumburra Dwelling	No	No	No	Yes	No	No	No	No
HO144	23 Bridge Street, Korumburra	No	No	No	Yes	No	No	Yes	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Dwelling								
HO145	Lismore 48 Bridge Street, Korumburra The heritage place comprises dwelling and land to a depth of 25m from the lot frontage	No	No	No	Yes	No	No	No	No
HO146	1A Victoria Street, Korumburra Dwelling The heritage places comprises dwelling and land to a depth of 25m from the lot frontage	No	No	No	Yes	No	No	No	No
LEONGATHA, KOOROOMAN & DISTRICT									
HO26	Leongatha South State School No. 3251 (former) 7975 Bass Highway, Leongatha South	No	No	No	Yes	No	No	No	No
HO64	Springdale 190 Gwyther Siding Road, Leongatha South The heritage place comprises house designed by Harold Desbrowe-Annear and constructed in 1905 and surrounding land to a minimum extent of 10m.	No	Yes	No	Yes	No	No	No	No
HO65	South Gippsland Water Purification Plant Harveys Road, Leongatha The heritage place comprises Ronald M Scott designed brick building (constructed 1958-60) and 1m around the building, excluding plant equipment.	Yes	No	No	Yes	No	No	No	No
HO66	Koorooman Avenue of Honour Hydes Road, Koorooman	No	No	Yes	Yes	No	No	No	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO67	Leongatha Railway Station Long Street, Leongatha	Yes	Yes	Yes	Yes	No	No	Yes	No
HO68	Leongatha Strzelecki Memorial Long Street, Leongatha	No	No	No	Yes	No	No	No	No
HO69	Canary Island Palms (Phoenix Canariensis) Apex Park, McCartin Street, Leongatha	No	No	Yes	Yes	No	No	No	No
HO70	Leongatha Court House (former) 2 McCartin Street, Leongatha	Yes	Yes	No	Yes	No	No	No	No
HO71	Leongatha Post & Telegraph Office 4 McCartin Street, Leongatha	Yes	No	No	Yes	No	No	No	No
HO7	Memorial Hall & Woorayl Shire Offices (former) 6-8 McCartin Street, Leongatha	Yes	Yes	No	Yes	No	No	Yes	No
HO6	Leongatha Mechanics' Institute & Free Library (former) 10 McCartin Street, Leongatha	Yes	Yes	No	Yes	No	No	Yes	No
HO72	Leongatha Secondary College (former Leongatha Agricultural College) 1-47 Horn Street, Leongatha	-	-	-	-	-	Yes Ref No H0949	Yes	No
HO138	Part Leongatha Secondary College Nerrena Road, Leongatha	No	No	No	Yes	No	No	No	No
HO10	Knox's Rockhill Farm complex 530 Nerrena Road, Leongatha	Yes	Yes	No	Yes	No	No	Yes	No
HO76	Leongatha Showgrounds Grandstand and Gates	Yes	No	No	Yes	No	No	No	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Leongatha Recreation Reserve Roughead Street, Leongatha								
HO77	Leongatha World War 1 Memorial Avenue of Honour Wild Dog Valley Road & Yarragon Road, Leongatha	No	No	Yes	Yes	No	No	No	No
HO9	Hayes' (PA Dunne's) Store (former) 4 Roughead Street, Leongatha	Yes	Yes	No	Yes	No	No	Yes	No
HO8	Leongatha Butter and Cheese Factory (former), corner Strzelecki Highway and Roughead Street	Yes	Yes, limited to the hexagonal terracotta floor tiles	No	Yes	No	No	Yes	No
HO147	42 Brown Street, Leongatha Dwelling The heritage places comprises dwelling and land to a depth of 30m from the lot frontage	No	No	No	Yes	No	No	No	No
HO148	Egerton 37 Jeffrey Street, Leongatha Dwelling and stables	No	No	No	Yes	Yes - stables	No	No	No
HO149	McGuinness House (later Lamont House) 19 Long Street, Leongatha Dwelling and former boarding house/stable The heritage places comprises dwelling and land to a depth of 35m from the lot frontage	No	No	No	Yes	Yes – garages	No	Yes	No
	LOCH								

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO2	Chestnut-Leaved Oaks (<i>Quercus Castaneifolia</i>) Victoria Road, Loch The heritage place comprises the Oaks in the paddock at rear of Loch Catholic Church.	No	No	Yes	Yes	No	No	Yes	No
HO83	Loch Primary School No 2912 Victoria Road, Loch	No	No	No	Yes	No	No	No	No
MEENIYAN & DISTRICT									
HO88	Railway Bridge over Tarwin River South Eastern Railway, Meeniyan	No	No	No	Yes	No	No	No	No
HO90	Meeniyan Public Hall Whitelaw Street, Meeniyan	No	No	No	Yes	No	No	No	No
HO91	Meeniyan & Stony Creek World War 1 Memorial Whitelaw Street, Meeniyan The heritage place comprises memorial and surrounding land to edge of median strip.	No	No	No	Yes	No	No	No	No
MIRBOO & DISTRICT									
HO22	Mirboo on Tarwin Hall 285 Mirboo South Road, Mirboo	-	-	-	-	-	Yes Ref No H1973	Yes	No
HO95	Mirboo Shire Hall and Offices (former) 30 Ridgway, Mirboo North	No	Yes	No	Yes	No	No	No	No
HO97	Mirboo North Railway Station (former) Ridgway, Mirboo North	No	Yes	No	Yes	No	No	No	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The heritage place comprises Station building and platform and surrounding land to a minimum extent of 10m.								
HO98	Mirboo North Strzelecki Memorial Ridgway, Mirboo North	No	No	No	Yes	No	No	No	No
HO151	Clestron (Ogilvy homestead site and trees) 600 Boolarra South-Mirboo North Road, Mirboo North The heritage place comprises a circle with a diameter of 75m containing group of trees surrounding the former Ogilvie homestead	No	No	Yes	Yes	No	No	No	No
HO152	60 Ridgway, Mirboo North Colonial Bank of Australasia (former) and residence	No	No	No	Yes	No	No	Yes	No
	NERRENA & DISTRICT								
HO102	Nerrena Public Hall Nerrena Hall Road, Nerrena	No	No	No	Yes	No	No	No	No
	NYORA & DISTRICT								
HO103	Nyora Railway Station Mitchell Street, Nyora	Yes	Yes	No	Yes	No	No	Yes	No
HO159	'Aroyn' 379 Lang Lang-Poowong Road, Nyora Statement of Significance: <i>Statement of Significance, "Aroyn" (July 2021)</i>	No	No	No	Yes	No	No	No	No
	POOWONG & DISTRICT								

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Wesleyan Church (former) 35 Nyora Road, Poowong	Yes	Yes	No	Yes	No	No	Yes	No
HO21	Notched Log Cottage 920 Nyora-Poowong Road, Poowong	-	-	-	-	-	Yes Ref No H1987	Yes	No
HO104	Poowong World War 1 Soldiers' Memorial Nyora Road, Poowong The heritage place comprises memorial and surrounding land to a minimum extent of 3m.	No	No	No	Yes	No	No	No	No
PORT WELSHPOOL & DISTRICT									
HO17	'Crescent' Turnbull Street, Port Welshpool	Yes	Yes	No	Yes	No	No	Yes	No
STONY CREEK & DISTRICT									
HO111	'Woodlands' 280 Stony Creek-Dollar Road, Stony Creek The heritage place comprises 2-room house constructed c.1905 and the main homestead constructed in 1924 and surrounding land to a minimum extent of 10m.	No	No	No	Yes	No	No	No	No
HO112	Stony Creek Mechanics' Institute & Free Library Main Street, Stony Creek	Yes	Yes	No	Yes	No	No	Yes	No
STRZELECKI									
HO113	Strzelecki Avenue of Honour Korumburra-Warragul Road, Strzelecki	No	No	Yes	Yes	No	No	No	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO153	Strzelecki railway line (former) – engine turntable site 2 Wild Dog Road, Strzelecki The heritage place comprises a circle with a diameter of 20m located over the turntable bed remains.	No	No	No	Yes	No	No	No	No
TARWIN LOWER & DISTRICT									
HO117	John Simpson Memorial River Drive, Tarwin Lower The heritage place comprises memorial and surrounding cast iron fence and surrounding land to a minimum extent of 2m.	No	No	No	Yes	No	No	No	No
HO118	Tarwin Lower Memorial Hall (Former Mechanics' Institute & Free Library) River Drive, Tarwin Lower	Yes	Yes	No	Yes	No	No	No	No
HO130	Bell Point Lime Kiln (former) Foreshore reserve, off Walkerville South Road, Tarwin Lower	-	-	-	-	-	Yes Ref No H2068	Yes	No
TOORA & DISTRICT									
HO14	Tin Mines Toora Creamery Valley Road & Woomera Creek Road, Toora	No	No	No	Yes	No	No	No	No
HO120	Toora Avenue of Honour Grip Road, Toora	No	No	Yes	Yes	No	No	No	No
HO123	Toora State School Jubilee Gates 33 Gray Street, Toora	No	No	No	Yes	No	No	No	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The heritage place comprises memorial gates, surrounding land to a minimum extent of 2m and all of the land between the gates and Grey Street School building frontage.								
HO127	Toora World War 1 Soldiers' Memorial Welshpool Road, Toora The heritage place comprises memorial and surrounding land to a minimum extent of 5m.	No	No	No	Yes	No	No	No	No
HO154	Bank of Victoria (former) and residence 35 Stanley Street, Toora The heritage place comprises the entire lot (Lot 1 TP577245)	No	No	No	Yes	No	No	Yes	No
HO155	Ingleside (later Gully Humphrey) 46 Scannels Road, Toora North The heritage place comprises 2 dwellings & surrounding land to a minimum extent of 2m.	No	No	No	Yes	No	No	No	No
	TRIDA								
HO156	1790 Grand Ridge Road, Trida The heritage place comprises dwelling and surrounding land to a minimum extent of 2m.	No	No	No	Yes	No	No	No	No
	TURTON'S CREEK & DISTRICT								
HO11	Turton's Creek Goldfield Turton's Creek Road, Turton's Creek	No	No	No	Yes	No	No	No	No
	WALKERVILLE & WARATAH BAY								
HO128	Walkerville North Public Hall	No	No	No	Yes	No	No	No	No

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Bayside Drive, Walkerville								
HO129	Walkerville Lime Kilns (former) Foreshore reserve, off Bayside Drive, Walkerville South	-	-	-	-	-	Yes Ref No H2043	Yes	No
HO132	The Gap Gale Street & Fish Creek-Waratah Road (Cnr.), Waratah Bay	No	No	Yes	Yes	No	No	No	No
	WELSHPOOL								
HO133	Welshpool Avenue of Honour The heritage place comprises the rows of Elm trees planted on the sides of Main Road, Port Welshpool Road & Woorarra Road, Welshpool	No	No	Yes	Yes	No	No	No	No
HO134	Norfolk Island Pine Avenue Port Welshpool Road, Welshpool The heritage place comprises Norfolk Island Pines on either side of Port Welshpool Road south of Welshpool.	No	No	Yes	Yes	No	No	No	No
HO135	Welshpool World War 1 Soldiers' Memorial Welshpool Road, Welshpool The heritage place comprises the memorial and surrounding landscape plantings.	No	No	Yes	Yes	No	No	No	No
	WONGA & DISTRICT								
HO12	Shearing Shed, 'Wongalee' Wonga	Yes	Yes	No	Yes	No	No	Yes	No
	WOOREEN & DISTRICT								

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO137	Wooreen Avenue of Honour Leongatha-Yarragon Road, Wooreen	No	No	Yes	Yes	No	No	No	No
	WILSONS PROMONTORY								
HO139	Refuge Cove Wilsons Promontory Wilson's Promontory National Park	-	-	-	-	-	Yes Ref No H1729	Yes	No
HO19	Wilson's Promontory Lightstation Wilson's Promontory National Park	-	-	-	-	-	Yes Ref No H1842	Yes	No
HO20	Sealers Cove Sawmill Wilson's Promontory National Park	-	-	-	-	-	Yes Ref No H2019	Yes	No

XX/XX/XXXX
CXXXsgip

25/07/2019
C121sgip

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

TOWNSHIP APPROACH – LEONGATHA [rewording for clarity]

1.0

XX/XX/XXXX
CXXXsgip
25/07/2019
G121sgip

Design objectives

To provide for attractive and distinctive town approaches along main roads.

~~To provide highway travellers with conspicuously located facilities providing information, fuel and refreshments and rest stop areas.~~ [rewording for clarity]

To encourage development that is of an appropriate scale and design quality to enhance township approaches.

To ensure that new development harmonises in scale and design with adjoining residential areas.

2.0

XX/XX/XXXX
CXXXsgip
17/10/2024
G129sgip

Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- The external walls of all buildings are encouraged to be constructed of brick, stone or concrete.
- Buildings should be constructed with a minimum [rewording for clarity] setback of 6 metres from any road.
- Land within 2 metres of a road reserve should be planted and maintained with lawn, trees and shrubs, to the satisfaction of the responsible authority.
- Buildings with a wall height of 4 metres or less should be constructed with a minimum setback of 3.5 metres from any land ~~No buildings should be constructed closer to any within a~~ [rewording for clarity] Residential Zone.
- Buildings with a wall height greater than 4 meters should be constructed with a minimum setback -[rewording for clarity] as determined by the following formula:

$$D = 1.5 + H/2$$

Where:

D = Minimum horizontal distance in metres to a wall from the zone boundary.

H = Height in metres of the highest part of the wall above the ground, ~~with the minimum height being 4 metres.~~ [rewording for clarity]

3.0

25/07/2019
C121sgip

Subdivision

None specified.

4.0

25/07/2019
C121sgip

Signs

None specified.

5.0

25/07/2019
C121sgip

Application requirements

None specified.

6.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
17/10/2024
C429sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the ~~Responsible Authority~~ responsible authority:
[rewording MDF&C]

- ~~The availability and provision of services for the supply of water, sewerage, drainage, electricity and other services.~~
- ~~The need for proper disposal of stormwater discharges, sewerage effluent and other liquid wastes, which may be associated with the development.~~ [removing unnecessary provisions]
- The layout of any car park and the location and widths of entrance and exit points, access lanes and roadways and the need for an appropriate pattern of pedestrian and vehicular access to the development.
- The location, nature and type of advertisement which may be associated with the development.
- The location, nature and type of any landscape area which may be incorporated into the development.
- The need to screen storage areas, garbage receptacles and any other items which may have an adverse impact on the amenity of the area.

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

1.0

13/08/2020
C115sgip

BURCHELL LANE INDUSTRIAL PRECINCT

Design objectives

To ensure all development and works enhance the amenity of the Burchell Lane Industrial Precinct by encouraging high quality design and external finishes to buildings and structures, adequate building siting and a high quality landscape.

To ensure that development and works are located to minimise off-site impacts to adjoining residential areas.

To minimise the impact of commercial traffic on adjoining residential amenity and pedestrian traffic.

To improve the pedestrian environment along Peters Street as a focus for pedestrian activity in the town centre.

2.0

13/08/2020
C115sgip

Buildings and works

A permit is not required to:

- Construct buildings or undertake works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- Construct buildings or undertake works which are used for crop raising or informal outdoor recreation.
- Construct a rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or access way.

Design requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building setbacks

Buildings should have a zero setback to the front title boundary where the lot abuts Peters Street. Buildings should also have a visual connection with the street.

Weather protection

Buildings fronting Peters Street should be cantilevered over the full pavement width to provide weather protection to pedestrians along Peters Street.

Landscaping

A 2-metre width of landscaping must be provided along all road abutments, except where there is no building setback, using a suitable selection of trees, shrubs or grasses to the satisfaction of the Responsible Authority. The landscaping should provide appropriate screening of car parking and outdoor storage areas, enhance the amenity of the surrounding area and provide an attractive visual environment for adjoining residential properties.

Access

Vehicle access to each site should be in a form and location that permits all vehicles to enter and egress safely without causing detrimental effects on the amenity of adjoining residential uses.

Vehicle crossovers should be provided from Burchell Lane for all properties abutting Burchell Lane.

No more than one crossover should be provided per lot.

3.0
25/07/2019
C121sgjp

Subdivision

None specified.

4.0

13/08/2020
C115sgjp

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the Responsible Authority:

- A detailed report that shows how the design objectives of this overlay are met.
- A detailed site plan that shows building setbacks, the location and width of vehicle crossovers, outdoor building display areas and advertising signs.
- Building elevation plans that clearly describe the external building materials and finishes and proposed advertising signs.
- A landscape plan that shows:
 - The location, species and height of all existing vegetation to be retained and/or removed; and
 - A detailed planting schedule that makes reference to the background document CFA Landscaping for Bushfire November 2011 and uses species selected from Indigenous Plants of South Gippsland Shire (2004), with emphasis on plants from the relevant Ecological Vegetation Class for the planting area.

5.0

13/08/2020
C115sgjp

Signs

Sign requirements are at Clause 52.05. All land located within DDO2 is in Category 2.

6.0

XX/XX/XXXX
CXXXsgjp
13/08/2020
C115sgjp

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the [Responsible-responsible Authorityauthority](#) [rewording MDF&C]:

- The extent to which driveways and parking areas have been designed, sited and dimensioned to be visually recessive in the streetscape by:
 - Limiting the number and width of vehicle crossovers.
 - Softening driveways and parking areas with vegetation.
- The need to ensure the safety and efficiency of vehicle movements from properties onto the street network.
- The impact of the built form of the proposed development on the town centre and adjoining residential uses, including:

SOUTH GIPPSLAND PLANNING SCHEME

- Whether the building height or design would cause the building to be visually prominent within the streetscape.
 - Whether vegetation has been retained or will be planted to soften the appearance of development.
 - Whether buildings provide visual interest through articulation, glazing, verandahs, balconies, eaves and variation in materials and textures and avoid design repetition.
 - Whether the placement of roof top structures and service facilities avoids detrimental impact on the streetscape or adjoining properties.
 - Whether the building setbacks from front, side and rear boundaries are sufficient to allow for the retention or planting of vegetation, including canopy trees.
 - Whether the building setback to Peters Street promotes an attractive pedestrian environment.
- The need to provide for business display areas in appropriate locations.
 - Whether the proposed development demonstrates provision of a protected pedestrian environment in Peters Street through the use of cantilevered building design.

25/07/2019

C121sgip
XX/XX/XXXX
CXXsgip**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO3**.**SANDY POINT****1.0**XX/XX/XXXX
CXXsgip
25/07/2019
C121sgip**Design objectives****Built Form / Landscape Character**

To protect and manage the coastal village character of Sandy Point.

To maintain the predominance of modest, minimal impact housing and the well-vegetated character of allotments.

To encourage single storey development and recessive second storey development that is respectful of the typical built form and the coastal landscape setting.

To ensure that buildings demonstrate a high standard of design and utilise materials, colours and finishes that are in keeping with the natural environment. [reducing objectives - **MDF&C**]

To ensure that new development is sited and designed so as to be screened by and nestled within the characteristic landscaped setting. [reducing objectives - **MDF&C**]

To encourage building heights which do not protrude above the existing tree canopy. [reducing objectives - **MDF&C**]

To discourage boundary fencing forward of building frontages, unless this is a timber post and wire fence. [reducing objectives - **MDF&C**]

To minimise the dominance of car parking structures and outbuildings on views from the street and other sensitive viewing locations. [reducing objectives - **MDF&C**]

Siting and setbacks

To encourage building heights which do not protrude above the existing tree canopy. [reducing objectives - **MDF&C**]

To discourage boundary fencing forward of building frontages, unless this is a timber post and wire fence. [reducing objectives - **MDF&C**]

To minimise the dominance of car parking structures and outbuildings on views from the street and other sensitive viewing locations. [reducing objectives - **MDF&C**]

To ensure that new development is sited and designed so as to be screened by and nestled within the landscaped setting. [reducing objectives - **MDF&C**]

To ensure that new development is appropriately set back from sensitive environmental boundaries. [reducing objectives - **MDF&C**]

Site Coverage

To minimise building site coverage and the use of impervious paving materials, in order to preserve the spacious landscape setting of the area. [reducing objectives - **MDF&C**]

Landscaping and Environment[reducing objectives - **MDF&C**]

To preserve the pattern of well vegetated and generous front setbacks that screen and soften the appearance of development from the street. [reducing objectives - **MDF&C**]

~~To encourage informal driveways and crossovers and the use of permeable materials (e.g. gravel, permeable paving) to minimise the visual impact on the street and property frontages. [reducing objectives - MDF&C]~~

~~To protect and maintain areas of indigenous and native vegetation where possible in new development. [reducing objectives - MDF&C]~~

~~To encourage the planting of indigenous vegetation in new landscaping. [reducing objectives - MDF&C]~~

~~To encourage the integration of best practice water sensitive urban design into the landscape treatments of new development. [reducing objectives - MDF&C]~~

Materials and design detail

~~To ensure that buildings demonstrate a high standard of design and utilise materials, colours and finishes that are in keeping with the natural environment. [reducing objectives - MDF&C]~~

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Buildings and works

A permit is not required to construct a building or carry out works other than for:

- A building with a height of over 6.5 metres from natural ground level.
- A building that has setbacks of less than 7.5 metres from the front property boundary and 3 metres from any side boundary on a secondary street frontage.
- A development that does not achieve the following site coverage requirements:
 - A building site coverage of no more than 40 per cent;
 - A paved [permeable](#) area (~~permeable paving~~)[rewording for clarity] of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on a site is greater than 250 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the responsibility of the responsible authority.

[A permit is not required to construct a](#) [rewording for clarity] front boundary fence, or side boundary fence forward of the building frontage, that is constructed of materials other than timber post and wire.

3.0

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C121sgip

Subdivision

An application for subdivision within the Township Zone is considered to meet the design objectives where:

- The proposed subdivision maintains the existing character of the area.
- The existing informality of the current road and drainage system is maintained, while achieving improved management of stormwater and runoff.

4.0

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Signs

None specified.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must

accompany an application, as appropriate, to the satisfaction of the ~~Responsible Authority~~responsible authority:~~[rewording - MDF&C]~~

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any trees to be removed.
- Sufficient spot heights (to AHD) to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- A landscape plan retaining existing indigenous and native vegetation where possible and providing a range of trees, shrubs and ground cover in keeping with the surrounding landscape character.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the ~~Responsible Authority~~responsible authority:
~~[rewording - MDF&C]~~

- The design objectives of this schedule.
- The visual prominence of buildings and other structures within the landscape, particularly above the vegetation line.
- Whether the additional height of a development is required to achieve an exceptional or innovative design outcome that cannot otherwise be ~~achieved, and~~achieved and ~~[rewording for clarity]~~ is able to be substantially screened by the existing and proposed new vegetation and the landform.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether any encroachment of buildings within the minimum setbacks stipulated in this Clause can demonstrate that the development will result in a preferred environmental and design outcome while being consistent with the township and landscape character.
- The impacts of any buildings or works on any prominent ridgelines or locations when viewed from a public place.
- Whether car parking structures, outbuildings and driveways are sited such that the visual impact of these structures and works are minimized.
- Whether buildings and structures are sited to incorporate space for the planting of substantial vegetation, including canopy trees.
- The preservation of any existing natural vegetation, particularly indigenous vegetation.
- Whether the landscaping will be integrated with the design of the development to screen buildings and structures and complement the landscaping of any adjoining public realm.

SOUTH GIPPSLAND PLANNING SCHEME

- Whether the siting, colour and design of buildings and works will be in keeping with the character and/or enhance the appearance of the area.
- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area.

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

WARATAH BAY**1.0**

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25/07/2019
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Design objectives~~Built Form / Landscape Character All Areas~~ [rewording for clarity]

To protect and manage the coastal hamlet character and reinforce the identity of the two distinct residential areas of Waratah Bay.

To maintain the predominance of modest, minimal impact housing and the well-vegetated character of allotments.

To encourage single storey development and recessive second storey development that is respectful of the typical built form and the coastal landscape setting.

To ensure that development demonstrates a high standard of design and utilises materials, colours and finishes that reinforce the cottage style of housing within the Township Zone and the contemporary coastal design of housing in the Low Density Residential Zone.

[New objective combining existing objectives]

~~To ensure that new development demonstrates a high standard of contemporary design and innovation and respects the low scale and the typical mass and form of the area.~~

[reducing objectives - MDF&C]

~~To discourage boundary fencing forward of building frontages, unless this is a timber post and wire fence.~~ [reducing objectives - MDF&C]

~~To minimise the dominance of car parking structures and outbuildings associated with residential development on views from the street and other sensitive viewing locations.~~

[reducing objectives - MDF&C]

Township Zone

~~To maintain the predominant modest, minimal impact cottage style housing and well-vegetated character of allotments.~~ [reducing objectives - MDF&C]

Low Density Residential Zone

~~To ensure that new development demonstrates a high standard of contemporary design and complements the coastal setting.~~ [reducing objectives - MDF&C]

~~To maintain the reclusive, well-vegetated character of the area~~ [reducing objectives - MDF&C]

~~To encourage low profile development in order to minimise visual impact on views towards the ridgeline from other parts of the hamlet.~~ [reducing objectives - MDF&C]

Siting and setbacks

To ensure that new development is sited and designed so as to be screened by and nestled within the landscaped setting.

