

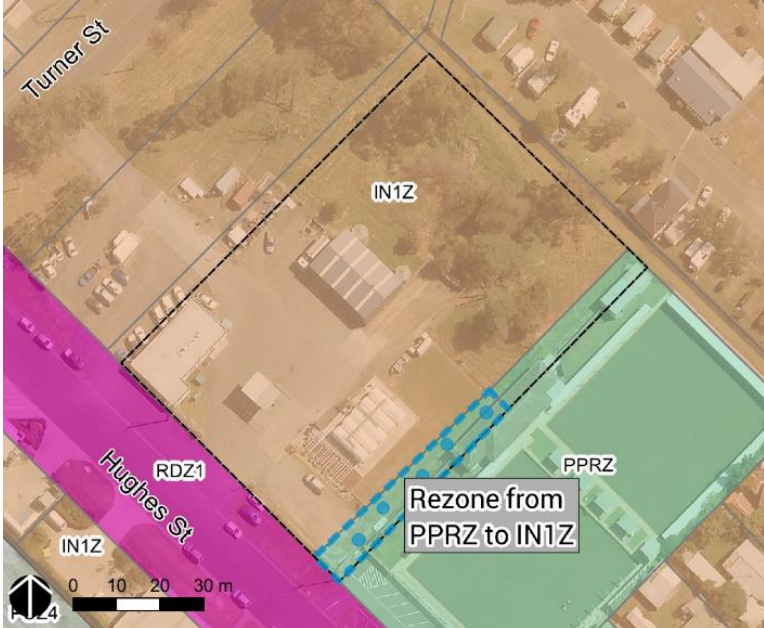
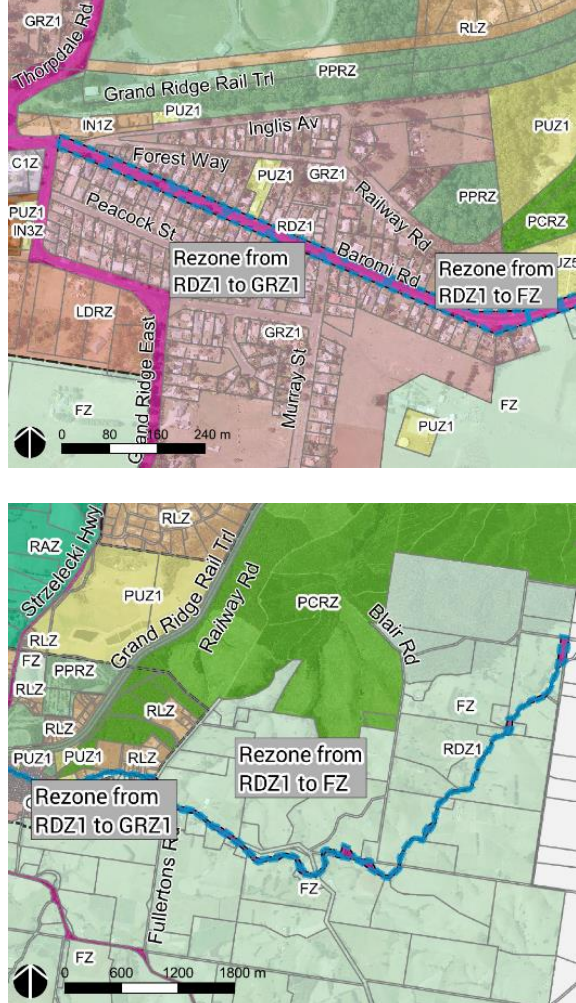


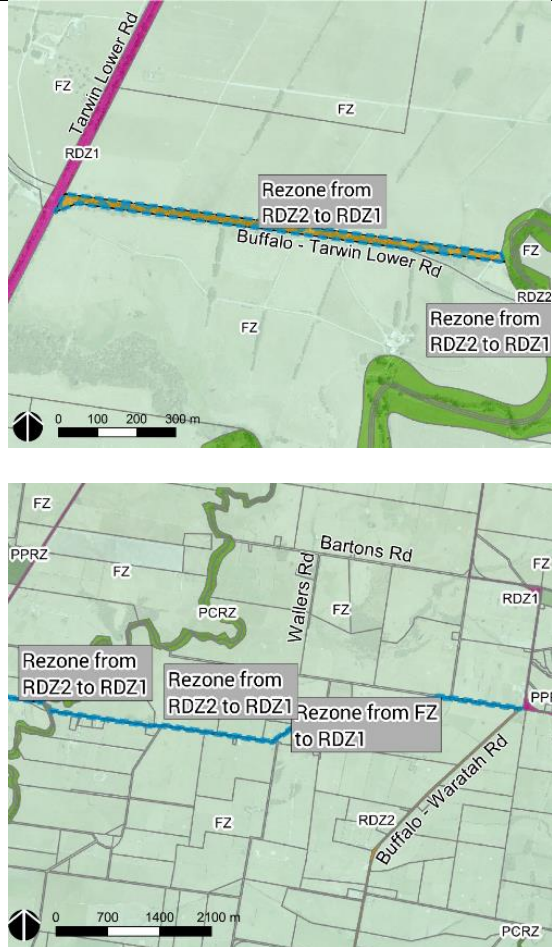
SOUTH GIPPSLAND SHIRE COUNCIL

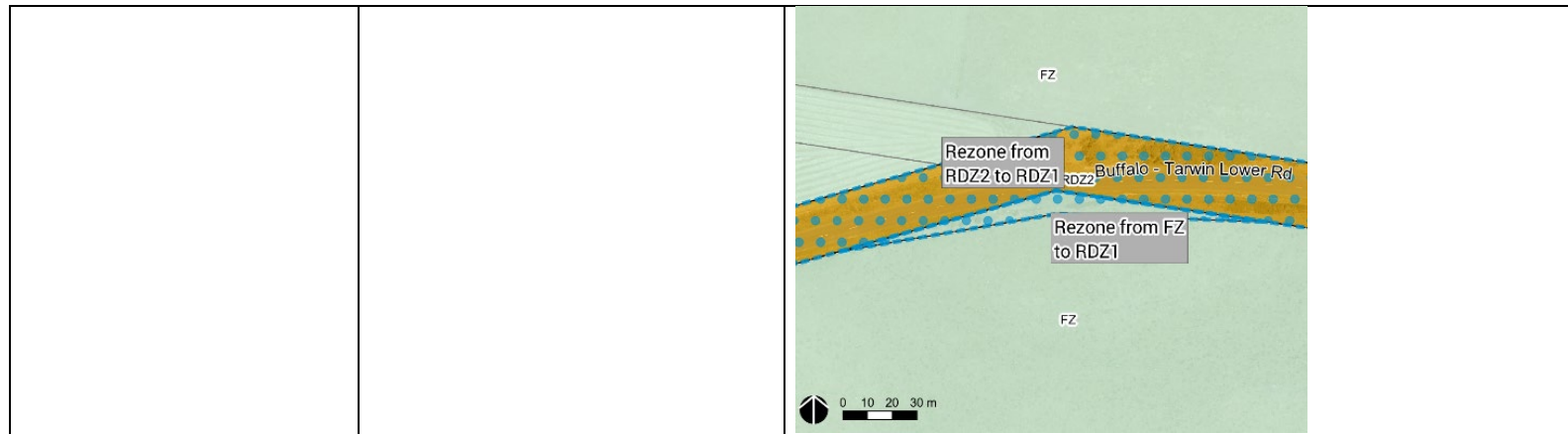
Planning Scheme Amendment – C125 General Amendment