~~To ensure that new development is appropriately set back from sensitive environmental boundaries.~~ [reducing objectives - MDF&C]

~~To ensure that buildings and structures are strategically sited within the landscape in order to maintain the sense of isolation experienced from the beach.~~ [reducing objectives - MDF&C]

Views

~~To minimise the visual impact of development from key viewing locations, particularly town approaches and high points in the dunal landscape. [reducing objectives - MDF&C]~~

~~To maintain and enhance the public views from the northern upper low density residential area across Waratah Bay and Bass Strait. [reducing objectives - MDF&C]~~

~~To prevent the interruption of views towards the coast by inappropriate or poorly designed development or that which is sited in prominent locations. [reducing objectives - MDF&C]~~

Site Coverage

~~To minimise building site coverage and the use of impervious paving materials, in order to preserve the spacious landscape setting of the area. [reducing objectives - MDF&C]~~

Landscaping and Environment

~~To preserve the pattern of well vegetated and generous front setbacks that screen and soften the appearance of development from the street. [reducing objectives - MDF&C]~~

~~To encourage informal driveways and crossovers and the use of permeable materials (e.g. gravel, permeable paving) to minimise the visual impact on the street and property frontages. [reducing objectives - MDF&C]~~

~~To protect and maintain areas of indigenous, native and non-weedy exotic vegetation where possible in new development. [reducing objectives - MDF&C]~~

~~To encourage the planting of indigenous vegetation in new landscaping. [reducing objectives - MDF&C]~~

~~To encourage the integration of best practice water sensitive urban design into the landscape treatments of new development. [reducing objectives - MDF&C]~~

~~Materials and design detail [reducing objectives - MDF&C]~~

~~To ensure that buildings demonstrate a high standard of design and utilise materials, colours and finishes that are in keeping with the natural environment. [reducing objectives - MDF&C]~~

2.0

Buildings and works

Permit requirement – Township Zone

A permit is not required to construct a building or carry out works other than for:

- A building with a height of more than 6.5 metres from natural ground level.
- A building that has setbacks of less than 7.5 metres from the front property boundary and 3 metres from any side boundary on a secondary street frontage.
- A development that does not achieve the following site coverage requirements:
 - A building site coverage of no more than 40 per cent;
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on the site is greater than 250 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the satisfaction of the ~~Responsible Authority~~ responsible authority. [rewording – MDF&C]

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- A front boundary fence, or side boundary fence forward of the building frontage, that is constructed of materials other than timber post and wire.

Permit requirement – Low Density Residential Zone

A permit is not required to construct a building or carry out works other than for:

- A building with a height of over 7.5 metres from natural ground level.
- A building that has setbacks of less than 12 metres from the front property boundary and 3 metres from a side boundary or rear boundary.
- A development that does not achieve the following site coverage requirements:
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on the site is greater than 300 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the satisfaction of the [Responsible Authority](#)~~responsible authority~~. [rewording - MDF&C]
- A boundary fence constructed of materials other than timber post and wire. A permit is required for all other buildings and works.

3.0

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Subdivision

An application for subdivision is considered to meet the design objectives where:

- The proposed subdivision maintains the existing character of the area.
- The existing informality of the current road and drainage system is maintained, while achieving improved management of stormwater and runoff and providing for anticipated increases in traffic demand.

4.0

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Signs

None specified.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the [Responsible Authority](#)~~responsible authority~~: [rewording - MDF&C]

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any trees to be removed.
- Sufficient spot heights (to AHD) to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.

- A landscape plan retaining existing indigenous and native vegetation where possible and providing a range of trees, shrubs and ground cover in keeping with the surrounding landscape character.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the ~~Responsible Authority~~ responsible authority:
 [rewording - MDF&C]

- The design objectives of this schedule.
- The visual prominence of buildings and other structures within the landscape, particularly above the vegetation line.
- Whether the additional height of a development is required to achieve an exceptional or innovative design outcome that cannot otherwise be ~~achieved,~~ and achieved and [rewording - MDF&C] is able to be substantially screened by the existing and proposed new vegetation and the landform.
- Whether opportunities exist to avoid a building being visually obtrusive such as along a ridgeline by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether any encroachment of buildings within the minimum setbacks stipulated in this Clause can demonstrate that the development will result in a preferred environmental and design outcome while being consistent with the township and landscape character.
- Whether car parking structures, outbuildings and driveways are sited such that the visual impact of these structures and works are minimized.
- Whether buildings and structures are sited to incorporate space for the planting of substantial vegetation, including canopy trees.
- The preservation of any existing natural vegetation, particularly indigenous vegetation.
- Whether the landscaping will be integrated with the design of the development to screen buildings and structures and complement the landscaping of any adjoining public realm.
- Whether the siting, colour and design of buildings and works will be in keeping with the character and/or enhance the appearance of the area.
- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area.

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SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

VENUS BAY

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Design objectives

~~Built Form / Landscape~~ [reducing objectives - MDF&C]

~~Character All Areas~~ [reducing objectives - MDF&C]

To protect and manage the coastal village character of Venus Bay.

To encourage ~~single storey development, and recessive second storey development~~ that is respectful of the typical built form of the area and the coastal landscape setting.

~~To encourage building heights which do not protrude above the existing tree canopy.~~
[reducing objectives - MDF&C]

~~To discourage boundary fencing forward of building frontages other than timber post and wire fence.~~ [reducing objectives - MDF&C]

~~To minimise the dominance of car parking structures and outbuildings associated with residential development, on views from the street and other sensitive viewing locations.~~
[reducing objectives - MDF&C]

To ensure that the style, scale, height, mass and form of new commercial development is consistent with that of adjoining sites and respects the low profile coastal character of Venus Bay.

~~Township Zone~~ [reducing objectives - MDF&C]

To encourage low scale development that is sited so to be screened by and nestled within indigenous vegetation.

~~To retain and enhance the vegetation dominated coastal scrub character.~~ [reducing objectives - MDF&C]

~~Low Density Zone~~ [reducing objectives - MDF&C]

To ensure that new development demonstrates a high standard of contemporary design and innovation. ~~respect the low scale and typical mass and form of the area.~~ [rewording for clarity]

~~To maintain the reclusive, well vegetated character of the area.~~
~~Siting and setbacks~~ [reducing objectives - MDF&C]

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Buildings and works

Permit requirement – Township Zone

A permit is not required to construct a building or carry out works other than for:

- A building with a height of more than 6.5 metres from natural ground level.
- A building that has setbacks of less than 7.5 metres from the front property boundary and 3 metres from any side boundary on a secondary street frontage.
- A development that does not achieve the following site coverage requirements:
 - A building site coverage of no more than 40 per cent;
 - A paved area (permeable paving) of no more than 20 per cent; and

SOUTH GIPPSLAND PLANNING SCHEME

- An area free of buildings or impervious surfaces of at least 40 per cent.

/

- Buildings or additions to buildings where the total building floor space on the site is greater than 250 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the satisfaction of the [Responsible Authority](#)~~responsible authority~~. [rewording - MDF&C]
- A front boundary fence, or side boundary fence forward of the building frontage, that is constructed of materials other than timber post and wire.

Permit requirement – Low Density Residential Zone

A permit is not required to construct a building or carry out works other than for:

- A building with a height of over 7.5 metres from natural ground level.
- A building that has setbacks of less than 12 metres from the front property boundary and 3 metres from a side boundary or rear boundary.
- A development that does not achieve the following site coverage requirements:
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on the site is greater than 300 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the satisfaction of the [Responsible Authority](#)~~responsible authority~~. [rewording - MDF&C]
- A boundary fence constructed of materials other than timber post ~~and wire~~. ~~A permit is required for all other buildings and works~~. [removing redundant directions]

3.0

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Subdivision

An application for subdivision is considered to meet the design objectives where:

- The proposed subdivision maintains the existing character of the area.
- The existing informality of the current road and drainage system is maintained, while achieving improved management of stormwater and runoff and providing for anticipated increases in traffic demand.

4.0

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C121sgip

Signs

None specified.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the [Responsible Authority](#)~~responsible authority~~ [rewording - MDF&C]:

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any trees to be removed.

- Sufficient spot heights (to AHD) to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- A landscape plan retaining existing indigenous and native vegetation where possible and providing a range of trees, shrubs and ground cover in keeping with the surrounding landscape character.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the [Responsible Authority](#)~~responsible authority~~ [rewording - MDF&C]:

- The design objectives of this schedule.
- The visual prominence of buildings and other structures within the landscape, particularly above the vegetation line.
- Whether the additional height of a development is required to achieve an exceptional or innovative design outcome that cannot otherwise be ~~achieved,~~ ~~and achieved and~~ [rewording for clarity] is able to be substantially screened by the existing and proposed new vegetation and the landform.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether any encroachment of buildings within the minimum setbacks stipulated in this Clause can demonstrate that the development will result in a preferred environmental and design outcome while being consistent with the township and landscape character.
- ~~Whether car parking structures, outbuildings and driveways are sited such that the visual impact of these structures and works are minimized.~~
- ~~Whether buildings and structures are sited to incorporate space for the planting of substantial vegetation, including canopy trees.~~
- The preservation of any existing natural vegetation, particularly indigenous vegetation.
- ~~Whether the landscaping will be integrated with the design of the development to screen buildings and structures and complement the landscaping of any adjoining public realm.~~
- ~~Whether the siting, colour and design of buildings and works will be in keeping with the character and/or enhance the appearance of the area.~~
- ~~The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area.~~

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SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

TARWIN LOWER

1.0

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Design objectives

~~All Types of Development~~ [reducing objectives - MDF&C]

To protect and manage the character of the Tarwin Lower ~~is small rural hamlet~~ coastal village and its commercial precinct.

~~Commercial Development fronting Evergreen Road between Walkerville Road and School Road~~ [reducing objectives - MDF&C]

~~To improve the visual appearance and image of the Tarwin Lower retailing areas through well designed, site responsive developments.~~ [reducing objectives - MDF&C]

~~To consolidate and distinguish the commercial precinct of Tarwin Lower from adjacent residential areas.~~ [reducing objectives - MDF&C]

~~To ensure new development within the commercial precinct will respect the rural character of the hamlet and be sympathetic to the distinguishing elements of the Tarwin River frontage and associated recreational area which abuts the precinct.~~ [reducing objectives - MDF&C]

~~To encourage urban design improvements to provide variety, interest, safety, shelter and convenience for people using the commercial precinct.~~ [reducing objectives - MDF&C]

To ensure that ~~new commercial~~ development is consistent in style, scale, height, mass and form, and respects the low profile character of Tarwin Lower.

~~Residential Development~~ [reducing objectives - MDF&C]

~~Built Form / Landscape Character:~~ [reducing objectives - MDF&C]

~~All areas~~ [reducing objectives - MDF&C]

~~To encourage single storey development and recessive second storey development that is respectful of the typical built form and rural landscape setting.~~ [reducing objectives - MDF&C]

To maintain views and provide a visual link towards the Tarwin River and surrounding flood plains. Siting and setbacks

To ensure that new development is sited and designed so as to be screened by and nestled within the landscaped setting. [reducing objectives - MDF&C]

To ensure that new development is appropriately set back from sensitive environmental boundaries. [reducing objectives - MDF&C]

Site Coverage [reducing objectives - MDF&C]

To minimise building site coverage and the use of impervious paving materials, in order to preserve the spacious landscape setting of the area. [reducing objectives - MDF&C]

Landscaping and Environment [reducing objectives - MDF&C]

~~To preserve the pattern of well vegetated and generous front setbacks that screen and soften the appearance of development from the street. [reducing objectives - MDF&C]~~

~~To encourage informal driveways and crossovers and the use of permeable materials (e.g. gravel, permeable paving) to minimise the visual impact on the street and property frontages. [reducing objectives - MDF&C]~~

~~To protect and maintain areas of indigenous and native vegetation where possible in new development. To encourage the planting of indigenous vegetation in new landscaping. [reducing objectives - MDF&C]~~

~~To encourage the integration of best practice water sensitive urban design into the landscape treatments of new development. [reducing objectives - MDF&C]~~

Materials and design detail [reducing objectives - MDF&C]

~~To ensure that buildings demonstrate a high standard of design and utilise materials, colours and finishes that are in keeping with the natural environment. [reducing objectives - MDF&C]~~

Township Zone [reducing objectives - MDF&C]

~~To encourage low scale development that is sited so as to be screened by and nestled within indigenous vegetation. [reducing objectives - MDF&C]~~

Low Density Zone [reducing objectives - MDF&C]

~~To maintain the reclusive, well vegetated character of the area [reducing objectives - MDF&C]~~

Siting and setbacks [reducing objectives - MDF&C]

~~To ensure that new development is sited and designed so as to be screened by and nestled within the landscaped setting. [reducing objectives - MDF&C]~~

~~To ensure that new development is appropriately set back from sensitive environmental boundaries. [reducing objectives - MDF&C]~~

Site Coverage [reducing objectives - MDF&C]

~~To minimise building site coverage and the use of impervious paving materials, in order to preserve the spacious landscape setting of the area. [reducing objectives - MDF&C]~~

Landscaping and Environment [reducing objectives - MDF&C]

~~To preserve the pattern of well vegetated and generous front setbacks that screen and soften the appearance of development from the street. [reducing objectives - MDF&C]~~

~~To encourage informal driveways and crossovers and the use of permeable materials (e.g. gravel, permeable paving) to minimise the visual impact on the street and property frontages. [reducing objectives - MDF&C]~~

~~To protect and maintain areas of indigenous and native vegetation where possible in new development. [reducing objectives - MDF&C]~~

~~To encourage the planting of indigenous vegetation in new landscaping. [reducing objectives - MDF&C]~~

~~To encourage the integration of best practice water sensitive urban design into the landscape treatments of new development. [reducing objectives - MDF&C]~~

Materials and design detail [reducing objectives - MDF&C]

~~To ensure that buildings demonstrate a high standard of design and utilise materials, colours and finishes that are in keeping with the natural environment. [reducing objectives - MDF&C]~~

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Buildings and works

Permit requirement – Township Zone

A permit is not required within the Township Zone [rewording for clarity] to construct a building or carry out works other than for:

- A building with a height of more than 7.5 metres from natural ground level.
- A building that has setbacks of less than 7.5 metres from the front property boundary and 3 metres from any side boundary on a secondary street frontage.
- A development that does not achieve the following site coverage requirements:
 - A building site coverage of no more than 40 per cent;
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on the site is greater than 250 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the satisfaction of the Responsible Authority responsible authority. [rewording - MDF&C]
- A front boundary fence, or side boundary fence forward of the building frontage, that is constructed of materials other than timber post and wire.

Permit requirement – Low Density Residential Zone

A permit is not required within the Low Density Residential Zone [rewording for clarity] to construct a building or carry out works other than for:

- A building with a height of over 7.5 metres from natural ground level.
- A building that has setbacks of less than 12 metres from the front property boundary and 3 metres from a side boundary or rear boundary.
- A development that does not achieve the following site coverage requirements:
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on the site is greater than 300 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued to the satisfaction of the Responsible Authority responsible authority. [rewording - MDF&C]
- A boundary fence constructed of materials other than timber post and wire.

All development within the commercial precinct should: [NEW permit direction for commercial precinct]

- Abut front property boundaries to create a consistent building line and to abut side boundaries, where possible. [rewording for clarity]
- Provide active frontages onto River Drive and provide clear views between the building and street by using clear glazing. [rewording for clarity]
- Provide verandahs or other pedestrian shelters above the footpath in front of new commercial or industrial buildings. [rewording for clarity]
- Provide appropriate business identification signage below verandahs and avoid signage which dominates a building or is out of scale with the streetscape. [rewording for clarity]
- Locate car parking areas at the rear of buildings and avoid car parking within the front setback.

All other development should: [NEW permit direction for generic requirement]

- Minimise building site coverage and the use of impervious paving materials, in order to preserve the spacious landscape setting of the area. [rewording for clarity]
- Preserve the pattern of well vegetated and generous front setbacks that screen and soften the appearance of development from the street. [rewording for clarity]
- Provide informal driveways and crossovers that use permeable materials, such as gravel and permeable paving, to minimise visual impact on the streetscape. [rewording for clarity]
- Protect and maintain areas of indigenous and native vegetation where possible. [rewording for clarity]
- Use indigenous vegetation and water sensitive urban design in all new landscaping. [rewording for clarity]
- Use materials, colours and finishes that are in keeping with the natural environment. [rewording for clarity]

3.0

25/07/2019
C121sgip

Subdivision

An application for subdivision is considered to meet the design objectives where:

- The proposed subdivision maintains the existing character of the area.
- The existing informality of the current road and drainage system is maintained, while achieving improved management of stormwater and runoff and providing for anticipated increases in traffic demand.

4.0

25/07/2019
C121sgip

Signs

None specified.

5.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
17/40/2024
C129sgip

Application requirements

- The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must

- accompany an application, as appropriate, to the satisfaction of the ~~Responsible Authority~~responsible authority: [rewording - MDF&C]
- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any trees to be removed.
- Sufficient spot heights (to AHD) to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- A landscape plan retaining existing indigenous and native vegetation where possible and providing a range of trees, shrubs and ground cover in keeping with the surrounding landscape character.

6.0

~~XX/XX/XXXX~~
CXXXsgip
17/10/2024
G129sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the ~~Responsible Authority~~responsible authority: [rewording - MDF&C]

All Development

- ~~The design objectives of this schedule.~~ [removing redundant provisions]

Commercial and industrial development fronting ~~Evergreen River Drive~~ [correcting inaccurate description] ~~Road~~, between Walkerville Road and School Road:

- Whether the design of commercial or industrial buildings has regard to its appearance from the riverfront and nearby public spaces.
- Whether the use of colour, verandahs and architectural features achieves consistency with the existing built form.
- Whether advertising signage is appropriate to the rural hamlet context and does not create visual clutter or dominate the building or landscape.
- The effect of any proposed works on the environmental and landscape values of the site and of the local area.
- Whether the style, colours, height and form of development will be in keeping with the character and/or enhance the appearance of the area.
- The use of innovative urban design techniques to improve the variety, interest, safety and convenience of the commercial precinct.
- Whether any proposed building which does not abut side boundaries requires access along a side boundary to the rear of the building.
- Whether the proposed development is consistent with the bulk, scale and form of development within the commercial precinct.
- Whether the proposed development is sympathetic to adjoining sites and can be well distinguished as part of the core commercial precinct.

- The effect of the development on the riverfront and adjacent residential areas.
- Whether the height, siting and setback of development provides for the reasonable sharing of views.

Residential Development

- Whether the location, bulk or scale of the buildings or works will be in keeping with the predominant character and/or enhance the appearance of the area.
- The visual prominence of buildings and other structures within the landscape, particularly above the vegetation line.
- Whether the additional height of a development is required to achieve an exceptional or innovative design outcome that cannot otherwise be ~~achieved, and achieved and~~ [\[rewording for clarity\]](#) is able to be substantially screened by the existing and proposed new vegetation and the landform.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether any encroachment of buildings within the minimum setbacks stipulated in this Clause can demonstrate that the development will result in a preferred environmental and design outcome while being consistent with the township and landscape character.
- Whether car parking structures, outbuildings and driveways are sited such that the visual impact of these structures and works are minimized.
- Whether buildings and structures are sited to incorporate space for the planting of substantial vegetation, including canopy trees.
- The preservation of any existing natural vegetation, particularly indigenous vegetation.
- Whether the landscaping will be integrated with the design of the development to screen buildings and structures and complement the landscaping of any adjoining public realm.
- Whether the siting, colour and design of buildings and works will be in keeping with the character and/or enhance the appearance of the area.
- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area.

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25/07/2019
C424sgjp

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

KORUMBURRA INDUSTRIAL AREA HIGHWAY PRECINCT

Design objectives

To ensure that the standard of development in the Korumburra Industrial Precinct adjoining the South Gippsland Highway frontage is of high quality and is [rewording for clarity] visually stimulating.

To recognise that the precinct is situated at the main gateway to Korumburra and that the design and layout of buildings and signage should enhance the visual quality and amenity of the gateway.

1.0

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C121sgjp

2.0

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CXXXsgjp
17/10/2024
C429sgjp

Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Setbacks and landscaping [rewording for clarity]

- All buildings must be setback at least:
 - 25 metres from the northern boundary fronting the South Gippsland Highway.
 - 15 metres from Sanders Street.
 - 10 metres from the eastern boundary with the Recreation Reserve.
- The building setbacks must be used for vegetation landscaping providing a minimum buffer depth of:
 - 10 metres from the northern boundary fronting the South Gippsland Highway (inclusive of the Council Reserve 2 LP116539).
 - 5 metres from Sanders Street.
 - 10 metres from the eastern boundary with the Recreation Reserve. This setback is to be used solely for landscaping.
- Landscape plantings in the South Gippsland Highway and Sanders Street buffers should be designed to soften and integrate development through the establishment of native grasses, shrubs and dispersed canopy trees, which at maturity will allow direct views to be maintained from the road to the commercial uses.
- Planting within the eastern boundary buffer should be designed to maximise visual screening.
- Development proposals immediately south of Council Reserve 2 LP116539 should incorporate the Reserve land adjoining the development in their landscape plan.
- Car parking must not be provided in the above specified landscape buffers.
- Car parking areas should be landscaped to diminish their visual impact.

Site layout and buildings

- ~~Buildings should be designed in a contemporary and creative manner. [removing inappropriate / unnecessary directions]~~
- Elevations addressing the South Gippsland Highway should be articulated to avoid homogenous building lines.

- ~~Gross floor area coverage~~ [rewording for clarity] must not exceed 60% of the overall site area.
- Loading, service functions, external storage areas and garbage receptacles must be sited to the side or rear of premises and appropriately screened to reduce their visual impact.
- Vehicle access to the site should be restricted to the Sanders Street frontage.
- External display areas sited forward of building front elevations must be modest in scale and not dominate the setback or landscaping.
- All driveways and car parking areas must be constructed of an impervious all weather seal coat such as concrete or bitumen.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to reduce their visual impact.
- Development and site layout must enable vehicles to move to and from the site in a forward direction.
- Front fencing is discouraged and if required, should not exceed 1.2 metres height and be visually permeable.

3.0

25/07/2019
C121sgip

Subdivision

None specified.

4.0

~~XX/XX/XXXX~~
~~CXXXsgip~~
25/07/2019
C121sgip

Signs

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 2.

~~Signage should be simple, clear business identification signage that complements the western township entry.~~ [removing inappropriate / unnecessary directions]

~~Totem signs promoting businesses within the industrial estate may be sited within or forward of the landscape areas provided they are appropriately designed and sympathetic to a town entry location.~~ [removing inappropriate / unnecessary directions]

5.0

25/07/2019
C121sgip

Application requirements

None specified.

6.0

17/10/2024
C129sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the responsible authority:

- Whether the appearance of development and its surrounds will make a positive contribution to the immediate streetscape and the western township entry when viewed from the South Gippsland Highway.
- The need to provide an appropriate visual amenity and landscape interface with the Recreation Reserve.
- The need to provide for business display areas, in appropriate locations.

- The need to ensure the safety and efficiency of vehicle movements on the South Gippsland Highway.

XX/XX/XXXX
CXXXsgip

25/07/2019
C424sgip

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHTPATH AREA: LEONGATHA HOSPITAL (INNER AREA)

1.0

XX/XX/XXXX
CXXXsgip
25/07/2019
C424sgip

Design objectives

To ensure that the height of all buildings and works ~~is are constrained~~ [rewording for clarity] within specified limits to avoid creating a hazard to aircraft in the vicinity of the helicopter landing site serving the Leongatha Memorial ~~Hospital, and to Hospital to~~ [rewording for clarity] facilitate safe Emergency Medical Service (EMS) helicopter operations.

~~To ensure that flight paths associated with the Leongatha Memorial Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Leongatha Memorial Hospital EMS helicopter landing site.~~ [removing duplicative / unnecessary directions]

2.0

17/10/2024
C129sgip

Buildings and works

A permit is not required to:

- Construct a building or construct or carry out works with a height less than 84.55 metres above the Australian Height Datum (AHD).
- Construct building additions and alterations exceeding 84.55 metres AHD, provided:
 - The additions and alterations do not exceed the existing height of the building (measured at the roofline apex); and
 - The lot does not immediately adjoin the hospital land.

A permit is required to construct a fence with a height greater than 84.55 metres AHD.

This does not apply to the construction of a fence in relation to the use of land for a dwelling provided:

- The fence height does not exceed the maximum height of the dwelling measured at the roofline apex; and
- The lot does not immediately adjoin the hospital land.

Notes:

1. The Leongatha Hospital helicopter landing site is at an elevation of 84.55 metres above the AHD.

2. For the purposes of this clause buildings and works include radio masts, television antenna and flagpoles and any construction equipment associated with the buildings and works.

Exemptions from notice and review

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.025/07/2019
C121sgip**Subdivision**

None specified.

4.025/07/2019
C121sgip**Signs**

None specified.

5.0[XX/XX/XXXX](#)
[CXXXsgip](#)
17/10/2024
C129sgip**Application requirements**

- The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the ~~Responsible Authority~~[responsible authority](#): [rewording - MDF&C]
- The location of the land in relation to the helicopter landing site.
- The location and height of the main features on the land including trees or any other tall features.
- The proposed buildings and works on the land including details of the maximum height of the buildings and works measured from natural ground level.

Note: The ~~Responsible Authority~~[responsible authority](#) [rewording - MDF&C] and the Department of Health (Vic) may request applications provide a maximum height (including the height of existing features) related to the Australian Height Datum (prepared by a suitably qualified person) if the proposal is deemed likely to impact safe helicopter operations.

6.0[XX/XX/XXXX](#)
[CXXXsgip](#)
17/10/2024
C129sgip**Decision guidelines**

- The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the ~~responsible authority~~[Responsible Authority](#): [rewording - MDF&C]
- Whether the height and design of any proposed buildings and works will have an impact on the flights associated with the Leongatha Hospital EMS helicopter landing site.

XX/XX/XXXX
CXXXsgip

25/07/2019
C424sgip

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHTPATH AREA: LEONGATHA HOSPITAL (OUTER AREA)

1.0

XX/XX/XXXX
CXXXsgip
25/07/2019
C424sgip

Design objectives

To ensure that the height of all buildings and works ~~are~~is constrained [rewording for clarity] within specified limits to avoid creating a hazard to aircraft in the vicinity of the helicopter landing site serving the Leongatha Memorial Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

~~To ensure that flight paths associated with the Leongatha Memorial Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Leongatha Memorial Hospital EMS helicopter landing site. [removing duplicative / unnecessary directions]~~

2.0

XX/XX/XXXX
CXXXsgip
17/10/2024
C429sgip

Buildings and works

A permit is not required to:

- Construct a building or to construct or carry out works provided the maximum height of the buildings or works does not exceed 12 metres above natural ground level.
- Construct a building or to construct or carry out works exceeding 12 metres above natural ground level provided no part of the buildings or works exceeds 96.55 metres above the Australian Height Datum (AHD). See Note 2

Notes:

1. *The Leongatha Hospital helicopter landing site is at an elevation of 84.55 metres above the AHD.*
2. *96.55 metres above the AHD (12 metres above the height of the Leongatha Hospital helicopter landing site) is the horizontal height plane across the DDO9 area above which buildings and works may impact helicopter operations.*
3. *For the purposes of this clause buildings and works include radio masts, television antenna ~~and flagpoles and~~ flagpoles [fixing typo] and any construction equipment associated with the buildings and works.*

Exemptions from notice and review

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

17/10/2024
C129sgip

Subdivision

A permit is not required to subdivide land.

4.0

25/07/2019
C121sgip

Signs

None specified.

5.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
17/10/2024
G129sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the ~~Responsible Authority~~ [responsible authority \[rewording – MDF&C\]](#):

- The location of the land in relation to the helicopter landing site.
- The location and height of the main features on the land including trees or any other tall features.
- The proposed buildings and works on the land including details of the maximum height of the buildings and works measured from natural ground level.

Note: The ~~Responsible Authority~~ [responsible authority \[rewording – MDF&C\]](#) and the Department of Health (Vic) may request applications provide a maximum height (including the height of existing features) related to the Australian Height Datum (prepared by a suitably qualified person) if the proposal is deemed likely to impact safe helicopter operations.

6.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
17/10/2024
G129sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the ~~Responsible Authority~~ [responsible authority \[rewording – MDF&C\]](#):

- Consider whether the height and design of any proposed buildings and works will have an impact on the flights associated with the Leongatha Hospital EMS helicopter landing site.

XX/XX/XXXX
CXXXsgip

25/07/2019
C424sgip

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHTPATH AREA: FOSTER HOSPITAL (INNER AREA)

1.0

XX/XX/XXXX
CXXXsgip
25/07/2019
C424sgip

Design objectives

To ensure that the height of all buildings and works ~~are~~is constrained [rewording for clarity] within specified limits to avoid creating a hazard to aircraft in the vicinity of the helicopter landing site serving the Foster Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

~~To ensure that flight paths associated with the Foster Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Foster Hospital EMS helicopter landing site. [removing duplicative / unnecessary directions]~~

2.0

XX/XX/XXXX
CXXXsgip
17/10/2024
C429sgip

Buildings and works

A permit is not required to:

- Construct a building or construct or carry out works with a height less than 27.16 metres above the Australian Height Datum (AHD).
- Construct building additions and alterations exceeding 27.16 metres AHD, provided the additions and alterations do not exceed the existing height of the building (measured at the roofline apex).

A permit is not required for a fence provided that:

- The fence is not within, around, or 10 metres outwards from the boundary of the sporting oval (football / cricket ground).

Notes:

1. The Foster Hospital Helipad is at an elevation of 27.16 metres above the AHD. This height represents the horizontal height plane across the DDO10 area at which buildings and works may impact helipad operations.

2. For the purposes of this clause buildings and works include radio masts, television antenna ~~and flagpoles and flagpoles~~ [fixing typo] and any construction equipment associated with the buildings and works.

Exemptions from notice and review

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

25/07/2019
C121sgip

Subdivision

None specified.

4.0

25/07/2019
C121sgip

Signs

None specified.

5.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
 17/10/2024
 C429sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the ~~Responsible Authority~~*responsible authority* [rewording – MDF&C]:

- The location of the land in relation to the helicopter landing site.
- The location and height of the main features on the land including trees or any other tall features.
- The proposed buildings and works on the land including details of the maximum height of the buildings and works measured from natural ground level.

Note: The ~~Responsible Authority~~responsible authority [rewording – MDF&C] and the Department of Health (Vic) may request applications provide a maximum height (including the height of existing features) related to the Australian Height Datum (prepared by a suitably qualified person) if the proposal is deemed likely to impact safe helicopter operations.

6.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
 17/10/2024
 C429sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the ~~Responsible Authority~~*responsible authority* [rewording – MDF&C]:

- Whether the height and design of any proposed buildings and works will have an impact on the flights associated with the Foster Hospital EMS helicopter landing site.

XX/XX/XXXX
CXXXsgip

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C424sgip

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO11.

EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHTPATH AREA: FOSTER HOSPITAL (OUTER AREA)

1.0

XX/XX/XXXX
CXXXsgip
25/07/2019
C424sgip

Design objectives

To ensure that the height of all buildings and works ~~are~~ *is* [rewording for clarity] constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the helicopter landing site serving the Foster Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

~~To ensure that flight paths associated with the Foster Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Foster Hospital EMS helicopter landing site.~~
[removing duplicative / unnecessary directions]

2.0

XX/XX/XXXX
CXXXsgip
17/10/2024
C429sgip

Buildings and works

A permit is not required to:

- Construct a building or to construct or carry out works provided the maximum height of the buildings or works does not exceed 12 metres above natural ground level.
- Construct a building or to construct or carry out works exceeding 12 metres above natural ground level provided no part of the buildings or works exceeds 39.16 metres above the Australian Height Datum (AHD). See Note 2

Notes:

1. The Foster Hospital helicopter landing site is at an elevation of 27.16 metres above the AHD.

2. 39.16 metres above the AHD (12 metres above the height of the Foster Hospital helicopter landing site) is the horizontal height plane across the DDO11 area above which buildings and works may impact helicopter operations.

3. For the purposes of this clause buildings and works include radio masts, television antenna ~~and flagpoles and flagpoles~~ [fixing typo] and any construction equipment associated with the buildings and works.

Exemptions from notice and review

An application is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

17/10/2024
C129sgip

Subdivision

A permit is not required to subdivide land.

4.0

25/07/2019
C121sgip

Signs

None specified.

5.0

XX/XX/XXXX
 CXXXsglp
 17/10/2024
 C129sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the ~~Responsible Authority~~*responsible authority* [rewording – MDF&C]:

- The location of the land in relation to the helicopter landing site.
- The location and height of the main features on the land including trees or any other tall features.
- The proposed buildings and works on the land including details of the maximum height of the buildings and works measured from natural ground level.

Note: The ~~Responsible Authority~~responsible authority [rewording – MDF&C] and the Department of Health may request applications provide a maximum height (including the height of existing features) related to the Australian Height Datum (prepared by a suitably qualified person) if the proposal is deemed likely to impact safe helicopter operations.

6.0

XX/XX/XXXX
 CXXXsglp
 17/10/2024
 C129sgip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the ~~Responsible Authority~~*responsible authority* [rewording – MDF&C]:

- Whether the height and design of any proposed buildings and works will have an impact on the flights associated with the Foster Hospital EMS helicopter landing site.

XX/XX/XXXX
CXXXsgjp

25/07/2019
C424sgjp

SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

NYORA TOWN CENTRE

1.0

XX/XX/XXXX
CXXXsgjp
17/10/2024
C429sgjp

Design objectives

To improve the pedestrian environment through human scale development, increased passive surveillance, continuous weather protection, active frontages and articulated facades and improved pedestrian connections between public spaces and commercial and community buildings ~~(existing and future)~~ [removing redundant directions].

To ensure buildings are closely spaced and designed to reinforce this area as the commercial centre, with a focus on Mitchell Street and distinguish it from the surrounding residential areas and replace existing residential uses over time.

To ensure that boundary fencing and other structures adjoining roads and public spaces promote passive surveillance and community safety.

To provide for physical and visual linkages to and from the surrounding residential areas and the railway reserve ~~that are~~, softened by landscaping ~~(e.g. views of tree tops behind buildings, planting in small front setbacks)~~ [removing redundant directions].

2.0

XX/XX/XXXX
CXXXsgjp
17/10/2024
C429sgjp

Buildings and works

A permit is not required to:

- Install an automatic teller machine.
- Alter an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Construct or carry out works for an awning that projects over a road reserve if it is authorised by the relevant public land manager.

A planning permit is required to construct or extend a front fence greater than 1.2 metres in height within 3 metres of a street.

A permit cannot be granted to vary design requirements for Weather protection and fence heights (refer to the Design requirements of this schedule).

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Design requirements (detailed in Figures 1 and 2)

Weather protection and fence heights

Continuous Weather Protection must be provided at Type A frontages along Mitchell Street, Davis Street and Grundy Avenue in the form of canopies, verandahs and awnings over the adjacent footpath.

Fences Heights must be less than 1.5 metres to provide for passive surveillance.

Front fences greater than 1.2 metres should be visually permeable (at least 20 per cent) so that front setback areas are visible from the footpath (e.g. picket fence).

Street activation

Buildings on land abutting Mitchell Street, Davis Street, Hewson Street, Henley Street and Grundy Avenue must be designed with a primary façade and entrance fronting the street. In the case where a building fronts more than one street, the primary façade and entrance should front the street with the greatest commercial activity (e.g. Mitchell Street, Davis Street).

Buildings abutting pedestrian spaces and connections should include entrances and windows in order to encourage activity and provide passive surveillance.

Building elevations, especially ground level façades, on Mitchell Street, Davis Street, Hewson Street and Grundy Avenue should present active frontages (*built form which provides the opportunity for visual engagement between people in the street and those on the ground and ~~first floors~~ first floors [rewording for clarity] of buildings e.g. windows, upper level balconies*) to the street with high proportions of transparent glazing above 1m from ground level.

Height and setbacks

Building façades should not exceed 7.5 metres in height above natural ground level.

Portions of buildings in excess of 7.5 metres in height should be setback behind the front façade so that they appear recessive and maintain a human scale when viewed from the adjacent footpath.

New buildings should have front setbacks as follows:

- zero metres for Type A frontages along Mitchell Street, Davis Street, Henley Street and Grundy Avenue.
- four metres for Type B frontages along Hewson Street and Henley Street.

Front setback areas may provide for outdoor dining or temporary retail displays.

Vehicle parking must not be provided between the building façade and the front boundary.

Design and materials

Plant, equipment, waste disposal, and loading bays must be completely screened from Mitchell Street, Davis Street, Hewson Street, Henley Street and Grundy Avenue and softened by landscaping when viewed from other streets.

Large expanses of blank walls should be avoided where visible from the street.

Any development with a large floor area, such as a ~~(e.g. supermarket.)~~ [rewording for clarity] should be designed to provide an active frontage to the adjoining street and support pedestrian connectivity within the precinct, particularly to Mitchell Street.

The materials used in the design of development, including buildings and fencing, should ~~reference country styles (e.g. through the~~ [rewording for clarity] use of timber, masonry and corrugated iron).

A public pedestrian thoroughfare should be created between Mitchell Street and the rear lane as part of subdivision or development in the area.

Vehicular access and loading within the block bounded by Mitchell, Davis, Hewson and Henley Streets must be provided from the rear or side of the lot.

No new vehicle crossings should be created on Mitchell Street.

Existing vehicle crossings on Mitchell Street should be removed as part of new development where the opportunity exists to provide an alternative access from the rear or side of the property.

Car parks should be designed to facilitate integration with existing and future buildings and provide ease of movement by vehicles and pedestrians.

Landscaping

Where provided, front setback areas must be landscaped.

Buildings should be designed to retain healthy large canopy trees and protect root protection zones. ~~that contribute to the streetscape or will enhance proposed landscape areas~~ [rewording for clarity]

~~Where practical,~~ Where canopy trees are proposed to be planted, adequate root protection zones should also be provided. ~~provision should be made for the planting of canopy trees with designated root protection zones.~~ [rewording for clarity]

All new car parks with 10 or more spaces should include areas for landscaping that are designed to provide shade, break up expanses of hard surfaces, and improve the quality of stormwater.

3.0

25/07/2019
C121sgip

Subdivision

A permit to subdivide land must not create additional lots in the area shown in Figure 1 as 'Further subdivision to be avoided' [New direction to align with direction of Figure 1 Illustration of DDO Requirements below] ~~None specified.~~

4.0

XX/XX/XXXX
CXXXsgip
25/07/2019
C121sgip

Signs

Sign requirements are at Clause 52.05. ~~In addition to the requirements of the zone,~~ [removing redundant directions] All land is in Category 1. [rewording for clarity]

A permit is required to display an ~~Internally illuminated~~ Internally illuminated [correcting sign type - MDF&C] sign.

5.0

17/10/2024
C129sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority

- An application must be accompanied by a landscape plan, as appropriate. The plan must include a schedule showing the scientific and common name of the species and height and width at maturity. The species should be selected from the South Gippsland Shire's Urban Tree Management Guidelines for vegetation on public land. The species should be selected having regard to location, available space and surveillance/public safety.
- An application must be accompanied by a report demonstrating how the application responds to the requirements of this Schedule.

6.0

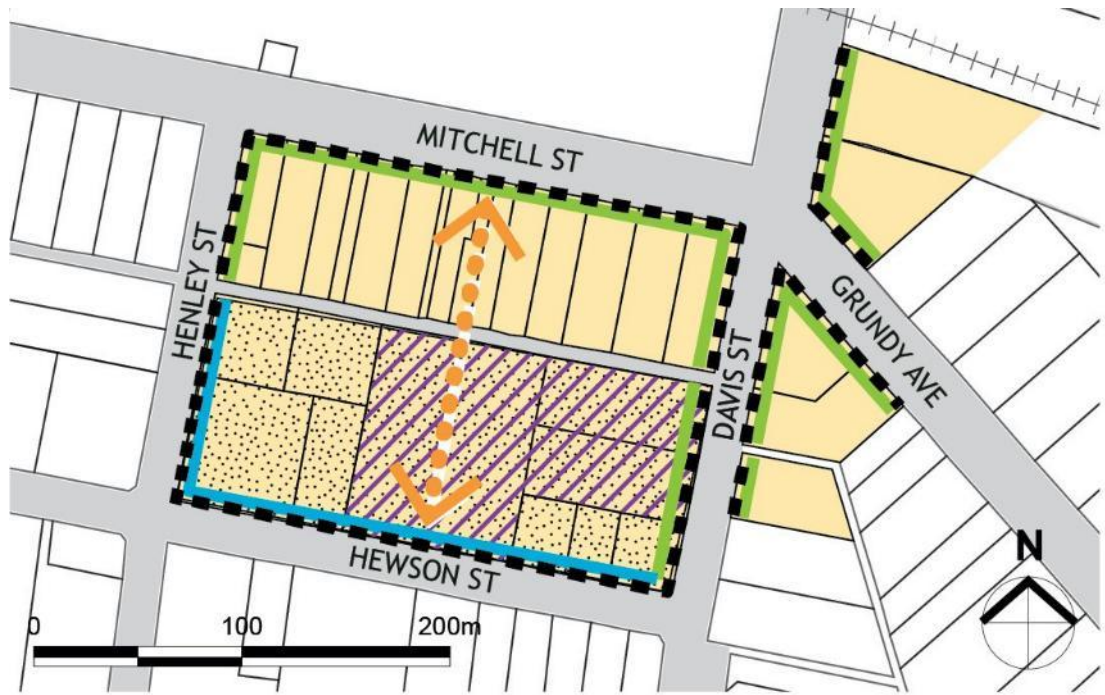
XX/XX/XXXX
CXXXsgip
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C129sgip

Decision guidelines

None specified.

~~The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:~~

Figure 1 Illustration of DDO Requirements



LEGEND

- Properties in DDO
- Active Frontages
 - Primary Facades & Entrances fronting the Adjacent Street
 - Screening of Plant, Equipment, Waste Disposal & Loading Bays from Adjacent Street
- Future Pedestrian Connection (approximate location)
- Existing Pedestrian Connections
- Preferred Location for Supermarket Development & Associated Parking (refer to Town Centre Master Plan in Nyora Development Strategy)
- Further Subdivision to be Avoided
- Type A Frontage**
Build to Boundary (0m Setback)
Provide Weather Protection
- Type B Frontage**
Landscaped Setback (4m Setback)

Figure 2 Illustration of Building Façade Controls



SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

MIRBOO NORTH TOWN CENTRE**1.0**

[XX/XX/XXXX](#)
[CXXXsgip](#)
17/10/2024
C129sgip

Design objectives

To improve the pedestrian environment, amenity and comfort through human scale development, continuous weather protection, increased passive surveillance and improved visual and physical pedestrian connections between public spaces and buildings. ~~(existing and future)~~ [\[removing redundant directions\]](#)

To encourage ~~closely spaced,~~ [\[removing redundant directions\]](#) compact built ~~commercial~~ [\[removing redundant directions\]](#) form and high quality urban design within the town centre.

To ensure that boundary fencing and other structures adjoining roads and public spaces promote passive surveillance and community safety.

To enhance the low scale heritage character of the town centre.

2.0

13/08/2020
C145sgip
[XX/XX/XXXX](#)
[CXXXsgip](#)

Buildings and works

A permit is not required to:

- Install service fixtures to existing buildings.
- Install an automatic teller machine.
- Alter an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 percent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Construct an awning that projects over a road if it is authorised by the relevant road authority. A permit is required to construct or extend a front fence which is within three metres of a street.

Design requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Frontages and setbacks

- Development should generally have a zero setback to the front title and/or side boundary where the lot abuts Ridgway, except where this would adversely affect the heritage significance of a heritage building.
- Development should create a continuous building frontage along Ridgway, Peters Street, Brennan Street and Grand Ridge East unless providing pedestrian access, or where this would adversely affect the heritage significance of a heritage building.
- Building frontages should contribute to the retail function of the area.
- Greater setbacks should be provided along Ridgway to provide for al fresco dining opportunities.

Street activation

SOUTH GIPPSLAND PLANNING SCHEME

- Development should provide visually engaging frontages with clear glazed windows and entrances as the predominant elements of the ground floor façade.
- Any development with a large floor area, such as a (e.g. supermarket,) [rewording for clarity] should be designed to provide an active frontage to the adjoining streets and support pedestrian connectivity within the precinct.
- Where development fronts Ridgway and the building is used for:
 - a shop or food and drink premises, at least 80 per cent of the width of the street frontage of each individual premises should consist of display window and/or an entrance.
 - any ~~other~~ commercial use other than a shop or food and drink premises [rewording for clarity], at least 60 per cent of the width of the street frontage of each individual premises should consist of display window and/or an entrance.
- Avoid long blank walls at street level as they reduce active street edges and passive surveillance.
- Where blank walls cannot be avoided, incorporate art forms and/or outdoor kerb side dining to activate the space.
- Front fencing should be discouraged. Where it is provided, it should be low (no more than 1.2 metres in height) and be visually ~~transparent~~ permeable [rewording for clarity].
- Any security grilles should be mounted internally. Where this is not possible or practical, security grilles should be visually ~~transparent~~ permeable [rewording for clarity].
- Development fronting Ridgway and Peters Street must provide continuous weather protection along commercial building frontages and walkways and extend the full pavement width, except where this would adversely affect the heritage significance of a heritage building.
- All other road frontages should provide continuous weather protection along commercial building frontages and walkways and extend the full pavement width, except where this would adversely affect the heritage significance of a heritage building.

Vehicle access and services

- Plant, equipment, waste disposal and loading bays must be completely screened from Ridgway, Peters Street, Brennan Street and Grand Ridge East and softened by landscaping when viewed from other streets.
- Vehicle access and loading facilities should not be located along Ridgway. Where possible, vehicle access and loading facilities should be located along Burchell Lane.

Safety

- Lighting should be provided to ground floor frontages to promote a sense of security at night.
- Recesses to ground floor street frontages should be less than 300mm deep to omit potential hiding places that undermine the safety of the street.

Residential development

- The main pedestrian entry to a dwelling should face a street.
- Access to dwellings should be provided with lighting and weather protection.

- Above ground floor living areas and balconies should face the street or adjacent public spaces.

3.013/08/2020
C115sgip**Subdivision**

None specified.

4.013/08/2020
C115sgip**Signs**

Sign requirements are at Clause 52.05. All land located within Mirboo North town centre is in Category 3.

5.013/08/2020
C115sgip**Application requirements**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A detailed report that shows how the design objectives and requirements of this overlay are met.
- A detailed site plan that shows building setbacks, the location and width of vehicle crossovers, outdoor building display areas and signs.
- Building elevation plans that clearly describe the external building materials and finishes and proposed signs.
- A landscape plan that shows:
 - The location, species and height of all existing vegetation to be retained and/or removed; and
 - A detailed planting schedule that makes reference to the background document *CFA Landscaping for Bushfire November 2011* and uses species selected from Indigenous Plants of South Gippsland Shire (2004), with emphasis on plants from the relevant Ecological Vegetation Class for the planting area.

6.017/10/2024
C129sgip
XX/XX/XXXX
CXXXsgip**Decision guidelines**

~~The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the Responsible Authority:~~ [removing redundant directions]

~~Whether the proposal is consistent with the design requirements of this Schedule.~~ [removing duplicative directions] None specified. [removing redundant directions – rewording as per MDF&C]

25/07/2019
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SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1.

KORUMBURRA ENTRANCE NODE

1.0

25/07/2019
C121sgip

Objectives

None specified.

2.0

25/07/2019
C121sgip

Requirement before a permit is granted

None specified.

3.0

XX/XX/XXXX
CXXsgip
25/07/2019
C121sgip

Conditions and requirements for permits

All buildings and works on site must be:

- Carried out in accordance with relevant EPA guidelines for sediment pollution control.
- Constructed using materials of muted and non-reflective tones.
[rewording DP requirements as a permit condition]

4.0

XX/XX/XXXX
CXXsgip
25/07/2019
C121sgip

Requirements for development plan

A development plan must include the following requirements:

- Landscaping ~~plans~~ along the western and northern boundaries of the land ~~showing that provides~~ substantial screening ~~measures~~ to ensure views from the South Gippsland Highway, (especially ~~views~~ from the western approach to Korumburra,) to ~~industrial development on~~ the subject site are retained as predominantly rural.
[rewording for clarity]
- Measures proposed to protect and prevent potential adverse impacts on the creek located on the subject land, having regard to potential land uses permitted in the Industrial 1 Zone.
- ~~A notation specifying that all buildings and works on site must be:~~
 - ~~—Carried out in accordance with relevant EPA guidelines for sediment pollution control.~~
 - ~~—Constructed using materials of muted and non-reflective tones.~~ [removing inappropriate directions – reworded as permit conditions above]
- The proposed road network to service any future subdivision of the land integrated with:
 - The eExisting road network [rewording for clarity];
 - Surrounding land uses;
 - Proposed landscaping; and
 - Creek protection measures.

XX/XX/XXXX
CXXXsgip

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

WARATAH BAY

1.0

25/07/2019
C121sgip

Objectives

None specified.

2.0

XX/XX/XXXX
CXXXsgip
25/07/2019
C121sgip

Requirement before a permit is granted

A permit may be granted for the development of a single dwelling and associated outbuildings on the land affected by this ~~o~~verlay before a development plan has been prepared, provided it is the only dwelling on the land and ~~provided it~~ the dwelling [rewording for clarity] complies with the requirements set out in clause 3.0 ~~for dwellings~~ [rewording for clarity].

3.0

25/07/2019
C121sgip

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Only one dwelling shall be constructed on any lot.
- The maximum site coverage of all buildings on a lot must not exceed 70% of the area of the lot.
- No dwelling shall be constructed on any lot shown on the development plan prior to the provision of reticulated sewerage to the land.
- The upper level of any two storey dwelling must be recessed to a maximum of 70% of the ground floor area.
- Buildings and all associated facilities such as heating units, air-conditioning units, solar panels and satellite dishes must have a maximum height of 8.0 metres above natural ground level. All such associated facilities must be located at the rear of dwellings.
- All buildings must be finished in muted non-reflective tones to the satisfaction of the responsible authority.

4.0

25/07/2019
C121sgip

Requirements for development plan

A development plan must include the following requirements:

- The subdivision layout of the land prepared by a qualified surveyor.
- The creation of no more than six (6) new lots wholly within the Township Zone.
- A minimum lot size of 600 square metres.

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~~CXXXsgip~~

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

~~25/07/2019~~
~~C424sgip~~

Shown on the planning scheme map as **DPO3**.

SAPUTO DAIRY AUSTRALIA ~~MURRAY GOULBURN~~ LEONGATHA FACTORY

1.0

~~XX/XX/XXXX~~
~~CXXXsgip~~
~~17/10/2024~~
~~C429sgip~~

Objectives

To provide a framework for approval of future development involving staged implementation ~~over approximately a 10 year period (ie 2016) under~~of the Murray Goulburn Co-Operative Co. Masterplan. ~~[removing redundant directions];~~

2.0

~~25/07/2019~~
~~C121sgip~~

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

3.0

~~25/07/2019~~
~~C121sgip~~

Conditions and requirements for permits

None specified.

4.0

~~XX/XX/XXXX~~
~~CXXXsgip~~
~~17/10/2024~~
~~C429sgip~~

Requirements for development plan

A development plan must include the following requirements:

- ~~■ Detailed plans and supporting information that addresses relevant planning and environmental issues to the satisfaction of the South Gippsland Shire Council, relevant agencies, and the local community.~~ ~~[removing redundant directions],~~
- Detailed plans and supporting information, describing ~~[rewording for clarity];~~
- the existing site including the existing topography, vegetation, drainage lines, and buildings and works. ~~[rewording for clarity]~~
- ~~and~~ ~~[rewording for clarity]~~
- the proposed extended site area, ~~including~~ ~~[rewording for clarity]~~
- ~~■ existing topography, vegetation, drainage lines, buildings and works.~~ ~~[rewording for clarity]~~
- The proposed development, ~~including details of~~ ~~[rewording for clarity]:~~
 - Vegetation to be retained or removed, and new landscape planting proposals.
 - Re-alignment of drainage lines within the site.
 - Major site infrastructure proposals, including drainage works.
 - Vehicle access to the site ~~[rewording for clarity]~~ and any proposed ~~[rewording for clarity]~~ improvements to ~~the~~ ~~[rewording for clarity]~~ external roads. ~~proposed~~ ~~[rewording for clarity]~~
 - Vehicle manoeuvring and access ways within the site.
 - Car parking and truck parking areas.
 - Proposed buildings and works within each development stage showing the ~~[rewording for clarity]~~ existing buildings to be retained or removed, and the

SOUTH GIPPSLAND PLANNING SCHEME

[rewording for clarity] new buildings and manufacturing [rewording for clarity] processes ~~involved~~ proposed for these buildings. [rewording for clarity]

- The proposed [rewording for clarity] use of all other [rewording for clarity] buildings and works and other parts of the site.
- Materials and finishes for new buildings and works. [rewording for clarity]

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SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

LOW DENSITY RESIDENTIAL ZONE DEVELOPMENT PLAN – SIMONS LANE

1.0

25/07/2019
C121sgip

Objectives

None specified.

2.0

25/07/2019
C121sgip

Requirement before a permit is granted

None specified.

3.0

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CXXXsgip
25/07/2019
C121sgip

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- All residential development should be serviced with reticulated water and sewerage.
- If sewerage infrastructure cannot be provided, a Land Capability Assessment report must be submitted demonstrating:
 - Compliance with sState [rewording for clarity] and local policies on effluent and stormwater disposal.
 - That the [rewording for clarity] soil type and environmental conditions can treat the number of proposed effluent disposal systems from the site.
- A permit for residential subdivision must include the following conditions:
 - The sealing of the unsealed road surface of Simons Lane between Ditchley Court and the immediate western side of the Rail Trail crossing to the satisfaction of the responsible authority.
 - The provision of a nominally 2.5m wide crushed rock footpath with associated infrastructure along the northern side of Simons Lane between the Rail Trail and the South Gippsland Highway to the satisfaction of the responsible authority.
 - A section 173 Agreement to be registered on each title to be created which identifies abuilding envelope and stormwater retention areas and measures.
- A planning permit for residential subdivision must consider the requirements and conditions of the Roads Corporation (VicRoads).
- A planning permit for residential subdivision must consider the requirements and conditions of the Country Fire Authority.

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Requirements for development plan

A development plan must include the following requirements:

- ~~Provide Aa~~ [rewording for clarity] subdivision layout plan that allows for the creation of two road access points onto Simons Lane to service the future residential development of the land to the north of the Low Density Residential Zone avoiding, where possible, creation of cross type intersections with existing roads south of Simons Lane.
 - The western road access point should be located more than 150m west of the intersection of Ditchley Court.

SOUTH GIPPSLAND PLANNING SCHEME

- The eastern access point should be located at least 80m east of the ridge line (road crest) east of Ditchley Court
- Describe the relationship of developments proposed on the land to existing and proposed developments on adjoining land.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision of necessary physical infrastructure.
- Provide a Stormwater Management Plan detailing how stormwater will be managed within each lot to be created and between the subject land and declared waterways, including off site physical infrastructure where required.
- Identify the staging (if proposed) and anticipated timing of development.
- Provide a subdivision layout that does not compromise the future provision of a shared pedestrian/ cycle path on the northern side of Simons Lane in front of the land to be subdivided.

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25/07/2019
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SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

NYORA RESIDENTIAL DEVELOPMENT TRANSITION AREA

1.0

25/07/2019
C121sgip

Objectives

None specified.

2.0

25/07/2019
C121sgip

Requirement before a permit is granted

A permit may be granted before a development plan is approved for any use or development permissible in a residential zone, excluding:

- The subdivision of land, except where the subdivision is undertaken by the Crown, a public authority, infrastructure utility service provider or Council.
- The development of a lot for a second or subsequent dwelling(s).

A permit must not be issued for the residential subdivision of land until the land can be serviced by reticulated sewerage.

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[XXXXsgip](#)

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

An application for a planning permit must be accompanied by a town planning report prepared by a suitably qualified person, outlining how the permit application responds to the Municipal Planning Strategy and Planning Policy Framework of the South Gippsland Planning Scheme, Clause 56 of the Particular Provisions (Residential subdivision) and the provisions and requirements of the approved development plan. An engineering report is required to demonstrate compliance with Council's Infrastructure Design Manual.

A planning permit must be generally in accordance with the approved development plan.

A planning permit must include any conditions or requirements needed to give effect to the contents of the approved development plan.

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Requirements for development plan

~~Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the Responsible Authority.~~

~~Any approved development plan may be amended to the satisfaction of the responsible authority. [removing redundant/unnecessary directions]~~

A development plan must include the following requirements:

Site Analysis and Design Response

- A site analysis and design response for the subject land (including details of the adjoining land, including land outside of the development plan area) displaying the existing lot configuration, the location and use of buildings on each lot, vegetation, drainage waterways and related infrastructure, environmental features, roads, paths and other public infrastructure.

Road and Pedestrian Network

- A subdivision layout pattern that provides a safe and efficient road network appropriately integrated with the existing road network. The layout should provide
- for the creation of an east/west road connection between Walters Road, Henley Street and Davis Street. Road access
- must be provided west from Walters Road into the Future Residential Area identified in the Nyora Framework Plan.
- A safe and convenient pedestrian and cycling network along main internal and external roads that creates appropriate links with the surrounding residential areas and open space. Continuous pathway connectivity must be provided between Grundy Avenue and the Future Residential Area west of Walters Roads.
- The road and pedestrian network plan must be supported by a Traffic Impact Assessment and Management Plan prepared by a suitably qualified person. The Plan must respond to Council's Infrastructure Design Manual and provide detailed costings for all infrastructure to be provided on public land.

Stormwater / Drainage

- A stormwater and drainage management plan prepared by a suitably qualified person that demonstrates/provides:
- Integrated stormwater management planning across the subject land, including consideration of impacts outside of the subject area likely to occur as a result of development. For land adjoining or creating connections to Walters Road and Henley Street, the Plan must specifically address improvements to stormwater management in the Walters Road and Henley Street road reserves.
- Water Sensitive Urban Design principles (in accordance with Melbourne Water requirements) where appropriate.
- A response that meets or exceeds the requirements of the State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the background document Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999) as amended.
- Identification of waterlogged areas not suited to development.
- A response to the infrastructure and payment levy requirements of Melbourne Water.
- A response to Council's Infrastructure Design Manual and detailed costings for all works to occur on public land.

Off-site Infrastructure Provision / Developer Contribution

Significant development and community public infrastructure upgrades are required to support new development in Nyora. In consultation with the ~~Responsible Authority~~ [responsible authority \[rewording MDF&C\]](#) the development plan must include a clear commitment by the landowner / developer to provide contributions to improving development and community infrastructure on public land in Nyora. The development plan must include a report specifying details and costings for the provision of off-site infrastructure resulting from the subdivision of the land. The report will form the basis for a section 173 Agreement, or other development contributions mechanism, to be executed before a permit is issued for the subdivision of land.

Environment

- A flora and fauna report prepared by a suitably qualified person that:
 - Identifies vegetation on the land, its health and significance to the locality, measures required to protect vegetation and the identification of any vegetation to be removed.
 - Provides a landscape plan for new subdivisions.
 - Identifies the location / habitat of the Giant Gippsland Earthworm and any other significant species in the locality, including details of measures to protect significant fauna.
 - Appropriate development separation to declared waterways and natural drainage lines.

Urban Design

- A subdivision layout and design that seeks to protect the small rural township character of Nyora by incorporating design measures including, but not limited to:
 - The creation of larger lots on land fronting main roads and connector roads. The lots should allow for generous development setbacks and side boundary separation between adjoining dwellings.
 - Active frontage to main roads and connector roads and the avoidance of internally-facing subdivisions resulting in rear fence lines adjoining roads.
- The creation of areas within road reserves and public spaces that allow for the planting of canopy trees.

General

- The provision of open space.
- Staging of subdivision – if intended.
- Identification of infrastructure servicing constraints and opportunities.

Staging of the Development Plan

The development plan may be approved in stages. Each development plan stage must represent a logical land unit bounded by roads or the ~~boundaries~~boundaries [correcting typo] of the Development Plan Overlay map area. For example, the area east of Davis Street, or the area between Henley Street and Walters Road may be approved as separate development plan stages. Smaller stages within these areas may be approved if the ~~Responsible Authority~~responsible authority [rewording MDF&C] is satisfied that integrated and orderly planning can be achieved, addressing all of the matters set out in this development plan schedule.

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SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

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KORUMBURRA RESIDENTIAL GROWTH AREAS

1.0

25/07/2019
C121sgjp

Objectives

None specified.

2.0

XX/XX/XXXX
CXXXsgjp

25/07/2019
C121sgjp

XX/XX/XXXX
CXXXsgjp

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority ~~Responsible Authority~~ [rewording MDF&C] for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay to the satisfaction of the responsible authority ~~Responsible Authority~~ [rewording MDF&C].
- The use and development of land for agriculture provided it is minor in nature and does not prejudice the future residential use and development of the land, or the residential amenity of surrounding areas.
- The use, development & subdivision of land by a public authority or utility provider.

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Conditions and requirements for permits

The following conditions and/or requirements to apply to permits:

Before deciding on an application to subdivide land, construct buildings, or carry out works, the ~~Responsible Authority~~ responsible authority [rewording MDF&C] must consider, as appropriate:

- Whether the development of the land is occurring in an efficient and orderly manner having regard to essential services, community facilities, open space and roads.
- The potential for future re-subdivision.
- The interface between proposed and existing nearby developments, to reduce the chance of conflicting developments, especially in relation to the industrial zoned land north of Bena Road.
- The need to minimise access points to Jumbunna Road.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with the adopted Korumburra Structure Plan, where relevant.
- Any other matter, as deemed appropriate by the ~~Responsible Authority~~ responsible authority [rewording MDF&C], which the development plan should take account of based on the specific character of the land.

- The requirement for building envelopes, agreements or covenants to be registered on newly created titles to achieve the lot development restrictions set out in the development plan.
- An assessment against the requirements of Clause 56 of the South Gippsland Planning Scheme.

Development and community infrastructure

Prior to the issuing of a Statement of Compliance (or otherwise agreed to in writing by the ~~Responsible Authority~~ [responsible authority \[rewording MDF&C\]](#)), the landowners may enter into an agreement with the ~~Responsible Authority~~ [responsible authority \[rewording MDF&C\]](#) pursuant to Section 173 of the Planning and Environment Act 1987 or other mechanisms approved by Council. Any such agreement should make provision for contributions to be made by the owners towards the provision of development and community infrastructure on public land (including the provision of land and/or the payment of financial levies) required as a consequence of the subdivision of the land.

Fencing Requirement

Fencing on sensitive interfaces (existing residential zoned land bordering DPO6) is to be a minimum 1.8m high solid fence to be provided at the developer's expense prior to the issue of Statement of Compliance on the subdivision of the land. The location and type of fencing may be varied subject to the approval of the responsible authority.

4.0

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[CXXXsgip](#)

Requirements for development plan

A development plan must include the following requirements:

- The development plan must be prepared to the satisfaction of the ~~Responsible Authority~~ [responsible authority \[rewording MDF&C\]](#).
- The development plan may be approved in stages. Each development plan stage must represent a logical land development unit bounded by roads, natural features or the boundaries of the Development Plan Overlay map area.

The development plan must show / provide:

Land use and subdivision layout

- The proposed boundaries of the development area and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- The provision of a sensitive residential interface with adjoining residential land. Lots directly adjoining the Low Density Residential Zone (LDRZ) must include a rear setback of a minimum of 7 metres from the zone boundary to any new structure, with a minimum of a 3 metre wide landscape buffer along the zone boundary, or alternative, determined to the satisfaction of the ~~Responsible Authority~~ [responsible authority \[rewording MDF&C\]](#).
- Street network that:
 - Limits the creation of new road access points onto Jumbunna Road and support building frontages with two way surveillance.
 - The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.

- A staging plan that demonstrates an efficient and orderly provision of infrastructure and services
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Industrial Zone interface

For subdivision and development north of Foster Creek an interface management plan is to be provided which specifies a design response and specific building and lot controls including, where required, controls to address amenity concerns related to noise, odour, vibration and lighting arising from legally occurring industrial activities within the Industrial 1 and Industrial 3 Zones. This may be executed via a Section 173 Agreement.

Earthworks and Land Form

- Where steeply sloping land exists on the site, the development plan shall detail how the proposed design responds to the topography and contours of the land, and whether significant earthworks are likely to be required for subdivisions to ensure good development design outcomes are achieved.
- Where land exceeds a slope of 20% a geotechnical report must be prepared by an appropriately qualified person demonstrating the suitability of the land for development. The report must provide sufficient detail to ensure [that \[rewording for clarity\]](#) environmental, access and amenity issues are appropriately addressed. The report should detail whether building envelopes or other controls are likely to be required at the subdivision stage.

Infrastructure Services

- An integrated stormwater and flood management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- A comprehensive Traffic Impact Assessment prepared to the satisfaction of the [Responsible Authority/responsible authority \[rewording MDF&C\]](#) in consultation with the Roads Corporation that identifies existing and post development traffic generation, distribution and associated analysis and the pattern and location of the major arterial road network of the area including existing roads and the location and details of any required:
 - road widening
 - signalised/unsignalised intersections
 - access points
 - pedestrian crossings or safe refuges
 - cycle lanes
 - bus lanes and stops

- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with background documents *South Gippsland Paths and Trails Strategy 2010 (as amended)* and *South Gippsland Open Space Strategy 2007 (as amended)*. The internal road network must specifically provide for the potential for internal road connectivity to the existing dwelling lots that have potential for further subdivision.
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.
- Identification of costs for infrastructure provision both onsite and offsite

Open Space and Landscaping

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to provide:
 - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.
- A landscaping plan, prepared by a suitably qualified person, identifying all proposed landscaping with particular regard to the interface with surrounding residential and industrial developments, open space and roads. The landscape plan must include canopy tree plantings within both the internal and external road network to soften the visual impact of new development when viewed from within and outside the development area. The landscape plan must provide a high level of detail where new development is adjoining Jumbunna Road, Bena Road and new Connector Street – Level 1 roads, especially in areas where new development is inward facing and not addressing the road.

Community Infrastructure and Meeting Places

- Provision for access and social interaction, particularly where this encourages physical activity. For example:
 - Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the background document *Path and Trails Strategy 2010 (as amended)*.
 - The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community facilities and meeting places.
 - Spaces should be designed to accommodate community events.
 - Consider the need for onsite community facilities or where required, upgrades and contribution to offsite community infrastructure.

Flora and Fauna

- In consultation with the Department of Sustainability and Environment, a flora and fauna survey, prepared by a suitably qualified expert, which includes but is not limited

to species surveys for Gippsland Giant Earthworm, and measures required to protect the identified species.

- An assessment of any native vegetation to be removed having regard to Victoria's Native Vegetation Management: A Framework for Action, including how it is proposed to protect and manage any appropriate native vegetation, including the provision of any offsets if required.
- Regard must be had to the background document *West Gippsland Native Vegetation Plan 2003*—(as amended).

Cultural Heritage

- A cultural heritage assessment including how cultural heritage values will be managed.

Land Contamination

An investigation by an appropriately qualified person of the potential location and forms of land contamination resulting from previous land uses, as well as measures to address contamination in areas where sensitive land uses are proposed. The investigation must consider, but not be limited to, agricultural chemical use, informal land dumping, industrial & mining activities.

Process and Outcomes Implementation Plan [rewording for clarity]

~~The development plan should be prepared with an appropriate level of community participation as determined by the Responsible Authority.~~ [removing redundant / unnecessary directions]

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development and timing of infrastructure provision.

~~The approved development plan may be amended to the satisfaction of the Responsible Authority.~~ [removing redundant / unnecessary directions]

Decision guidelines for development plan [removing redundant / unnecessary directions]

~~Before deciding on a development plan, the Responsible Authority must be satisfied that the plan has regard to the information contained within the following background documents:~~

- ~~*Victoria's Native Vegetation Management: A Framework for Action 2002*~~
- ~~*Healthy by Design: a planners' guide to environments for active living*®, (National Heart Foundation of Australia—(Victorian Division, 2004) or as amended;~~
- ~~*South Gippsland Path and Trails Strategy 2010 (as amended).*~~
- ~~*South Gippsland Open Space Strategy 2007 (as amended).*~~
- ~~*Korumburra Structure Plan 2010 (as amended)*~~ [removing redundant / unnecessary directions]

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SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

JUMBUNNA ROAD RESIDENTIAL AREA

1.0

25/07/2019
C121sgip

Objectives

None specified.

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25/07/2019
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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the ~~Responsible Authority~~ responsible authority [rewording MDF&C] for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay to the satisfaction of the ~~Responsible Authority~~ responsible authority. [rewording MDF&C]
- Buildings and works associated with the Jumbunna Road bus depot provided the buildings and works are contained within the established development footprint or immediate surrounds to the satisfaction of the ~~Responsible Authority~~ responsible authority [rewording MDF&C]
- The use and development of land for agriculture provided it is minor in nature and does not prejudice the future residential use and development of the land, or the residential amenity of surrounding areas.
- The use, development & subdivision of land by a public authority or utility provider

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

Before deciding on an application to subdivide land, construct buildings, or carry out works, the ~~Responsible Authority~~ responsible authority [rewording MDF&C] must consider, as appropriate:

- Whether the development of the land is occurring in an efficient and orderly manner having regard to essential services, community facilities, open space and roads.
- The potential for future re-subdivision.
- The interface between proposed and existing nearby developments, to reduce the chance of conflicting developments, including in relation to the Bus Depot site.
- The need to minimise access points to Jumbunna Road.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with the adopted Korumburra Structure Plan, where relevant.

Any other matter, as deemed appropriate by the ~~Responsible Authority~~ responsible authority [rewording MDF&C], which the development plan should take account of based on the specific character of the land.

The requirement for building envelopes, agreements or covenants to be registered on newly created titles to achieve the lot development restrictions set out in the development plan.

- An assessment against the requirements of Clause 56 of the South Gippsland Planning Scheme.

Development and community infrastructure

Prior to the issuing of a Statement of Compliance (or otherwise agreed to in writing by the ~~Responsible Authority~~[responsible authority \[rewording MDF&C\]](#)), the landowners may enter into an agreement with the ~~Responsible Authority~~[responsible authority \[rewording MDF&C\]](#) pursuant to section 173 of the Planning and Environment Act 1987 or other mechanisms approved by Council. Any such agreement should make provision for contributions to be made by the owners towards the provision of development and community infrastructure on public land (including the provision of land and/or the payment of financial levies) required as a consequence of the subdivision of the land.

Bus Depot development requirements

Any planning permit which creates residential lots or approves a sensitive use in the DPO7 area within 50 metres of the Jumbunna Road bus depot site may include a condition to restrict (through an appropriate restriction on title) the use of these lots for dwellings or other sensitive uses until such time as the bus depot is no longer in operation and its existing use rights are expired.

The following requirement applies to the use or development of the Jumbunna Road bus depot site:

Before a sensitive use (e.g. residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- An environmental auditor appointed under the Environment Protection Act 1979 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

Fencing requirement

A planning permit which creates residential lots adjoining land in the Low Density Residential Zone or Lot 1 LP134693 or Lot 3 LP135303 must include a condition requiring fencing along the boundary of these lots. ~~The fence must be a solid fence~~[Fencing must be](#) a minimum 1.8m ~~high. high-solid fence-[rewording for clarity]~~[The fence is](#) to be provided at the developer's expense and constructed prior to the issue of Statement of Compliance for the subdivision of the land.

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Requirements for development plan

A development plan must include the following requirements:

The development plan must be prepared to the satisfaction of the ~~Responsible Authority~~[responsible authority \[rewording MDF&C\]](#).

The development plan may be approved in stages. Each development plan stage must represent a logical land development unit bounded by roads, natural features or the boundaries of the Development Plan Overlay map area.

The development plan must show / provide:

Land use and subdivision layout

- The proposed boundaries of the development ~~area, and area and provide~~ [rewording for clarity] the strategic justification for those boundaries
- The overall subdivision of the area, including where possible, the proposed size and density of allotments ~~which to~~ [rewording for clarity] provide opportunities for a diverse range of housing types.
- The provision of a sensitive residential interface with adjoining residential land and ~~the~~ [rewording for clarity] school site.

Lots directly adjoining the Low Density Residential Zone (LDRZ) should have a minimum rear boundary width at the LDRZ boundary of an average of 20m and not less than 18 metres and avoid (~~where possible~~) [rewording for clarity] the creation of more than 2 new lots directly adjoining each established LDRZ lots.

Buildings must be setback a minimum of 7 metres [rewording for clarity] from the zone boundary.

For lots with a primary frontage to Jumbunna Road and Sommers Crescent, provide:

- ~~A M~~ minimum lot frontage of 18 metres [rewording for clarity]
- ~~A m~~ minimum building front setback of 7 metres [rewording for clarity]
- ~~The provisions of Aa~~ 2.5 metre wide reserve ~~that is~~ ([rewording for clarity] unencumbered by landscaping or development) adjoining the southern side of Jumbunna Road, to facilitate future widening of the shared pedestrian footpath to the school.
- A street networks [rewording for clarity] that:
 - limits the creation of new road access points onto Jumbunna Road and
 - supports building frontages with two way surveillance.
- The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.

Infrastructure Services

- An integrated stormwater and flood management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- A comprehensive Traffic Impact Assessment prepared to the satisfaction of the ~~Responsible Authority~~ responsible authority [rewording MDF&C], in consultation with the Roads Corporation, that identifies the pattern and location of the major arterial road network of the area including existing roads and the location and details of any required:
 - road widening
 - signalised/unsignalised intersections
 - access points
 - pedestrian crossings or safe refuges
 - cycle lanes
 - bus lanes and stops

Earthworks and Land Form

SOUTH GIPPSLAND PLANNING SCHEME

- Where steeply sloping land exists on the site, the development plan shall detail how the proposed design responds to the topography and contours of the land and whether
- significant earthworks are likely to be required for subdivisions to ensure good development design outcomes are achieved.
- Where land exceeds a slope of 15% a geotechnical report must be prepared by an appropriately qualified person demonstrating the suitability of the land for development. The report must provide sufficient detail to ensure [that \[rewording for clarity\]](#) environmental, access and amenity issues are appropriately addressed. The report should detail whether building envelopes or other controls are likely to be required at the subdivision stage.

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SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

RESIDENTIAL GROWTH AREA (NORTH WEST KORUMBURRA)

1.0

25/07/2019
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Objectives

None specified.

2.0

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Requirement before a permit is granted

A permit may be granted before a Development Plan has been prepared to the satisfaction of the ~~Responsible Authority~~[responsible authority \[rewording MDF&C\]](#) for a minor extension, minor addition or minor modification to an existing development, boundary realignment, agricultural activity, vegetation removal or any other use that does not affect the future orderly development of the area affected by the Development Plan Overlay.

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

Before deciding on an application to subdivide land, construct buildings, or carry out works, the ~~Responsible Authority~~[responsible authority \[rewording MDF&C\]](#) must consider, as appropriate:

- The requirement for building envelopes on any plan of subdivision for lots that abut 33 Korumburra-Warragul Road
- An appropriate mechanism to identify and apportion costs of land and services as development occurs, by way of Section 173 Agreement or alternative means.

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Requirements for development plan

A development plan must include the following requirements:

General Requirements

- How the development of the land occurs in an orderly manner having regard to essential services, open space and roads.
- The timing and staging of the subdivision of the land.
- The potential for further subdivision of individual lots to negatively impact neighbourhood character.
- The interface between proposed and existing nearby developments.

Land use and subdivision

- Details of the interfaces with neighbouring uses of land.
- Any noise mitigation requirements associated with proximity to the South Gippsland Highway and Korumburra - Warragul Road.
- The overall subdivision of the area, including where possible, the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- Street network that:

- Limits the creation of new road access points onto Korumburra - Warragul Road
- Support building frontages which promote passive surveillance of the street network.
- A staging plan that demonstrates an efficient and orderly provision of infrastructure and services.

Earthworks and Land Form

- Where land with a slope of more than 10% exists on the site, the Development Plan shall detail how the proposed design responds to the topography and contours of the land and whether significant earthworks are likely to be required for subdivisions to ensure good development design outcomes are achieved.
- Where land exceeds a slope of 15% a geotechnical report must be prepared by an appropriately qualified person demonstrating the suitability of the land for development. The report must provide sufficient detail to ensure [that \[rewording for clarity\]](#) environmental, access and amenity issues are appropriately addressed. The report should determine whether building envelopes or other controls are likely to be required at the subdivision stage.

Infrastructure Services

- An integrated Stormwater Management Plan that incorporates water sensitive urban design techniques and provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, reduction/mitigation of run-off and peak flows including consideration of downstream impacts and how they may be affected by roadworks to neighbouring properties.
- A comprehensive Traffic Impact Assessment that identifies the pattern and location of the major arterial road network of the area including existing roads and the location and details of any required:
 - road widening
 - intersections
 - access points
 - pedestrian crossings or safe refuges
 - cycle lanes
- The pattern and location of any internal road system based on a safe and practical hierarchy that accounts for pedestrian and bicycle connections and crossing points.
- Identification of costs for infrastructure provision both onsite and offsite.

Open Space

- The location of any open space reserves and details of the provisions of building / works / equipment within the open space. Open space should be located on a flatter area of land and capable of easy drainage.

Flora and Fauna

- In consultation with the Department of Environment, Land Water and Planning, a Flora and Fauna Assessment, prepared by a suitably qualified expert(s) which includes, but is not limited to, species surveys for Gippsland Giant Earthworm and measures required to protect the identified species.

Land Contamination

SOUTH GIPPSLAND PLANNING SCHEME

- An investigation by an appropriately qualified person is required, which considers the potential location and forms of land contamination resulting from previous land uses, as well as measures to address contamination in areas where sensitive land uses are proposed. The investigation must consider but not be limited to, agricultural chemical use, informal land dumping, industrial & mining activities. This can initially take the form of a limited desktop study, ~~although-but~~[\[rewording for clarity\]](#) further detailed investigation may be required should there be sufficient concern of a risk to sensitive uses of the land, as determined by the ~~Responsible Authority~~[responsible authority](#).
[\[rewording MDF&C\]](#)

~~Process and Outcomes~~[Implementation Plan](#) [\[rewording for clarity\]](#)

An Implementation Plan must be submitted as part of the Development Plan, indicating the proposed staging of the development and timing of infrastructure provision.

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SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

WESTERN LEONGATHA RESIDENTIAL GROWTH AREA

1.0

25/07/2019
C121sgip

Objectives

None specified.

2.0

25/07/2019
C121sgip

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- The use and development of land for Agriculture that does not prejudice the future residential use and development of land, or residential amenity of surrounding areas.
- A fence.
- The removal, destruction or lopping of vegetation.
- Minor drainage and/or earthworks.

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits (unless specifically otherwise agreed to by the responsible authority):

A planning permit application for the subdivision or development of the land in accordance with the approved development plan must include a town planning report prepared by a suitably qualified person demonstrating how the permit application addresses the requirement of the planning scheme and the approved development plan. The report must specifically demonstrate how the subdivision of land responds to and facilitates the integrated development of the entire DPO9 area.

- Where subdivision creates lots adjoining Shingler Street (Old Korumburra Road) and Gibson Street, a condition requiring construction of a 2.5 metre wide shared pathway adjoining the land being subdivided.
- Where the development plan identifies minimum lot size and boundary setback requirements on steep sloping land, a permit condition requiring the restrictions are registered on the lot titles to be created by the subdivision via covenant, Section 173 Agreement, restriction on a plan of subdivision or other mechanism as agreed to by the responsible authority.
- An appropriate mechanism to identify and apportion development costs of land and services, payable by the developer or landowner commensurate with each stage of development, by way of Section 173 Agreement or alternative means agreed by the responsible authority.
- The provision of infrastructure, open space and landscaping maintenance periods in accordance with Council's Infrastructure Design Manual.

Planning permit applications for each residential subdivision stage must consider the views of the Department of Transport and Planning ~~in regard~~[ings to](#) [\[rewording for clarity\]](#) the potential impact of additional traffic movements on the major arterial road network.

Requirements for development plan

Development plan explanatory note:

The residential development of the land in DPO9 is anticipated to occur over an extended period of time. Accordingly, flexibility is beneficial for the timing of when highly specific development plan information is required to be provided. However to achieve integrated, coordinated development across the entire area it is important that a 'Whole of site development plan' be approved to establish key development principles before any smaller stage of the development plan is approved. This process will ensure that each stage has appropriate regard to the complete development of the DPO9 land.

A development plan must include the following requirements:

Whole of site development plan

Before a development plan stage is approved, a 'Whole of site development plan' must be prepared by the developer and approved by the responsible authority.

Before approving the 'Whole of site development plan' the responsible authority will seek and consider the views of residents and landowners in the immediate area and other relevant stakeholders.

The plan must consider all land in DPO9 and should be guided by Council's Infrastructure Design Manual 'Outline Development Plans' objectives and requirements. The plan must be based on a site analysis and design response and provide (at minimum):

- A Traffic Impact Assessment Report addressing the location of Connector Streets across the land, road intersections around the boundaries of the land, how the road network integrates and impacts the existing road network including the major arterial road network (details of road and intersection upgrading that may be required, including concept plans), the provision of road connectivity to the west and south of the DPO9 area, pedestrian and cycle connectivity, costings of off-site infrastructure upgrades. The report must specifically consider:
 - Upgrading of Worthy Street (west of Brown Street) to achieve Connector Street access standard and the timing (related to staging) when upgrading will be required.
 - Traffic impacts on the arterial road network and specifically the intersections of Worthy Street/Bass Highway and Shingler Street/South Gippsland Highway and the timing (related to staging) when any upgrades might be required.
- A Stormwater Management Plan (SMP) detailing the location and size of drainage reserves, drainage retardation and treatment systems with consideration to water sensitive urban design (WSUD) principles. The SMP must consider off-site drainage impacts and/or infrastructure upgrades that may be required in a full development scenario and indicate at which stage the requirements are to be carried out. The SMP must specifically consider and respond to stormwater requirements in waterways and easements on public and private land east of Gibson Street and south of Higg Street.
- The location of active and passive open space addressing (at minimum) the open space provisions and requirements of the planning scheme and specifically identifying land the developer will provide as a flat 'active open space' area unencumbered by drainage requirements. The active open space reserve should be located on a connector street and have active frontage wherever possible. Details of the staging (timing) of all open space provision is required.
- Staging details of future land rezoning and/or subdivision stages within rezoned land.
- An assessment against the residential subdivision provisions of the planning scheme.

The 'Whole of site development plan' may be amended with the written consent of the responsible authority.

Development plan

The development plan may be approved in stages, to the satisfaction of the responsible authority. A development plan stage must not be approved until the 'Whole of site development plan' has been approved by the responsible authority.

Before approving a development plan the responsible authority will seek and consider the views of residents and landowners in the immediate area and other relevant stakeholders.

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

NYORA URBAN RESIDENTIAL GROWTH AREA (SOUTH OF GLOVERS ROAD)**1.0**25/07/2019
C121sgip**Objectives**

None specified.

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C121sgip**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing development.
- Minor drainage works.
- Minor earthworks.
- The use and development of land for agriculture.
- The use, development or subdivision of land by a public authority or utility provider.
- The re-subdivision of existing lots (boundary realignment) provided the number of lots is not increased.
- A fence.
- The removal, destruction or lopping of vegetation.

3.017/10/2024
C129sgip**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- Planning permit applications for the subdivision or development of the land must include a town planning report prepared by a suitably qualified person demonstrating how the permit application addresses the relevant requirements of the Planning Scheme and the approved Development Plan.
- Planning permit applications for residential subdivision must include a report prepared by a suitably qualified person demonstrating the need for the release of additional residential land.
- Planning permits for residential subdivision (excluding lots to be further subdivided at a future stage) must include a condition requiring all lots to be connected to a reticulated sewerage system to the satisfaction of the responsible authority.
- Planning permits for residential subdivision which creates lots that retain clusters of native vegetation (particularly vegetation adjoining Glovers Road and riparian vegetation) must include the following conditions:
 - Building envelopes must be identified for each lot. The building envelopes must be located in areas free of native vegetation and appropriately separated from the vegetation to reduce bushfire risk to building and occupant. The building envelopes must be registered on the title to each lot via covenant, Section 173 Agreement or restriction on a plan of subdivision.
 - The lots which retain native vegetation stands/clusters that adjoin Glovers Road must not be further subdivided. This restriction must be registered on the title to each lot via covenant, Section 173 Agreement or restriction on a plan of subdivision.

- Planning permits for the subdivision of land which create lots directly adjoining the boundary of established residential lots along Hatches Road must include a condition requiring a 4 metre wide amenity buffer. The amenity buffer must be registered on the title to each lot via covenant, Section 173 Agreement or restriction on a plan of subdivision.
- Planning permits for the residential subdivision of land which creates lots immediately adjoining lots within the Low Density Residential Zone must include a condition requiring fencing along the boundary of these lots. Unless specifically agreed otherwise with an adjoining landowner, fencing must be a minimum of 1.8 metre high solid fence. The fence is to be constructed at the developer's expense and constructed prior to the issue of Statement of Compliance for the subdivision of the land.
- The subdivision lot size, configuration and setback requirements set out in the 'Requirements for development plan' below, or special subdivision design requirements identified in the approved Development Plan, must be included as a planning permit condition for the subdivision of the land and executed via a covenant, Section 173 Agreement or restriction on a plan of subdivision.
- The planning permit for the first residential subdivision adjoining (fronting) Lang Lang Poowong Road or service road, must include a condition requiring the construction of a shared pathway no less than 2.5 metres wide along Lang Lang Poowong Road between the subject land and Forster Drive.
- Planning permits for development over or adjoining dams must include conditions that:
 - Set out requirements to remediate the dams.
 - Require the submission of an engineer's report to confirm that remediated dams are suitable for the intended development.
- Planning permits for the subdivision of land must include a condition requiring the provision of infrastructure, open space and landscaping maintenance periods in accordance with the Infrastructure Design Manual (as amended).
- Planning permits for the development of land on lots greater than 800sqm must include a condition requiring a minimum front setback of 7 metres and 3 metres setback from any side road boundary.

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Requirements for development plan

A development plan must include the following requirements:

- ~~Be prepared to the satisfaction of the responsible authority. [removing redundant/unnecessary directions]~~
- Be prepared for the entire land parcel to which this schedule applies.
- Be informed by a detailed site analysis and design response and include the requirements of Clause 56.01-1 and 2. The site analysis and design response should respond to the natural, cultural and strategic context of the site.

The Development Plan must include/show:

Layout

- The location of lots, lot sizes and density.
- A diversity of lot sizes, with the overall development having an average lot size of 700 – 800 sqm.
- The location and layout of all key features of the land.

SOUTH GIPPSLAND PLANNING SCHEME

- The provision of larger lots (greater than 800 square metres and with frontages of not less than 20 metres) located along the southern boundary (adjoining Lang Lang – Poowong Road) and the western boundary (adjoining Yannathan Road) of the subject land and adjoining internal ‘Connector Street’.
- Allowance for the creation of lots in excess of 2,000sqm in areas containing good quality native vegetation stands particularly adjoining Glovers Road.
- Building envelopes on lots that retain clusters of native vegetation must be appropriately separated from the vegetation to reduce bushfire risk.
- The provision of lots along Lang Lang Poowong Road and Yannathan Road must front and address these roads and are strongly discouraged from being side or rear facing lots.
- The provision of lots within the area directly adjoining the boundary of the established residential lots along Hatches Road must include:
 - A minimum building setback of 7 metres from the adjoining Low Density Residential Zone boundary.
 - A 4 metre wide amenity buffer for landscape planting.
 - No more than two new lots directly adjoining the rear boundary of established residential lots fronting Hatches Road.
 - A lot size of no less than 1,000 square metres.
 - One new lot directly adjoining the rear boundary of 16 Hatches Road (Lot 2 PS543620).
- A layout which responds to the existing waterways, riparian vegetation and other native vegetation stands across the land.
- A layout which ensures the retention[correcting typo] of prominent stands of existing native vegetation on public land (i.e within road reserves, drainage reserves or local parks), where appropriate including:
 - Along the major drainage line through the site.
 - Within the road reserve of Lang Lang Poowong Road and Yannathan Road.
 - At the north-west corner of Lot 1 LP213970 that is visible along Yannathan Road when approaching the town.
 - Within the Glovers Road road reserve.
- At prominent high points of the land, a subdivision road layout which provides for road reserves configured to allow canopy tree planting in widened verge strips or central median strips to soften the visual impact of buildings when viewed from surrounding areas. This does not apply if high points are located within proposed open space areas.
- A layout which provides for a ‘Connector street level 1’ road and a intersection with Lang Lang Poowong Road and Yannathan Road to the satisfaction of VicRoads and the responsible authority.
- A layout which provides for a 2.5 metre wide pedestrian/cycle path along Lang Lang Poowong Road between the subject land and Forster Drive.
- A layout which provides for a minimum of two pedestrian/cycle connections to Glovers Road, one of which is to be located from Lot 12 LP148069B.
- A layout which provides for a road network that delivers a safe, permeable and convenient road network. Cul-de-sacs should only be provided where necessary and should not detract from convenient pedestrian and vehicular connections

Staging Plan

- Details of the proposed staging of subdivision land releasing across the entire area with the land identified in the Nyora Framework Plan map as ‘Long Term Residential Area’ (east of the waterway) to be identified as ‘later stages’ in the development of the land at Lot 12 LP148069B. Each identified stage should consist of a logical land unit bound by roads, waterways or natural features, or based on servicing/engineering design, or the boundaries of the Development Plan Overlay map area. Stage 1 should contain no more than 200 lots designed to be used for dwellings.

Infrastructure Services

- A comprehensive Traffic Impact Assessment Report (based on a full development scenario) prepared by a suitably qualified person to the satisfaction of the responsible authority and VicRoads. The report must include:
 - The impact of the development on the existing road network and intersections surrounding the land.
 - Improvements necessary to facilitate the development of the land, including road widening, access points, pedestrian crossing points and safety refuges, cycle lanes etc.
 - All intersections and roads impacted as a direct consequence of a full development scenario and costings for intersection and road treatments associated with those impacts.
- A Road Hierarchy Plan for the internal road network across the entire development plan area detailing all roads ‘Access Street – Level 1’ and above. The Road Hierarchy Plan:
 - Should identify a ‘Connector Street level 1’ road and intersection with Lang Lang Poowong Road and Yannathan Road to VicRoads and the responsible authority’s satisfaction.
 - Must identify a shared pathway no less than 2.5m wide along Lang Lang Poowong Road between the subject land and Forster Drive.
 - Must identify a minimum of two pedestrian/cycle connections to Glovers Road one of which is to be located from Lot 12 LP148069B. The access paths should restrict vehicle movements (if proposed as a long term option) until such time as they are upgraded to an appropriate service level.
 - Must provide for a continuous east/west vehicle, pedestrian and cycle movement across the land (at ‘Connector Street level 1’ standard) with a design/configuration to minimise the use of the internal roads as an alternate vehicle route to the existing main road network. If the continuous east/west route does not cross the main waterway traversing the land, then a road, pedestrian, cycling crossing of the waterway must be provided approximately midpoint along the length of the waterway (at ‘Connector Street level 1’ Standard) to service the eastern corner of the land.
 - Must address the long term need to retain or close the unmade road reserve to vehicles between the northern end of Hatches Road and Yannathan Road.
- A subdivision design providing an appropriately sited reserve (justified by the Traffic Impact Assessment Report) capable of becoming a long term future ‘Connector Street’ with an access point onto Glovers Road. The reserve should allow for logical integration with the subdivision road network however should remain unconstructed and untrafficable until such time as Glovers Road is appropriately constructed or the

- land to the north of Glovers Road is developed in the very long term. The subdivision design should also ensure:
- A pedestrian/cycle pathway network that responds to the waterways and riparian vegetation network across the subject land.
- A street network that supports building frontages with natural surveillance of the street.

Stormwater and Drainage

- A stormwater and drainage management plan prepared by a suitably qualified person that demonstrates:
 - Integrated stormwater management planning across the subject land, including consideration of impacts outside of the subject area likely to occur as a result of development.
 - A response to the Infrastructure Design Manual (as amended) and detailed costings for all stormwater drainage works to occur on public land or outside of the development plan area if directly related to the development.

Open Space and Landscaping

- The location and size of proposed open spaces that can cater for a range of uses for active and passive recreation, including:
 - An area of not less than 4 hectares located on Lot 12 LP148069 in a flatter area of land not affected by waterlogging. The identified area should allow for a sports ground which can accommodate a full size football field where minimal earthworks will be required. The development plan or Staging Plan must identify and commit to the provision of the open space to be delivered at a time to the satisfaction of the responsible authority.→ [correcting typo]
 - Active open space areas, which are to be made flat and safe for public use by the subdivider/developer prior to their transfer to the responsible authority.
 - Identification of open space areas that are affected by drainage or waterlogging.
 - The provision of a local park between 0.35-0.5 hectares in size on Lot 2 LP213970.
 - Pedestrian and cycle paths and play equipment that encourage active recreational opportunities.
 - Opportunities for visual surveillance of public open space to promote safety of users, through encouraging active frontages, using buildings to frame public spaces.
 - Low scale and visually permeable fencing of open space (whether encumbered or unencumbered).
- Provision for the planning and payment of open space features, which must be made by agreement between the responsible authority and the subdivider/developer prior to the approval of the development plan.
- A landscape masterplan prepared by a suitably qualified person, identifying:
 - All proposed public landscaping (with particular regard to the interface with surrounding residential developments) of all open space areas.
 - Proposed landscaping along the road network and shared paths within or abutting the development plan area.

- The location of canopy tree plantings within the proposed road network to soften the visual impact of new development when viewed from within and outside the development area.
- Planting to enable practical maintenance and plants suitable to the local climate and soil conditions.
- Plantings integrated with the proposed waterways and drainage reserves.
- All existing vegetation to be retained and removed.
- An arborists report identifying native vegetation to be retained and protected in public spaces and works required for public safety and suitability of retention for open space areas.
- Retention of the treed entry into Nyora along Lang Lang Poowong and Yannathan Roads by incorporating the trees in public land within nature strips or boulevards where appropriate.
- A diversity of streetscape outcomes across the development plan area.

Bushfire

For vegetated areas to be retained, an indicative subdivision plan and building envelope plan which address and responds to the ‘Application requirements’ of Clause 53.02 and the ‘Subdivision objectives’ of Clause 53.02-4.4.

The information must be sufficiently detailed to identify bushfire safe building envelopes on lots to be created within 150m of vegetation stands. This information is required to inform the identification of the bushfire building envelopes required in the ‘Conditions and requirements for permits’.

Cultural Heritage

Unless otherwise agreed by the responsible authority, a cultural heritage assessment prepared by a suitably qualified heritage consultant.

Land Contamination

A desktop assessment undertaken by an appropriately qualified person that considers the potential location and forms of land contamination resulting from previous land uses. In the case where contamination is identified, the report must consider the measures to address contamination in areas where sensitive land uses are proposed. The investigation must consider, but not be limited to, agricultural chemical use, informal land dumping, industrial or mining activities.

Environment

A flora and fauna report prepared by a suitably qualified person. The report(s) must consider:

- Vegetation on the land, its health and significance to the locality, measures required to protect vegetation and the identification of any vegetation to be removed.
- A survey and assessment of impacts of the proposed development plan layout on the Giant Gippsland Earthworm habitat. This assessment must be conducted by a suitably qualified person to the satisfaction of the Department of Environment, Land, Water and Planning and the responsible authority.

Decision guidelines for development plan[removing redundant / unnecessary directions]

~~Before approval of the development plan (or development plan stage) or an amendment to the Development Plan, the responsible authority must consider the views of the Country Fire Authority, Melbourne Water, the Department of Energy, Environment and Climate Action, the Department of Transport and Planning, as relevant, and the following background documents: [removing redundant / unnecessary directions]~~

- ~~▪ *Nyora Structure Plan* (South Gippsland Shire Council, 2013)~~
 - ~~▪ *South Gippsland Shire Council Paths and Trails Strategy 2010* (South Gippsland Shire Council, 2010)~~
 - ~~▪ *Healthy by Design : A guide to planning environments for active living in Victoria, Melbourne* (National Heart Foundation of Australia, Victoria Division, 2012).~~
 - ~~▪ *Infrastructure Design Manual (Local Government Infrastructure Design Association, 2022)*~~
- ~~[removing redundant / unnecessary directions]~~

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SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO11.

BERRYS CREEK ROAD RESIDENTIAL DEVELOPMENT AREA

1.0

25/07/2019
C121sgjp

Objectives

None specified.

2.0

25/07/2019
C121sgjp

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared for the following:

- Minor drainage works.
- Minor earthworks.
- The use and development of land for agriculture.
- The use, development or subdivision of land by a public authority or utility provider.
- A re-subdivision of existing lots (boundary realignment) provided the number of lots is not increased.
- A fence.
- The removal, destruction or lopping of vegetation.

3.0

17/10/2024
C129sgjp

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

Subdivision applications that create residential lots must be accompanied by:

- A town planning report prepared by a suitably qualified person, demonstrating how the permit application addresses the relevant requirements of the planning scheme and the approved development plan.
- An engineering report demonstrating compliance with the background document *South Gippsland Shire Council's Infrastructure Design Manual*.
- A report addressing the requirements of Clause 52.17 Native Vegetation with consideration of offset requirements in accordance with the background document *Permitted clearing of native vegetation – Biodiversity assessment guidelines (DEPI, 2013)*.

Planning permits that create residential lots must include conditions requiring:

- All lots to be connected to a reticulated sewerage system to the satisfaction of the responsible authority.
- Provision of infrastructure, open space and landscaping maintenance periods in accordance with the background document *South Gippsland Shire Council's Infrastructure Design Manual*.
- Construction of footpaths in Berrys Creek Road reserve in accordance with the locations and any staging of footpath provision detailed in the approved development plan.
- Building envelopes or agreements to be registered on residential lot titles to achieve any development restrictions set out in the approved development plan.

4.0

[XX/XX/XXXX](#)
[CXXXsgip](#)
 17/10/2024
 G129sgip

Requirements for development plan

The development plan must be prepared to the satisfaction of the responsible authority. The development plan:

- Must be prepared for the entire land parcel to which the schedule applies.
- Must be informed by a detailed site analysis and design response that responds to the natural, cultural and strategic context of the site.

A development plan must include the following requirements unless otherwise agreed by the responsible authority:

Layout

- Subdivision of the land, which must be designed in an efficient and orderly manner having regard to the provision of services, infrastructure, roads, pathways, open space and reserves.
- Proposed number, location and size of lots.
- Subdivision layout that responds to the topography of the land. Where land slope exceeds:
 - 10 per cent identify where earthworks are required to facilitate development.
 - 15 per cent a geotechnical assessment report prepared by an appropriately qualified person demonstrating the suitability of the land for the development of dwellings and roads and which also considers the requirement to apply building envelopes to avoid development on very steep and/or unstable land.
- A subdivision layout that:
 - Provides at least 30 lots with sizes generally 600-800 square metres.
 - Provides a single access point onto Berrys Creek Road. A second access onto Berrys Creek Road is discouraged, unless justified by a traffic impact assessment report demonstrating why a single access point cannot be used to service the entire land.
 - Restricts lots having direct vehicle access onto Berrys Creek Road. If a lot(s) has direct vehicle access to Berrys Creek Road, demonstrates how this can be achieved in a safe manner to the satisfaction of the responsible authority.
 - Allows continuous vehicle and pedestrian movement across the land, with connectivity across Reserve 1 on PS609443V (sewer reserve lot).
 - Provides a road network that responds to the topography and the contours of the land which minimises large scale excavation, retaining walls or batters particularly if court bowls are proposed.
 - Provides a road network and subdivision layout that ensures future road access point to the land on the western boundary of the subject land.
 - Provides larger lots (greater than 800 square meters) with wider frontages (not less than 20 meters) on steeper land with a cross fall slope (across the narrow axis of the lot) of 10 per cent or greater.
 - Creates no more than five new dwelling lots along the edge of the northern DPO boundary (shared with Lot 2 PS537386). The new lots must have building envelopes that provide for generous setbacks from the Lot 2 PS537386 boundary.

- Locates open space to maximise its use and effectiveness.
- Retains existing native vegetation on the land if supported by the required arborist report.
- Addresses any other matter specific to the circumstances and character of the land as deemed appropriate by the responsible authority.

Staging plan

- A subdivision staging plan (if staging is proposed) that:
 - Provides for the efficient and orderly development of the land and the orderly provision of infrastructure and services.
 - Identifies off site development contributions and when they are to be provided in accordance with any agreement registered on the title of the subject land.

Infrastructure

- Unless otherwise agreed by the responsible authority the subdivider/developer of the land must provide, fund and/or install all infrastructure to the satisfaction of the responsible authority and in accordance with the background document South Gippsland Shire Council's Infrastructure Design Manual, and:
 - Provide functional design details for all infrastructure including details of earthworks, vegetation removal and any other works required.
 - Secure all off site infrastructure required for the development of the land via a Section 173 Agreement.
- Consult with Gippsland Water regarding details of any changes that may be required to Reserve 1 on PS609443V (sewer reserve lot).

Drainage and stormwater

- A stormwater management plan that:
 - Incorporates water sensitive urban design (WSUD) techniques and provides for the protection of natural systems, environmental and recreational values wherever practical, integration of stormwater treatment into the landscape to achieve a high level of landscape amenity, reduction/mitigation of run-off and peak flows including consideration of downstream impacts and how they may be affected by road works to neighbouring properties. The plan must demonstrate the overall quantity and quality of discharge meets best practice standards and quantify long term maintenance and operation costs in the design and location of WSUD features.
 - Demonstrates how stormwater quality and quantity can be suitably treated including the need (or otherwise) for kerb and channel along Berrys Creek Road to control runoff from the road and ensure no adverse impacts on new lots abutting the road.

Roads

- A Traffic Impact Assessment Report (TIAR), based on a full development scenario, prepared by a suitably qualified person to the satisfaction of the responsible authority and VicRoads. The TIAR must address, unless otherwise agreed by the responsible authority:
 - The impact of the development on the existing road network and intersections surrounding the land, notably Grand Ridge West intersection.

- Improvements necessary to facilitate the development of the land, including road widening, access points, pedestrian crossing points and safety refuges, cycle lanes.
- The pattern and location of the internal road system (as detailed in the subdivision layout plan) based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.

Footpaths

- A footpath network that provides a 1.5 meter wide concrete footpath:
 - On all internal roads within the subject land.
 - On the western side of Berrys Creek Road which connects the access road to the subject land to the northern boundary of the subject land, linking with any adjoining footpath existing or proposed.
 - On the eastern side of Berrys Creek Road connecting the existing footpath north of Fary Court and running north east to Grand Ridge West.

Note: A footpath is not required on the western side of Berrys Creek Road south of the road access (or southernmost road access point) to the subject land.

Open space and landscaping

- ~~Open space in accordance with Clause 53.01~~ ~~– [removing redundant / unnecessary directions]~~ Easement reserves (including Reserve 1 on PS609443V - sewer reserve lot) on the land will not be considered open space for the purpose of Clause 53.01 – unless fully integrated with the overall subdivision design, including active frontage.
- A landscaping masterplan, prepared by a suitably qualified person, addressing:
 - Landscaping along the proposed road network and footpaths within and abutting the development plan area.
 - Street tree planting (canopy trees) dispersed within all internal road reserves and abutting the land within the Berrys Creek Road reserve at suitable intervals to enhance the streetscape and soften visual impacts when viewed from within and outside the subject land.
 - Trees and landscape planting suited to the local climate and soil conditions
 - Landscaping designed for easy maintenance.
 - Details of vegetation to be removed.
- Provide low scale ~~(not exceeding 1.2 meters)~~ visually permeable fencing ~~not exceeding 1.2 meters in height~~ ~~of for [rewording for clarity]~~ open space areas (encumbered or unencumbered) including any fencing of open space areas abutting any residential lots.
- Provide an arborist report, prepared by a suitably qualified person that determines the health and viability of trees on the land and identifies which trees are to be retained, removed or made safe (and works required to make safe).

Land contamination

A desktop assessment undertaken by an appropriately qualified person that considers the potential location and forms of land contamination resulting from previous land uses. In the case where contamination is identified, the report must consider the measures to address contamination in areas where sensitive land uses are proposed. The investigation must consider, but not be limited to, agricultural chemical use, industrial use, informal land dumping, or mining activities.

Decision guidelines for development plan[removing redundant / unnecessary directions]

~~Before deciding on the development plan (or development plan stage) or an amendment to the development plan, the responsible authority must consider the requirements in this schedule~~[removing redundant / unnecessary directions]

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SCHEDULE 1 TO CLAUSE 44.01 EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as **EMO1**.

AREAS SUSCEPTIBLE TO EROSION

1.0

15/08/2024
C119sgip

Erosion management objectives to be achieved

To ensure buildings and works are located and designed to avoid risk to life and property from erosion.

To ensure that environmental values are protected in areas susceptible to erosion.

To retain existing vegetation and encourage new plantings to prevent and minimise erosion.

2.0

15/08/2024
C119sgip

Statement of risk

None specified.

3.0

15/08/2024
C119sgip

Permit requirement

A permit is not required to:

- Construct a building or carry out works, including buildings and works associated with a small second dwelling, where the difference between finished ground level and natural ground level does not exceed 1 metre.
- Construct a domestic above ground swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot where the difference between finished ground level and natural ground level does not exceed 1 metre.
- Construct roadworks provided the roadworks are undertaken by or on behalf of a public land manager.
- Remove, destroy or lop non-native vegetation in a domestic garden.

A permit is required to:

- Construct a bicycle pathway or trail where the difference between finished ground level and natural ground level exceeds 1 metre.

4.0

15/08/2024
C119sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- All applications to include:
 - Any existing buildings and works including cut and fill, access or driveways, stormwater drainage, subsurface drainage, water supply pipelines, sewerage pipelines or effluent disposal installations and pipelines, water tanks, dams and any otherwise identified geotechnical hazards on both the subject lot(s) and adjacent land.
 - Elevations and/or cross sections which depicts the extent of the cut and fill.
 - 1 metre contours in the vicinity of proposed buildings and works or vegetation removal.
 - Details and location of existing vegetation, including any vegetation to be removed.

- Details of the proposed accessways or driveways, including cut and fill requirements.
- Details of any retaining walls.
- Subdivision applications to include:
 - Location and details of the slope of the building envelope/s, including the slope across the building envelope.
 - Details of any retaining walls or the extent of cut and fill, likely required if buildings and works were carried out.
- Dam applications to include:
 - Detailed plans, including cross sections, drawn to scale and with dimensions, showing:
 - Length, depth and width of the dam.
 - Capacity of the dam in megalitres.
 - Width at base of dam wall.
 - Width at top of dam wall.
 - Slope of the dam wall batters.
 - Details of the wall of the dam, including the material it will be constructed from, the slope of the wall batters, and how the wall will achieve stability and be watertight.
 - Details of the spillway including proposed materials.
 - Diversion mechanisms.
 - Erosion protection measures.
 - Native vegetation protection measures.
- Geotechnical Assessment report; or a completed Geotechnical Declaration and Verification Form (Form A of Appendix D of AGS 2007c (as amended/updated)) prepared by a suitably qualified Geotechnical Practitioner.
- Geotechnical Practitioner means a specialist Geotechnical Engineer or Engineering Geologist who is degree qualified, is a member of a professional institute, and who has achieved chartered professional status as a:
 - Chartered Professional Engineer (CPEng); or
 - Chartered Professional Geologist (CPGeo); or
 - Registered Professional Geologist (RPGeo);with experience in the management of slope stability problems and landslip risk as core competence to the satisfaction of the responsible authority. The Geotechnical Assessment report should state whether or not a Landslip Risk Assessment is required and if the buildings and works should be approved and specify what conditions should be included in the permit.
- A Landslip Risk Assessment report must be prepared by a Geotechnical Practitioner in accordance with AGS 2007c, if required by the Geotechnical Assessment.

- A completed Geotechnical Declaration of Minor Impact (Form D of Appendix D of AGS 2007c (as amended/updated)) prepared by a Geotechnical Practitioner to justify why a Geotechnical Assessment is not required, if applicable.
- A written Geotechnical Assessment, Landslide Hazard Assessment or Landslip Risk Assessment (as appropriate) is not required where, in the opinion of the responsible authority, the application for subdivision or buildings and works will not adversely increase the landslip risk to life or property affecting the subject lot(s) or adjoining or nearby land.
- The responsible authority may require an independent peer review of any application documentation, at the applicant's cost.

5.0

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 15/08/2024
 C119egip

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent of earthworks and its likelihood to cause erosion.
- The risk to life, property and the environment.
- Whether there is any reasonable alternative site for the proposed building and works outside of the overlay area,
- ~~Whether [rewording for clarity] or any alternative land management practices or construction methods, that [rewording for clarity] would better meet the objectives of this schedule, that would [rewording for clarity] avoid risk to life and property from erosion and would [rewording for clarity] minimise the extent of vegetation removal and site works.~~
- The use of appropriate design responses such as stumps and split levels.
- Whether the buildings and works follow the contours and step down along slopes to minimise the need for earthworks.
- The grade of any access ways or driveways to ensure safe and efficient access by vehicles or machinery.
- The soil type, slope and the proposed development's likely impact on soil and slope stability.
- Any known erosion present in the vicinity and landslip that has occurred in the past.
- Possible impacts on any nearby waterways.
- The proposed remediation of the site including planting schedule, sediment control and stabilisation methods.
- Whether the proposal avoids and minimises vegetation removal.
- Whether the subdivision layout responds to topography, is an appropriate size and considers the design and grade of road access.
- Whether the subdivision requires building envelopes.
- The impact the construction of a dam could have on erosion, river and stream stability, environmental flows and water quality.
- The recommendations of the Geotechnical Assessment, Landslip Risk Assessment and any other information accompanying the application.
- The advice of any Geotechnical Practitioner who has peer reviewed the application.

- The risks associated with the development requiring ongoing monitoring and maintenance of all mitigation measures.
- The impacts of the building or works associated with the development of a wastewater system.

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17/10/2024
C129sgip

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO** or **LSIO1**.

1.0

25/07/2019
C121sgip

Land subject to inundation objectives to be achieved

None specified.

2.0

25/07/2019
C121sgip

Statement of risk

None specified.

3.0

XX/XX/XXXX
CXXXsgip
08/09/2022
G125sgip

Permit requirement

A permit is not required for any of the following:

- A new dwelling in a residential zone in the townships of Sandy Point, Venus Bay and Tarwin Lower, provided the finished floor level of the habitable building is 3.4 metres or more above Australian Height Datum (AHD).
- A new dwelling in a residential zone in the township of Port Welshpool, provided the ~~finished floor~~ finished floor [correcting typo] level of the habitable building is 3.0 [removing redundant direction] metres or more above AHD.
- A ground floor extension to an existing habitable building (~~including a dwelling~~) [removing redundant directions] provided the proposed floor level is at or above the highest point of the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building within the existing building footprint.
- A single replacement [removing redundant directions] dwelling not within a residential zone in the township of Port Welshpool [rewording for clarity] ~~provided that the~~ with a [rewording for clarity] floor level ~~is~~ [rewording for clarity] above the applicable floor levels set by the relevant floodplain management authority.
- A non-habitable building (~~other than a building associated with the use of land for industry or for a public or commercial use~~) [rewording for clarity] with a gross [rewording for clarity] floor area less than 20 square metres.
- A non-habitable building, or extension to a non-habitable building, (~~other than a building associated with the use of land for industry or for a public or commercial use~~) provided ~~the finished~~ the finished [correcting typo] floor levels are above the applicable floor levels set by the relevant floodplain management authority.
- A pergola, open sided carport or in-ground swimming pool/spa (including plant equipment and safety features normal to a pool/spa) associated with a dwelling.
- An open sided deck or verandah associated with an existing dwelling that has a gross [rewording for clarity] floor area no greater than 20 square meters.
- A rainwater tank associated with an existing dwelling, or the agricultural use of land, provided that the footprint of all rainwater tanks does not exceed 20 square metres.
- A replacement fence of the same materials as an existing fence, in the same location.
- Works for [rewording for clarity] Open type fencing (~~excluding paling and Colorbond style fencing, brick and concrete walls~~) [removing redundant directions] and maintenance to existing fencing [removing redundant directions].
- An agricultural farm building, or structure, with permanent open sides. A mast, antenna, power pole or light pole.

SOUTH GIPPSLAND PLANNING SCHEME

- A non-domestic disabled access ramp.
- An outdoor sign/structure, provided that it does not impede floodwater flows.
- Works ancillary to an existing building, including landscaping and pathways that do not alter the existing surface profile by more than 150 mm.
- Works associated with roads, roadsides or any other [public or private \[rewording for clarity\]](#) access way (~~public or private~~)-[\[rewording for clarity\]](#) that do not alter the existing surface level by more than 150mm.
- Works associated with roads, roadsides or any other access ways carried out by a public authority that have received written consent from the relevant floodplain management authority.
- Earthworks in accordance with a whole farm plan approved by the responsible authority and [the \[rewording for clarity\]](#) relevant floodplain management authority.
- Works associated with dams with less than 3000 cubic metres capacity, where no fill is imported to the site and where no embankment is proposed above natural ground level.
- Works associated with vine or horticultural trellises or watering systems.
- [Works associated with wind and solar energy generation mills and solar units \[rewording for clarity\]](#) in association with the use of land for Agriculture.
- Routine and maintenance works that do not affect the height, length or location of a levee [or \[rewording for clarity\]](#) embankment.
- On non-urban zoned land, earthworks involving the receipt, importation, stockpiling or placement of not more than 100 cubic metres of fill.
- Buildings and works undertaken by Gippsland Ports associated with jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.
- Buildings and works associated with bicycle pathways and trails undertaken by or on behalf of South Gippsland Shire Council that do not alter the existing surface level by more than 150mm.
- Buildings and works undertaken by or on behalf of Parks Victoria in accordance with a park management plan approved by the floodplain management authority, or where the buildings and works have otherwise received written consent from the relevant floodplain management authority.
- Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply.

Note: Replacement dwelling. For the purpose of this schedule a Replacement dwelling is a new dwelling constructed on the same area of land containing an existing dwelling which is to be demolished and replaced by a new dwelling, or a new dwelling to replace on the same area of land a dwelling damaged or destroyed after 1 January 2016.

4.0

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17/10/2024
C129egip

Application requirements

The following application requirements apply to an application for a permit under Clause 44.04 ~~4~~[correcting clause reference], in addition to those specified in Clause 44.04 ~~1~~[correcting clause reference], and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Unless agreed in writing by the relevant floodplain management authority an application to construct a building or construct or carry out works must be accompanied by four sets of plans, drawn to scale, which show:
 - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
 - Elevation plans showing natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licensed surveyor.
 - A detailed site plan with 0.5m contour intervals showing the layout of existing and proposed buildings and works, watercourses and access roads, taken by or under the direction of a licensed land surveyor.
 - Relevant ground levels, to Australian Height Datum, taken by or under the direction or supervision of a licensed land surveyor.
 - For inland waterways, the 100 year Average Recurrence Interval flood level (1 in 100 ~~year~~~~flood~~~~year~~ flood [correcting typo] level) from the relevant floodplain management authority. The flood level information must not be greater than six months old.
 - Any additional information requested in writing from the floodplain management authority.

Referral of Applications

An application to construct a building or construct or carry out works, or an application to amend a permit, does not require referral to the relevant floodplain management authority if the application satisfies one of the following:

- The application [rewording for clarity] is accompanied by the relevant floodplain management authority's written approval, which must:
 - be granted not more than three months prior to lodging with the responsible authority.;
 - quote the reference number and date of the approved plans; and
 - states the applicable flood level and any required floor levels.
- The application [rewording for clarity] is in accordance with an adopted local floodplain development plan or other agreement between the floodplain management authority and the responsible authority.
- The application [rewording for clarity] c Complies with a building envelope, filling levels and floor levels specified by the relevant floodplain management authority for the subject land in the previous six months.

5.0

25/07/2019
C121sgip

Decision guidelines

None specified.

XX/XX/XXXX
CXXXsgip

25/07/2019
C124sgip

SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO1**.

VENUS BAY, WALKERVILLE BAL-29 AREAS

1.0

17/10/2024
C129sgip

Statement of the bushfire management objectives to be achieved

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

2.0

25/07/2019
C121sgip

Application

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02_[\[correcting typo\]](#) applies in all other circumstances.

3.0

25/07/2019
C121sgip

Permit requirement

None specified.

4.0

17/10/2024
C129sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 44.06:

- An application must be accompanied by a bushfire management plan that:
 - Shows all of the required bushfire protection measures specified in this schedule.
 - Includes written conditions that implement the required bushfire protection measures.
 - Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building.
 - Details vehicle access.

5.0

17/10/2024
C129sgip

Requirements to be met

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-29.
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
 - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02.
- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

6.025/07/2019
C121sgip**Substitute approved measures for Clause 53.02**

None specified.

7.025/07/2019
C121sgip**Additional alternative measures for Clause 53.02**

None specified.

8.0[XX/XX/XXXX](#)
[CXXSgip](#)
25/07/2019
C121sgip**Mandatory Condition**

[An application must include the mandatory conditions as specified in Clause 44.06-5:](#)
[removing redundant directions]

9.0[XX/XX/XXXX](#)
[CXXSgip](#)
25/07/2019
C121sgip**Referral of application not required**

[An application under this overlay is not required to be referred to the relevant fire authority under Section 55 of the Act. An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.](#) [rewording for clarity]

10.025/07/2019
C121sgip**Notice and review**

None specified.

11.0[XX/XX/XXXX](#)
[CXXSgip](#)
17/10/2024
G129sgip**Decision guidelines**

[None specified.](#) [rewording – MDF&C]

[The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:](#)

[Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met.](#) [removing redundant directions]

XX/XX/XXXX
 CXXXsgip

08/09/2022
 C425sgip

SCHEDULE 2 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO2**.

FOSTER, MEENIYAN, MIRBOO NORTH/BAROMI, PORT WELSHPOOL, TARWIN LOWER, VENUS BAY, WALKERVILLE BAL-12.5 AREAS

1.0

25/07/2019
 C121sgip

Statement of the bushfire management objectives to be achieved

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

2.0

25/07/2019
 C121sgip

Application

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0

25/07/2019
 C121sgip

Permit requirement

None specified.

4.0

17/10/2024
 C129sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 44.06:

- An application must be accompanied by a bushfire management plan that:
 - Shows all of the required bushfire protection measures specified in this schedule.
 - Includes written conditions that implement the required bushfire protection measures.
 - Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building.
 - Details vehicle access.

5.0

17/10/2024
 C129sgip

Requirements to be met

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5.
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser, and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
 - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02.
- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

6.025/07/2019
C121sgip**Substitute approved measures for Clause 53.02**

None specified.

7.025/07/2019
C121sgip**Additional alternative measures for Clause 53.02**

None specified.

8.0[XX/XX/XXXX](#)
[CXXSgip](#)
25/07/2019
C121sgip**Mandatory Condition**

~~An application must include the mandatory conditions as specified in Clause 44.06-5.~~ None specified [rewording – MDF&C]

9.0[XX/XX/XXXX](#)
[CXXSgip](#)
25/07/2019
C121sgip**Referral of application not required**

~~An application under this overlay is not required to be referred to the relevant fire authority under Section 55 of the Act. An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.~~

[rewording for clarity]

10.025/07/2019
C121sgip**Notice and review**

None specified.

11.0[XX/XX/XXXX](#)
[CXXSgip](#)
17/10/2024
C129sgip**Decision guidelines**

~~None specified.~~ [rewording – MDF&C]

~~The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:~~

~~Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met.~~ [removing redundant directions]

19/08/2021
VC196**SCHEDULE 1 TO CLAUSE 44.07 STATE RESOURCE OVERLAY**

Shown on the planning scheme map as **SRO1**.

STRATEGIC EXTRACTIVE RESOURCE AREAS**1.0**19/08/2021
VC196**Statement of resource significance**

Extractive industries in the South Gippsland Shire make a significant contribution to Victoria's total sand production. While existing extractive industries are a large supplier of sand to Melbourne and local areas, there is an opportunity for further extractive industries to be developed in appropriate locations, and for the Shire to make an increased contribution to the state's sand resource supply.

Favourable geological characteristics in South Gippsland Shire have been substantiated by the number of existing extractive industry operations. The area also has manageable environmental and planning constraints, is supported by transport networks, and is proximate to demand markets.

It is estimated that extractive resources within South Gippsland Shire can supply approximately 22 per cent of Melbourne's demand for sand over the period 2015-2050. Protecting the future extractive resource capacity of the Shire from incompatible use, development and subdivision is critical for maintaining certainty of supply and meeting Victoria's ongoing demand for sand resources.

This schedule applies to land within the Shire known as Strategic Extractive Resource Areas. These are locations with a state-significant supply of sand resources, and where future investment in extractive industries is encouraged. The schedule ensures that new use, development and subdivision do not inhibit the potential future establishment of extractive industry operations within Strategic Extractive Resources Areas.

2.019/08/2021
VC196**Management objectives**

To ensure that Strategic Extractive Resource Areas are identified and that extractive industries can occur in locations with good access to resources, transport networks and proximity to markets.

To ensure that land use and development within Strategic Extractive Resources Areas is compatible with the future use of the area for extractive industries.

To ensure that subdivision and land fragmentation do not prejudice current and future extractive industries within the Strategic Extractive Resource Area.

3.019/08/2021
VC196**Use of land**

A permit is required to use land for:

- Accommodation
- Crematorium
- Education centre
- Funeral parlour
- Hospital
- Leisure and recreation
- Place of assembly
- Retail premises
- Veterinary centre
- Winery

4.019/08/2021
VC196**Subdivision**

A permit is required to subdivide land.

This does not apply if each lot created by the subdivision is at least 40 hectares.

5.019/08/2021
VC196**Buildings and works**

A permit is required to construct a building or to construct or carry out works. This does not apply to:

- An alteration or extension to an existing building provided the gross floor area of the alteration or extension does not exceed 200 square metres.
- A non-habitable building with a gross floor area not exceeding 200 square metres.
- A building or works associated with the use of land for extractive industry.
- Works with an area not exceeding 200 square metres.
- Works associated with the use of land for agriculture.
- A rainwater tank.

6.019/08/2021
VC196**Application requirements**

None specified.

7.019/08/2021
VC196**Referral of applications**

Kind of application	Referral authority	Type of referral authority
Any use listed in Clause 3.0 of this schedule.	Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Determining referral authority

8.004/05/2022
VC210**Exemption from notice and review**

An application under any provision of this planning scheme to use or develop land for extractive industry is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 65(1), (2) and (3) and the review rights of section 82(1) of the Act if:

- The land is at least 250 metres from land used for any uses listed in Clause 3.0; and
- The land has access to a road in a Transport Zone 2.

9.019/08/2021
VC196**Decision guidelines**

Before deciding on an application under this overlay, in addition to the decision guidelines in Clause 44.07 and Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed use or development is compatible with future extractive industry uses in the Strategic Extractive Resource Area.
- Whether existing natural features and topography will mitigate potential impacts of existing or future extractive industry use on the proposed use.

SOUTH GIPPSLAND PLANNING SCHEME

- Whether the proposed use or development is a major capital development which may adversely impact on the future productive extraction of the resource.
- Whether the proposed development is designed and sited in a location that minimises amenity impacts from resource extraction operations and transportation.
- Whether the proposed subdivision will lead to land use outcomes that inhibit the future use of land for extractive industries.

19/08/2021
VC196**SCHEDULE 2 TO CLAUSE 44.07 STATE RESOURCE OVERLAY**

Shown on the planning scheme map as **SRO2**.

PROTECTING EXTRACTIVE INDUSTRIES**1.0**19/08/2021
VC196**Statement of resource significance**

Extractive industries in the area west of Nyora make a significant contribution to Victoria's total sand production, supplying a large amount of material to metropolitan Melbourne, peri-urban areas, as well as locally.

The presence of sand resources in the area is substantiated by favourable geological characteristics and by a number of existing extractive industry operations. The area also has manageable environmental and planning constraints, is supported by transport networks, and is proximate to demand markets.

There is an opportunity to increase the area's contribution towards the state's resource needs. It is estimated that extractive resources within South Gippsland Shire can supply approximately 22 per cent of Melbourne's demand for sand and gravel, over the period 2015-2050.

Protecting extractive industries from encroachment by incompatible use and development is critical for maintaining the productivity of existing operations, and for securing the future supply of sand resources to Victoria's markets.

This schedule applies a 250 metre separation distance around land that contains a work authority issued under the *Mineral Resources (Sustainable Development) Act 1990*. This ensures that incompatible use and development do not inhibit the current or future productivity of existing extractive industry operations.

2.019/08/2021
VC196**Management objectives**

To protect extractive industry operations with a work authority issued under the *Mineral Resource (Sustainable Development) Act 1990* from encroachment by incompatible land use and development.

To ensure that new use and development within 250 metres of an extractive industry do not adversely impact the continued operation or limit the potential future expansion of that industry.

To ensure that development is appropriately designed and sited to minimise amenity impacts from extractive industry operations, including the transport of materials.

To ensure that subdivision and fragmentation of land do not prejudice the operation of an extractive industry.

3.019/08/2021
VC196**Use of land**

A permit is required to use land for:

- Accommodation
- Crematorium
- Education centre
- Funeral parlour
- Hospital
- Leisure and recreation
- Place of assembly
- Retail premises

- Veterinary centre
- Winery

4.0

19/08/2021
VC196

Subdivision

A permit is required to subdivide land.

This does not apply if each lot created by the subdivision is at least 40 hectares.

5.0

19/08/2021
VC196

Buildings and works

A permit is required to construct a building or to construct or carry out works. This does not apply to:

- An alteration or extension to an existing building provided the gross floor area of the alteration or extension does not exceed 200 square metres.
- A non-habitable building with a gross floor area not exceeding 200 square metres.
- A building or works associated with the use of land for extractive industry.
- Works with an area not exceeding 200 square metres.
- Works associated with the use of land for agriculture.
- A rainwater tank.

6.0

19/08/2021
VC196

Application requirements

None specified.

7.0

19/08/2021
VC196

Referral of applications

Kind of application	Referral authority	Type of referral authority
Any use listed in Clause 3.0 of this schedule.	Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Determining referral authority

8.0

19/08/2021
VC196

Exemption from notice and review

None specified.

9.0

19/08/2021
VC196

Decision guidelines

Before deciding on an application under this overlay, in addition to the decision guidelines in Clause 44.07 and Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed use or development is compatible with the extractive industry use operating on nearby land.
- The potential for the use or development to limit the operation and expansion of the extractive industry.
- Whether existing natural features and topography will mitigate potential impacts of existing or future extractive industry use on the proposed use.
- Whether the proposed use or development is a major capital development which may adversely impact on the future productive extraction of the resource.

- Whether the proposed development is designed and sited in a location that minimises amenity impacts from resource extraction operations and transportation.
- Whether the proposed subdivision will lead to land use outcomes that inhibit the use of land for extractive industries.

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

1.0

Public acquisition

PS map ref	Acquiring Authority	Purpose of acquisition
PAO1	South Gippsland Shire Council	Road widening and acquisition
PAO2	VicRoads	Roadworks
PAO5	VicRoads	Proposed improvements to and deviation of the South Gippsland Highway between Loch and Jeetho Road
PAO6	VicRoads	Proposed improvements and deviation of the South Gippsland Highway between Jeetho Road and the Korumburra—Bena Road, Bena
PAO7	VicRoads	Proposed improvements to the South Gippsland Highway Toora – Gunyah Road and approximately 1.4 km west of Cargeegs Road
PAO8	VicRoads	Proposed highway improvements to the South Gippsland Highway between Old Meeniyan Road and Minns Road.
PAO9	VicRoads	Proposed highway improvements to the South Gippsland Highway between Bena-Korumburra Road and east of Korumburra-Whitelaw Road.
PAO10	VicRoads	Proposed highway improvements to the South Gippsland Highway between Carmichaels Road and McKnights Road.

25/07/2019
C121sglp

SCHEDULE 2 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as **AEO2**.

1.0

08/08/2019
VC159

Requirements

An application to use land for the following must be referred to the airport owner under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the airport owner:

- Accommodation.
- Art and craft centre.
- Bar.
- Display home centre.
- Education centre.
- Hospital.
- [Residential Hotel](#) [rewording – MDF&C].
- Office.
- Place of assembly.
- Research and development centre.
- Research centre.
- Restricted recreation facility.

XX/XX/XXXX
CXXXsgip

25/07/2019
C424sgip

SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY

1.0

XX/XX/XXXX
CXXXsgip
20/04/2020
C090sgip

Restructure plan

PS map ref	Land	Title of restructure plan
RO1	Land located at Venus Bay on Mercury Drive and Juno Road as depicted in Figure 1 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2019</i> ⁷ [rewording for clarity and consistency with titles of incorporated documents]	Juno Road Restructure Plan – Venus Bay [rewording for clarity and consistency with titles of incorporated documents]
RO2	Land located at Venus Bay on Atkinson Avenue as depicted in Figure 2 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i> ²⁰¹⁹ [rewording for clarity and consistency with titles of incorporated documents]	Atkinson Avenue Restructure Plan – Venus Bay [rewording for clarity and consistency with titles of incorporated documents]
RO3	Land located at Venus Bay on Black Avenue as depicted in Figure 3 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i> ²⁰¹⁹ [rewording for clarity and consistency with titles of incorporated documents]	Black Avenue Restructure Plan – Venus Bay [rewording for clarity and consistency with titles of incorporated documents]
RO4	Land located at Jeetho on Wettenhalls Road and Jeetho Road as depicted in Figure 4 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i> ²⁰¹⁹ [rewording for clarity and consistency with titles of incorporated documents]	Wettenhalls Road Restructure Plan – Jeetho [rewording for clarity and consistency with titles of incorporated documents]
RO5	Land located at Outtrim on Main Street, Rileys Road, Outtrim-Moyarra Road, Lomagnos Road and Hegarty Street as depicted in Figure 5 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i> ²⁰¹⁹ [rewording for clarity and consistency with titles of incorporated documents]	Outtrim Restructure Plan
RO6	Land located at Whitelaw on Korumburra-Bena Road as depicted in Figure 6 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i> ²⁰¹⁹ [rewording for clarity and consistency with titles of incorporated documents]	Korumburra-Bena Road Restructure Plan – Whitelaw [rewording for clarity and consistency with titles of incorporated documents]
RO7	Land located at Jumbunna on Korumburra-Wonthaggi Road, Cruickshank Road, Tavener Road, Lynn Street, Mcleans Road, Hazel Road Rees Road and Gooches Road as depicted in Figure 7 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i> ²⁰¹⁹ [rewording for clarity and consistency with titles of incorporated documents]	Jumbunna Restructure Plan
RO8	Land located at Tarwin on Dowds Road, the South Gippsland Highway and Tarwin Lower Road as depicted in Figure 8 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i> ²⁰¹⁹ [rewording for clarity and consistency with titles of incorporated documents]	Dowds Road Restructure Plan

SOUTH GIPPSLAND PLANNING SCHEME

PS map ref	Land	Title of restructure plan
RO14	<p>Land located at Hedley on Salmon Road and the South Gippsland Highway as depicted in Figure 14 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i></p> <p>[removing redundant reference]</p>	<p>Salmon Road Restructure Plan</p> <p>[removing redundant reference]</p>
RO15	<p>Applies to a number of properties located south of Toora as depicted in Figure 15 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>2019[rewording for clarity and consistency with titles of incorporated documents]</p>	<p>Toora Coastal Restructure Plan, – Toora[rewording for clarity and consistency with titles of incorporated documents]</p>
RO16	<p>Land located at Buffalo on McPhee Road and off Hall Road as depicted in Figure 16 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>2019[rewording for clarity and consistency with titles of incorporated documents]</p>	<p>Buffalo Restructure Plan</p>
RO17	<p>Land located at Darlimurla on the north side of Cornell Road and off Cornell Road as depicted in Figure 17 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>2019[rewording for clarity and consistency with titles of incorporated documents]</p>	<p>Cornell Road Restructure Plan, – Darlimura[rewording for clarity and consistency with titles of incorporated documents]</p>
RO18	<p>Land located at Hedley on the south east side of the intersection of Todds Road and the South Gippsland Highway as depicted in Figure 18 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>2019[rewording for clarity and consistency with titles of incorporated documents]</p>	<p>Todds Road Restructure Plan – Hedley[rewording for clarity and consistency with titles of incorporated documents]</p>
RO19	<p>Land located at Port Welshpool, south of Telegraph Road and generally east of Port Welshpool Road as depicted in Figure 19 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i></p>	<p>Port Welshpool Restructure Plan</p>
RO20	<p>Land located at Stony Creek on the west side of Jacks Road and Stony Creek Road as depicted in Figure 20 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>2019[rewording for clarity and consistency with titles of incorporated documents]</p>	<p>Jacks Road Restructure Plan – Stony Creek[rewording for clarity and consistency with titles of incorporated documents]</p>
RO21	<p>Land located at Dollar south of Dollar Hall Road and west of Foster-Mirboo Road as depicted in Figure 21 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>2019[rewording for clarity and consistency with titles of incorporated documents]</p>	<p>Dollar Hall Road Restructure Plan</p>
<p>[rewording for clarity and consistency with titles of incorporated documents]</p>		

XX/XX/XXXX
CXXXsgip

25/07/2019
C124sgip

SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO1**.

LEONGATHA CENTRAL BUSINESS DISTRICT

1.0

17/10/2024
C129sgip

Parking objectives to be achieved

To identify appropriate car parking rates for land uses within the Leongatha Central Business District (CBD).

To provide for the equitable collection and distribution of financial contributions to contribute towards the construction of shared car parking facilities, but only when a reduction in car parking under Clause 52.06-3 is considered appropriate.

To ensure an appropriate level of parking is provided in the CBD.

To ensure that parking supply is efficiently utilised and best services the land uses.

To achieve an appropriate balance between the supply and demand of car parking spaces while allowing new and intensified use.

2.0

17/10/2024
C129sgip

Permit requirement

None specified.

3.0

25/07/2019
C121sgip

Number of car parking spaces required

For all uses listed in Table 1 of Clause 52.06-5, the number of car parking spaces required for a use is calculated using the *Rate* in Column B of that Table.

4.0

17/10/2024
C129sgip

Application requirements and decision guidelines for permit applications

The following application requirements apply to an application for a permit under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any applications to reduce the car parking requirement must include a detailed statement addressing the decision guidelines to the satisfaction of the responsible authority.
- Any applications to reduce the car parking requirement must include a Car Parking Demand Assessment as set out in Clause 52.06 and which addresses the decision guidelines below to the satisfaction of the responsible authority.

The following decision guidelines apply to an application for a permit under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority:

- Availability of off-site parking spaces available to the public and within safe and convenient walking distance to the site.
- The use or mix of uses in the building and on the land.
- Potential for shared parking.
- After hours use of the building or site.

5.0

25/07/2019
C121sgip

Financial contribution requirement

It is within the responsible authority's absolute discretion whether to accept a financial contribution in accordance with this Schedule (and if so, in respect of how many spaces).

Number of car spaces not provided	Payment in lieu Contribution (G.S.T. exclusive and before indexation)
21 (or above)	\$115,200 (+\$9,600 for each additional space not provided)

Council may enter into an agreement with the owner of the land under Section 173 of the *Planning and Environment Act 1987* for the payment of the contribution in instalments. The agreement may provide for the payment of the contribution in instalments, plus an interest component equivalent to the interest payable on unpaid rates and charges under the *Local Government Act 1989* and it must provide that all instalments and accrued interest are paid within 5 years of the first instalment. The agreement must also provide for the owner to pay Council's costs of preparing, registering and then upon its ending, removing the agreement from title.

The provisions of this clause will be reviewed no later than five years from the date of gazettal of Amendment C85.

Financial contributions will be used to construct a public car park for the Leongatha town centre area.

6.0

25/07/2019
C121sgip

Requirements for a car parking plan

None specified.

7.0

XX/XX/XXXX
CXXXsgip
25/07/2019
C421sgip

Design standards for car parking

In addition to the design standards set out in Clause 52.06-9, plans prepared in accordance with Clause 52.06-8 must meet the following design standards unless agreed by the responsible authority in writing:

- Vehicular access to parking and service areas must be designed to minimise disruption to pedestrian movements and minimise their visual impact on architectural and streetscape qualities.
- Open lot car parks ~~are discouraged~~ should not be located [rewording for clarity] on all principal frontages.
- A car park should be designed to retain significant trees and promote tree planting and the shading of car spaces.

8.0

XX/XX/XXXX
CXXXsgip
17/10/2024
C428sgip

Decision guidelines for car parking plans

The following decision guidelines apply to car parking plans under Clause 45.09, in addition to those specified in Clause 45.09 ~~and elsewhere in the scheme which must be considered, as appropriate, by the satisfaction of the responsible authority~~ [removing redundant direction]:

- The aAavailability [rewording for clarity] of off-site parking spaces available to the public and within safe and convenient walking distance to the site.
- The use or mix of uses in the building and on the land.
- The pPpotential [rewording for clarity] for shared parking.
- The aAfter [rewording for clarity] hours use of the building or site.

9.0

25/07/2019
C121sglp

Background document

Leongatha CBD Parking Strategy, 2013 (as amended).

12/09/2025
GC217

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0

12/09/2025
GC217

Specific controls

PS Map Ref	Name of incorporated document
SCO3	Marinus Link Project (Department of Transport and Planning, June 2025)

31/07/2018
VC148**SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS****1.0**20/04/2020
C090sgip**Specific sites and exclusions**

Address of land	Title of incorporated document
Tidal River, Wilson Promontory	<i>Wilson's Promontory Cruises Facility (April 2017)</i>
Old and inappropriate subdivisions at 21 locations within South Gippsland Shire	<i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire (August 2019)</i>

25/07/2019
C121sgip**SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES****1.0**27/02/2014
C82**Under Section 23 of the Subdivision Act 1988**

Land	Easement or restriction	Requirement
Crown Allot. 1 Sec. 30 Township of Leongatha	E-1 Pipeline in favour of South Gippsland Water	Vary the easement
Crown Allot. 2 Sec. 30 Township of Leongatha		
Crown Allot. 3 Sec. 30 Township of Leongatha		
Crown Allot. 3A Sec. 30 Township of Leongatha		
Crown Allot. 4 Sec. 30 Township of Leongatha		
Crown Allot. 5 Sec. 30 Township of Leongatha		
Crown Allot. 6 Sec. 30 Township of Leongatha		
Lot 2 PS416217F	Covenant U899156A	Removal of restriction

2.019/01/2006
VC37**Under Section 24A of the Subdivision Act 1988**

Land	Person	Action
None specified		

3.019/01/2006
VC37**Under Section 36 of the Subdivision Act 1988**

Land	Condition
None specified	

Land	Easement or right of way	Requirement
None specified		

25/07/2019
C121sgip

SCHEDULE TO CLAUSE 52.05 SIGNS

1.0

25/07/2019
C121sgip

Exemption from notice and review

Land	Condition
None specified	

25/07/2019
C121sglp

SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

1.0

15/09/2008
VC49

Native vegetation precinct plan

Name of plan
None specified

XX/XX/XXXX
 CXXXsgip

25/07/2019
 C424sgip

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0

XX/XX/XXXX
 CXXXsgip
 25/07/2019
 C424sgip

Scheduled area

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Murray-Goulburn Saputo Dairy Australia [updated wording as per Council's direction] factory 1 Yarragon Road, Leongatha Crown Allot. 1 Sec. 30 Township of Leongatha; Crown Allot. 2 Sec. 30 Township of Leongatha; Crown Allot. 3 Sec. 30 Township of Leongatha; Crown Allot. 3A Sec. 30 Township of Leongatha; Crown Allot. 4 Sec. 30 Township of Leongatha; Crown Allot. 5 Sec. 30 Township of Leongatha; Crown Allot. 6 Sec. 30 Township of Leongatha.	Eucalyptus Strzelecki (Strzelecki Gum)
Land associated with the construction of the South Gippsland Highway realignment between Bates Avenue and east of Ritchie's Reserve, Korumburra, as shown in the incorporated document on Map 1-(Vegetation Removal Exemption Plan) of this listed within the schedule to clause 72.04. [rewording for consistency with incorporated document / reinstatement of previous exemption]	All native vegetation

2.0

25/07/2019
 C121sgip

Scheduled weed

Area	Description of weed
None specified	

25/07/2019
C121sgip**SCHEDULE TO CLAUSE 52.28 GAMING****1.0**01/10/2019
GC149**Objectives**

None specified.

2.001/10/2019
GC149**Prohibition of a gaming machine in a shopping complex**

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
None specified	None specified

3.001/10/2019
GC149**Prohibition of a gaming machine in a strip shopping centre**

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.025/07/2019
C121sgip**Locations for gaming machines**

None specified.

5.025/07/2019
C121sgip**Venues for gaming machines**

None specified.

6.001/10/2019
GC149**Application requirements**

None specified.

7.001/10/2019
GC149**Decision guidelines**

None specified.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

1.0

31/07/2018
VC148

Wind energy facility prohibition

Land where a Wind energy facility is prohibited

All land within five kilometres of the high water mark of the coast west of Wilson's Promontory.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0

31/07/2018
VC148

Permit requirement for dry stone walls

Land
None specified

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION**1.0**31/07/2018
VC148**Subdivision and public open space contribution**

Type or location of subdivision	Amount of contribution for public open space
All residential, commercial or industrial land	A minimum of 5%
Any subdivision that does not qualify for exemption under cl 53.01	A minimum of 5%

18/02/2021
GC175**SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES****1.0**04/05/2022
VC210**Areas to which Clause 53.06 does apply**

Name of area	Description
None specified	

2.004/05/2022
VC210**Areas to which Clause 53.06 does not apply**

Name of area	Description
None specified	

3.004/05/2022
VC210**Other venues to which Clause 53.06 applies**

Name of venue	Address	Condition or limitation
None specified		

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

1.0

25/07/2019
C121sgip

Incorporated statement

Land	Incorporated Document
None specified	

1.0

[XX/XX/XXXX](#)
[CXXxsgip](#)
 17/10/2024
 C129egip

SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

Referral of permit applications under local provisions

Clause	Kind of Application	Referral Authority	Referral Authority Type
Gippsland Coalfields Policy Area	To subdivide land.	Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990	Determining
Gippsland Coalfields Policy Area	Use or development (cemetery, education, hospital, industry, shop >2000sqm, accommodation >100 people, etc.)	Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990	Determining
ESO Schedule 1	Subdivision >4 lots or may have adverse environmental effects	Department of Energy, Environment and Climate Action	Recommending
ESO Schedule 1	Applications affecting wildlife habitat	Department of Energy, Environment and Climate Action	Recommending
ESO Schedule 1	Applications affecting flooding	West Gippsland Catchment Management Authority	Recommending
ESO Schedule 2	General development (with exceptions)	South Gippsland Water Corporation	Determining
ESO Schedule 2	Within Mirboo North Water Supply Catchment	Central Gippsland Region Water Corporation	Determining
ESO Schedule 3	Development on Coastal Crown Land	Secretary administering Coastal Management Act	Determining [removing reference as per referral authority direction]
ESO Schedule 3	Subdivision >4 lots or environmental effects	Department of Energy, Environment and Climate Action	Recommending
ESO Schedule 3	Wildlife habitat impacts	Department of Energy, Environment and Climate Action	Recommending
ESO Schedule 4	Buildings, works or subdivision	South Gippsland Water	Determining [adding authority reference as per referral authority direction]
ESO Schedule 4	Buildings, works or subdivision	Gippsland Water	Determining [adding authority reference as per referral authority direction]

SOUTH GIPPSLAND PLANNING SCHEME

ESO Schedule 5	Subdivision >4 lots or environmental effects	Department of Energy, Environment and Climate Action	Recommending
ESO Schedule 7	Wildlife habitat impacts	Department of Energy, Environment and Climate Action	Recommending
ESO Schedule 8	Buildings, works or subdivision	Environment Protection Authority	Recommending [removing authority reference as per referral authority direction]
ESO Schedule 9	Any development	Department of Energy, Environment and Climate Action	Determining
DDO Schedules 8–11	Buildings or works	Department of Health and Human Services	Determining
SRO Schedule 1	Uses listed in Clause 3.0	Secretary administering Mineral Resources Act	Determining
SRO Schedule 2	Uses listed in Clause 3.0	Secretary administering Mineral Resources Act	Determining
AEO Schedule 2	Use of land	Airport owner	Determining

1.0

[XX/XX/XXXX](#)
[CXXsgip](#)
 25/07/2019
 C421sgip

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

Notice of permit applications under local provisions

Clause	Kind of application	Person or body to be notified
Schedule 1 to Clause 35.07 (FZ)	An application under the zone to use or develop land for extractive industry on land in Schedule 1 to the State Resource Overlay.	The Registered Aboriginal Party of the identified Country as assessed and registered by the Victorian Aboriginal Heritage Council in accordance with the <i>Aboriginal Heritage Act 2006</i> .
Schedule 8 to Clause 37.01 (SUZ)	An application under the zone to use or develop land for extractive industry on land in Schedule 1 to the State Resource Overlay.	The Registered Aboriginal Party of the identified Country as assessed and registered by the Victorian Aboriginal Heritage Council in accordance with the <i>Aboriginal Heritage Act 2006</i> .
Schedule 8 to Clause 42.01 (ESO) None specified	All applications None specified	Environment Protection Authority Victoria None specified [rewording as per referral authority direction]

[XX/XX/XXXX](#)
CXXXsgip

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0

[XX/XX/XXXX](#)
CXXXsgip
12/09/2025
GC247

Incorporated documents

Name of document	Introduced by:
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
Marinus Link Project (Department of Transport and Planning, June 2025)	GC217
<i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire</i> (August 2019)	C090sgip
<i>SPI Electricity Pty Ltd Leongatha Depot 2013</i> (July 2013)	C84
<i>Wilsons Promontory Cruises Facility</i> (April 2017)	C113
<i>Statement of Significance, "Aroyrn"</i> (July 2021)	C126sgip
Vegetation Removal Exemption Plan South Gippsland Highway Realignment [Reinstating previous exemption under Clause 52.17 - SGSC]	CXXX

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

Name of background document	Amendment number - clause reference
Coastal Spaces Landscape Assessment Study (Planisphere, December 2006)	Clause 12.05-2L-02 Clause 42.03s1 Clause 42.03s2 Clause 42.03s3
Corner Inlet Dynamic Storm Tide Modelling Assessment (Water Technology June 2014)	C81 Clause 44.04
Domestic Wastewater Management Plan 2016-2020 (South Gippsland Shire Council, 2016)	Clause 42.01s2
Economic Development and Tourism Strategy 2015-2020 (South Gippsland Shire Council, 2015)	Clause 17.04-1L
<i>Giant Gippsland Earthworm Environmental Significance Overlay Reference Document</i> (South Gippsland Shire Council, September 2015)	Clause 42.01s9
Healthy by Design: A Guide to Planning Environments for Active Living in Victoria, Melbourne (National Heart Foundation of Australia - (Victorian Division), 2012)	Clause 43.04s6 Clause 43.04s7
Infrastructure Design Manual (Local Government Infrastructure Design Association, 20222025) [updated reference for adopted policy document]	Clause 19.03-2L Clause 19.03-5L
Korumburra Structure Plan (South Gippsland Shire Council, 2014)	Clause 43.04s6
Korumburra Town Centre Car Parking Strategy (GTA Consultants, 2013)	Clause 11.01-1L-04
Korumburra Milk Processing Plant Buffer Assessment (GHD, 2013)	C99 Clause 42.01s8
Korumburra Town Centre Framework Plan (Hansen Partnership, 2013)	Clause 11.01-1L-04
Landscaping for Bushfire (Country Fire Authority, 2011)	Clause 43.02s & 43.02s13
Leongatha CBD Parking Strategy, 2013 [new reference to adopted policy document]	Clause 45.09s1
Leongatha Industrial Land Supply Strategy (Meinhardt, 2013)	Clause 15.01-2L-02
Leongatha Structure Plan (South Gippsland Shire Council, 2008)	Clause 11.01-1L-01
Mirboo North Structure Plan (South Gippsland Shire Council, 2017)	Clause 11.01-1L-05
Nyora Development Strategy (Planisphere, 2016)	Clause 43.02s12
Nyora Structure Plan (South Gippsland Shire Council, 2017)	Clause 43.04s10
Regional Sand Extraction Strategy: Lang Lang to Grantville (Department of Infrastructure, 1996)	Clause 02.03-4
Renewable Energy Impact and Readiness Study, (Urban Enterprise, 2024) [new reference to adopted policy document]	Clause 19.01-2L
Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3
South Gippsland Economic Development Strategy (2021-2031), (South Gippsland Shire Council, 2021) [new reference to adopted policy document]	Clause 17.04-1L

South Gippsland Heritage Study (David Helms, 2004)	Community Health and Wellbeing Plan (2025-2029), (South Gippsland Shire Council, 2025) [new reference to adopted policy document]	Clause 16.01-2L
South Gippsland Housing and Settlement Strategy (Planisphere, 2013)	Clause 43.02s4	
South Gippsland Social and Affordable Housing Strategy (Hornsby & Co Paths and Trails Strategy (South Gippsland Shire Council, 2010) [new reference to adopted policy document]	2022) [new Clause 18.02-1L	Clause 16.01-2L
South Gippsland Urban Design Framework; Settlement Background Paper, Sandy Point Shire Council Plan 2020-2024 (South Gippsland Shire Council, 2020) Wagner, 2006)	Connell Clause 43.04s5	Clause 11.01-1L-09

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 VC148

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[CXXxsgip](#)
 12/09/2025
 GC217

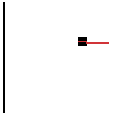
SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?**Maps comprising part of this planning scheme:**

- 1, [1BMO](#), 1EMO, 1ESO9, 1DPO, 1HO, 1LSIO, ~~1BMO~~, 1SRO, 1RXO, 1RO
- 2, [2BMO](#), 2ESO9, 2HO, 2DDO, 2DPO, 2RXO, ~~2BMO~~
- 3, [3BMO](#), 3EMO, 3ESO9, 3HO, 3LSIO, 3EAO, 3RXO, ~~3BMO~~
- 4, [4BMO](#), 4EMO, 4ESO9, 4HO, 4LSIO, ~~4BMO~~
- 5, 5EMO, 5ESO9, 5HO
- 6, [6BMO](#), 6EMO, 6ESO2, 6ESO9, 6HO, 6LSIO, ~~6BMO~~
- 7, [7BMO](#), 7EMO, 7ESO1, 7ESO2, 7ESO9, 7LSIO, 7HO, ~~7BMO~~, 7PAO
- 8, 8EMO, 8ESO1, 8ESO2, 8ESO4, 8BMO, 8RO, 8SCO
- 9, [9BMO](#), [9EAO](#), 9EMO, 9ESO1, 9ESO2, 9ESO4, 9HO, 9DDO, 9DPO, ~~9BMO~~, 9PAO, ~~9EAO~~, 9SCO
- 10, [10BMO](#), 10DPO, 10EMO, 10ESO2, 10ESO4, 10ESO9, 10LSIO, ~~10BMO~~, 10PAO, [10RO](#), 10RXO, ~~10RO~~
- 11, 11EMO, 11ESO9, 11HO, [11RO](#), 11RXO, ~~11RO~~
- 12, [12BMO](#), 12EMO, 12ESO9, 12HO, 12LSIO, ~~12BMO~~
- 13, [13BMO](#), 13AEO, 13EMO, 13ESO2, 13ESO9, 13HO, 13LSIO, ~~13BMO~~, 13PAO, [13RO](#), 13RXO, ~~13RO~~
- 14, [14BMO](#), 14EMO, 14ESO2, 14ESO8, 14ESO9, 14HO, 14DDO, 14DPO, 14PAO, 14RO, [14RXO](#), ~~14RXO~~, ~~14BMO~~
- 15, 15EMO, 15ESO2, 15ESO9, 15HO
- 16, 16EMO, 16DDO, 16DPO, 16EAO, 16ESO2, 16ESO4, 16HO, 16LSIO, 16PAO, 16PO
- 17, 17EMO, 17ESO2, 17LSIO, 17PAO, 17BMO
- 18, [18BMO](#), 18EMO, 18ESO1, 18ESO2, 18ESO4, 18HO, 18LSIO, ~~18BMO~~, 18PAO, 18RO, 18SCO
- 19, 19EMO, 19ESO2, 19SCO
- 20, [20BMO](#), 20EMO, 20ESO2, 20HO, 20LSIO, 20PAO, ~~20BMO~~
- 21, [21BMO](#), 21EMO, 21ESO1, 21ESO2, 21HO, 21LSIO, ~~21BMO~~, 21RO, 21SCO
- 22, [22BMO](#), 22DDO, 22ESO3, 22ESO7, 22LSIO, 22SLO, ~~22BMO~~
- 23, [23BMO](#), 23DDO, 23EMO, 23ESO2, 23ESO3, 23ESO7, 23LSIO, 23SLO, ~~23BMO~~
- 24, [24BMO](#), 24DDO, 24ESO3, 24ESO7, 24LSIO, 24RO, ~~24SLO~~, ~~24BMO~~
- 25, [25BMO](#), 25DDO, 25ESO7, 25LSIO, 25HO, ~~25BMO~~
- 26, [26BMO](#), 26EMO, 26ESO1, 26ESO2, 26ESO3, 26HO, 26LSIO, 26PAO, 26SLO, ~~26BMO~~, 26RO, 26SCO
- 27, 27EMO, 27HO, 27LSIO
- 28, [28BMO](#), 28DDO, 28EMO, 28ESO1, 28ESO2, 28ESO3, 28ESO4, 28HO, 28LSIO, 28PAO, 28SLO, ~~28BMO~~, 28RO

SOUTH GIPPSLAND PLANNING SCHEME

- 29, [29BMO](#), 29DDO, 29EMO, 29ESO3, 29ESO4, 29HO, 29PAO, 29RXO, 29SLO, ~~29BMO~~
- 31, 31BMO, 31EMO, 31ESO1, 31ESO2, 31ESO3, 31ESO4, 31HO, 31LSIO, 31RXO, 31SLO, 31RO
- 32, 32BMO, 32EMO, 32HO, 32SLO,
- 33, 33BMO, 33ESO3, 33HO, 33LSIO, 33SLO, 33RO
- 34, 34BMO, 34EMO, 34ESO3, 34SLO,
- 35, 35BMO, 35EMO, 35ESO3, 35ESO4, 35HO, 35LSIO, 35SLO, 35SCO
- 36, 36BMO, 36EMO, 36ESO3, 36SLO,
- 37, 37BMO, 37DDO, 37EMO, 37DPO, 37ESO1, 37ESO3, 37ESO7, 37LSIO, 37SLO,
- 38, 38BMO, 38DDO, 38EMO, 38ESO3, 38ESO7, 38LSIO, 38SLO,
- 39, 39BMO, 39ESO3, 39HO, 39LSIO, 39SLO,

[Amending map list as per [MDF&C](#)]



SOUTH GIPPSLAND PLANNING SCHEME

- ~~30~~, 30EMO, 30ESO3, 30ESO4, 30HO, 30LSIO, 30PAO, 30SLO, 30RO
- 31, [31BMO](#), 31EMO, 31ESO1, 31ESO2, 31ESO3, 31ESO4, 31HO, 31LSIO, 31RXO, 31SLO, ~~31BMO~~, 31RO
- 32, ~~3232BMO~~, [32EMO](#), 32HO, 32SLO, ~~32BMO~~
- 33, [33BMO](#), 33ESO3, 33HO, 33LSIO, 33SLO, ~~33BMO~~, 33RO
- 34, [34BMO](#), 34EMO, 34ESO3, 34SLO, ~~34BMO~~
- 35, [35BMO](#), 35EMO, 35ESO3, 35ESO4, 35HO, 35LSIO, 35SLO, ~~35BMO~~, 35SCO
- 36, [36BMO](#), 36EMO, 36ESO3, 36SLO, ~~36BMO~~
- 37, [37BMO](#), 37DDO, 37EMO, 37DPO, 37ESO1, 37ESO3, 37ESO7, 37LSIO, 37SLO, ~~37BMO~~
- 38, [38BMO](#), 38DDO, 38EMO, 38ESO3, 38ESO7, 38LSIO, 38SLO, ~~38BMO~~
- 39, [39BMO](#), 39ESO3, 39HO, 39LSIO, 39SLO, ~~39BMO~~

[Amending map list as per **MDF&C**]

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

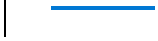
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Application of zones, overlays and provisions

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

Zones

- General Residential Zone to the existing serviced residential areas and small additional areas to ensure that there is sufficient residential land (i.e. at least a 15 year supply), particularly around the larger towns in accordance with the settlement framework plans and structure plans.
- Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited and to the existing commercial areas of the small towns to concentrate commercial and retail activities within and adjacent to the existing town centres. [incorporating duplicated content - MDF&C]
- Low Density Residential Zone and Rural Living Zone to the existing and serviced low density residential and rural living areas to consolidate development and limit urban growth into rural areas.
- Mixed Use Zone to areas on the periphery of the commercial centres of Leongatha and Korumburra to encourage residential opportunities close to town centres.
- ~~Commercial 1 Zone to the existing commercial areas of the major towns to concentrate office, retail and other commercial activities within the existing commercial centres.~~
- ~~Township Zone to the existing commercial areas of the small towns to concentrate commercial and retail activities within and adjacent to the existing town centres.~~[removing duplicated content – incorporated above - MDF&C]
- ~~Farming Zone to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses.~~
- Public Park and Recreation Zone to areas of public land used for recreation. [revising schedule to reflect provisions applied - MDF&C]
- Rural Activity Zone to areas relatively close to settlements where tourism use and development ~~can be~~ can be associated and/or compatible with agricultural production and environmental values.
- Rural Conservation Zone to Estate 3 at Venus Bay to protect and enhance the area's environmental values.
- Industrial 1 and 3 Zones to existing and serviced industrial areas to accommodate existing and future industrial development.
- ~~Read-Transport~~ [revising schedule to reflect provisions applied - MDF&C] Zones – Category 1 and Category 2 according to the function of the road.
- ~~Public Use Zone 6 – Local Government to municipal transfer stations and landfills.~~
- Special Use Zone to sites where the particular use or development circumstances cannot be given effect by a standard zone. [revising schedule to reflect provisions applied - MDF&C]
- Public Conservation and Resource Zone to areas of public land used for conservation and resource management. [revising schedule to reflect provisions applied - MDF&C]



Overlays

- Environmental Significance Overlay Schedule —1 —Areas of Natural Significance to areas comprising significant flora and fauna. [revising schedule to reflect provisions applied - MDF&C]
- Environmental Significance Overlay Schedule 2 – Special Water Supply Catchments – to catchments used for provision of potable water supplies. [revising schedule to reflect provisions applied - MDF&C]

- ~~[revising schedule to reflect provisions applied – MDF&C]~~
- Environmental Significance Overlay Schedule 3 – Coastal Settlements to the coastal areas to ensure that development is sensitive to the environmental values of the area. [revising schedule to reflect provisions applied - MDF&C]
- Environmental Significance Overlay Schedule 4 – sewerage Treatment Plant and Environs to land surrounding sewage treatment plants. [revising schedule to reflect provisions applied - MDF&C]
- Environmental Significance Overlay Schedule 7 – Coastal Settlements to the coastal areas to ensure that development is sensitive to the environmental values of the area. [revising schedule to reflect provisions applied - MDF&C]
- Environmental Significance Overlay Schedule 8 - Manufacture of Milk Products Amenity Buffer to the milk products factory site in Leongatha and surrounding land. [revising schedule to reflect provisions applied - MDF&C]
- Environmental Significance Overlay Schedule 9 [revising schedule to reflect provisions applied - MDF&C] – Giant Gippsland Earthworm and Habitat Protection to areas comprising suitable habitat and earthworms.
- Heritage Overlay to sites of local heritage significance. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 1 – Township Approach to the entrances of townships from the Highway. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 2 – Burchell Lane Industrial Area to the Burchell Lane industrial precinct in Mirboo North to guide the form of industrial development and protect amenity of nearby uses. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 3 – Sandy Point to manage development and protect the character of the area. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 4 – Waratah Bay to manage development and protect the character of the area. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 5 – Venus Bay to manage development and protect the character of the area. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 6 – Tarwin Lower manage development and protect the character of the area. [revising schedule to reflect provisions applied - MDF&C]

- [Design and Development Overlay Schedule 7 – Korumburra Industrial Area Highway](#)
- [Precinct to guide the form of industrial development.](#) [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 8 – Emergency Medical Services Helicopter Flightpath Area: Leongatha Hospital (Inner Area) to protect Emergency Medical Service (EMS) helicopter operations serving the Leongatha Memorial Hospital.
- [Design and Development Overlay Schedule 9 – Emergency Medical Services Helicopter Flightpath Area: Leongatha Hospital \(Outer Area\) to protect Emergency Medical Service \(EMS\) helicopter operations serving the Leongatha Memorial Hospital.](#) [revising schedule to reflect provisions applied - MDF&C]
- [Design and Development Overlay Schedule 10 – Emergency Medical Services Helicopter Flightpath Area: Leongatha Hospital \(Inner Area\) to protect Emergency Medical Service](#)

- (EMS) helicopter operations serving the Foster Hospital. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 11 – Emergency Medical Services Helicopter Flightpath Area: Leongatha Hospital (Outer Area) to protect Emergency Medical Service. [revising schedule to reflect provisions applied - MDF&C]
- (EMS) helicopter operations serving the Foster Memorial Hospital. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 12 – Nyora Town Centre to guide development within the town centre. [revising schedule to reflect provisions applied - MDF&C]
- Design and Development Overlay Schedule 13 – Mirboo North Town Centre to guide development within the town centre. [revising schedule to reflect provisions applied - MDF&C]
- ~~Environmental Significance Overlay – Water Catchments to catchments used for provision of potable water supplies.~~ [duplication / rewording for clarity - MDF&C]
- ~~Environmental Significance Overlay – Areas Susceptible to Erosion to protect land subject to erosion.~~ [duplication / rewording for clarity - MDF&C]
- ~~Environmental Significance Overlay – Coastal Areas to the coastal areas to ensure that development is sensitive to the environmental values of the area.~~ [duplication / rewording for clarity - MDF&C]
- ~~Design and Development Overlay to guide the future character of the Mirboo North town centre as the town changes~~
- Development Plan Overlay Schedule 1 - Korumburra Entrance Node to guide future development of the area. [rewording for clarity - MDF&C]
- Development Plan Overlay Schedule 2 - Waratah Bay to guide future development of the area. [rewording for clarity - MDF&C]
- ~~Development Plan Overlay Schedule 3 – Saputo Dairy Australia Leongatha Factory to guide future development of this site [updated wording as per Council’s direction - revising schedule to reflect provisions applied - MDF&C] Development Plan Overlay Schedule~~
- ~~Development Plan Overlay Schedule 4 - Low Density Residential Zone Development Plan – Simons Lane to guide future development of the area. [revising schedule to reflect provisions applied - MDF&C] Development Plan Overlay Schedule.~~
- ~~Development Plan Overlay Schedule 5 - Nyora Residential Development Transition Area to guide future development of the area. [revising schedule to reflect provisions applied - MDF&C] Development Plan Overlay Schedule.~~
- Development Plan Overlay Schedule 6 - Korumburra Residential Growth Areas to guide future development of the area. [revising schedule to reflect provisions applied - MDF&C]
- Development Plan Overlay Schedule 7 - Jumbunna Road Residential Area to guide future development of the area. [revising schedule to reflect provisions applied - MDF&C]

- Development Plan Overlay Schedule 8 Residential Growth Area (North West Korumburra) to guide future development of the area. [revising schedule to reflect provisions applied - MDF&C]
- Development Plan Overlay Schedule 9 - Western Leongatha Residential Growth Area to guide future development of the area. ~~Development Plan Overlay Schedule~~. [revising schedule to reflect provisions applied - MDF&C]
- Development Plan Overlay Schedule 10 - Nyora Urban Residential Growth Area (South of Glovers Road) to guide future development of the area. [revising schedule to reflect provisions applied - MDF&C]
- Development Plan Overlay Schedule 11 - Berrys Creek Road Residential Development Area to guide future development of the area. [rewording for clarity - MDF&C]
- Erosion Management Overlay Schedule 1 ~~Schedule 1 to Clause 44.01 Erosion Management Overlay~~ to manage land at risk from erosion and landslip. [revising schedule to reflect provisions applied - MDF&C]
- Land Subject to Inundation Overlay Schedule 1 to land at risk from flood inundation. [revising schedule to reflect provisions applied - MDF&C]
- Bushfire Management Overlay Schedule 1 - Venus Bay, Walkerville Bal-29 Areas to provide specific guidance for land use and development in response to bushfire risk. [revising schedule to reflect provisions applied - MDF&C]
- Bushfire Management Overlay Schedule 2 - Foster, Meeniyan, Mirboo North/Baromi, Port Welshpool, Tarwin Lower, Venus Bay, Walkerville Bal-12.5 Areas to provide specific guidance for land use and development in response to bushfire risk. [revising schedule to reflect provisions applied - MDF&C]
- State Resource Overlay Schedule 1 - Strategic Extractive Resource Areas to ensure that land use and development is compatible with the future use of the area for extractive industries. [revising schedule to reflect provisions applied - MDF&C]
- State Resource Overlay Schedule 2 - Protecting Extractive Industries to land west of Nyora to ensure that land use and development is compatible with the future use of the area for extractive industries. [revising schedule to reflect provisions applied - MDF&C]
- Public Acquisition Overlay to identify land which is proposed to be acquired by a Minister, public authority or municipal council and reserve it for a public purpose. [revising schedule to reflect provisions applied - MDF&C]
- Airport Environs Overlay - Schedule 2 to ensure that land use and development are compatible with the operation of airports and airfields in the municipality. [revising schedule to reflect provisions applied - MDF&C]
- Environmental Audit Overlay to identify potentially contaminated land. [revising schedule to reflect provisions applied - MDF&C]
- Road Closure Overlay to identify land formerly used for a road which is now closed. [revising schedule to reflect provisions applied - MDF&C]
- ~~Development Plan Overlay Schedule~~. [duplication / rewording for clarity - MDF&C]
- ~~Development Plan Overlay Schedule~~. [duplication / rewording for clarity - MDF&C]
- Restructure Overlay including Restructure Plans and the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire (August 2019)
- Parking Overlay Schedule 1 - Leongatha Central Business District to identify

- appropriate car parking rates for land uses within the Leongatha Central Business District. [revising schedule to reflect provisions applied - MDF&C]
- Specific Controls Overlay to land to be developed in accordance with a specific control contained in a corresponding incorporated document.

Provisions

- Specific sites and exclusions to provide specific direction for land use and development on sites subject to an incorporated document.
- Subdivision and public open space contribution to prescribe the amount of contribution for public open space. [revising schedule to reflect provisions applied - MDF&C]
- ~~A development contributions policy to guide infrastructure provision.~~ [removing reference to further strategic work - MDF&C]

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SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

Further strategic work

Apply planning controls that address land use risk and climate change in coastal areas, including townships, as part of the South Gippsland Coastal Strategy 2023 implementation. This may result in an update to the South Gippsland Housing and Settlement Strategy 2013.

Review controls on residentially zoned land and, where necessary, undertake character assessments to inform new planning controls to manage development, considering the full suite of residential zones and overlays. ~~This should include:~~

~~Guidance about development on laneways, particularly in Korumburra and Leongatha relating to infill subdivision and development proposals. [summarising / rewording - MDF&C]~~

~~Review of the existing Environmental Significance Overlays (ESO) and Design and Development Overlays (DDO) to ensure they are achieving what is expected from them, are applied at the right scale, have the correct permit triggers in them and sufficient detail to better aid applicants and decision makers. [summarising / rewording - MDF&C]~~

~~Clearer urban design guidance to assist with balancing the tension between competing objectives and outcomes for the siting and design of buildings and works. [summarising / rewording - MDF&C]~~

Prepare a Rural Landscapes Assessment and review the South Gippsland Rural Land Use Strategy 2011 to check that planning controls are protecting inland and rural hinterlands and transport / tourism routes from inappropriate development. This should address identification and protection of significant landscapes, preservation of agricultural land, and guidance for achieving development outcomes in keeping with scope of agricultural use. ~~This should include:~~ [summarising / rewording - MDF&C]

~~Review rural dwellings and subdivision policy requirements to ensure consistency with the Planning Policy Framework and protection of local values with input via community consultation. [summarising / rewording - MDF&C]~~

~~Review ESO1 Areas of Natural Significance and prepare a detailed statement of significance and reduce the objectives to one. This may require splitting the existing ESO1 into finer-grained ESOs to address the specific issues of environmental significance or consider the benefits of translating to the Significance Landscape Overlay (SLO). [summarising / rewording - MDF&C]~~

~~Review whether the S173 Agreement requirements detailed in the South Gippsland Rural Land Use Strategy 2011 can be incorporated into the planning scheme and if not, undertake further strategic work to identify other controls to address dwelling density in rural areas. [summarising / rewording - MDF&C]~~

~~Review rural dwellings and subdivision policy requirements to ensure consistency with the Planning Policy Framework and protect local values, with input via community consultation. [summarising / rewording - MDF&C]~~

~~Finalise and implement Council's current review of planning permit triggers in the Shires rural areas. [summarising / rewording - MDF&C]~~

Plan Nyora's growth and infrastructure to accommodate the expected growth in the area and transition it successfully to a higher order town in South Gippsland Shire. This will

require a minor review of the South Gippsland Housing and Settlement Strategy 2013, implementation of the Nyora Development Strategy 2016 and may include urban character and flood risk controls.

Facilitate the introduction of a Development Contributions Plan for key urban growth areas in Leongatha, Korumburra, Nyora, Mirboo North and Foster, in consultation with the Department of Transport and Planning on key transport infrastructure issues.

Prepare and implement the Industrial Land Use Strategy to ensure a sufficient, appropriately located supply of industrial land, particularly considering the impacts of emerging off shore energy generation, and the changing needs of the agricultural industry and implement planning measures for the Barry Beach Marine Terminal as required under the Regional Precinct and Partnership Plan.

Continue implementation of new and updated flood mapping where supported by the relevant floodplain management authority [updating for clarity at the direction of Council]~~Implement the Flood & Drainage Study for Foster and Surrounding Catchments July 2019 in partnership with the West Gippsland Catchment Management Authority.~~

Apply the Heritage Overlay to locally significant heritage precincts and continue implementation of the South Gippsland Heritage Study with the support of the community~~Update the South Gippsland Heritage Study 2004 as necessary and apply the Heritage Overlay to all heritage places and precincts of local heritage significance.~~

Review planning controls for the Southern Leongatha Growth Area to support residential development and highway frontage commercial development in this locality-[New proposed work – derived from policy direction of 11.01-1L-02]

Implement the Waratah Bay Coastal Hazard Assessment. [New proposed work – SGSC]

Undertake the Foster Structure Plan. [New proposed work – 2023 Planning Scheme Review

Implement the Bushfire Assessment Planning Recommendations for Foster and Mirboo North. [New proposed work – SGSC]

Implement a local signage policy. [New proposed work – SGSC]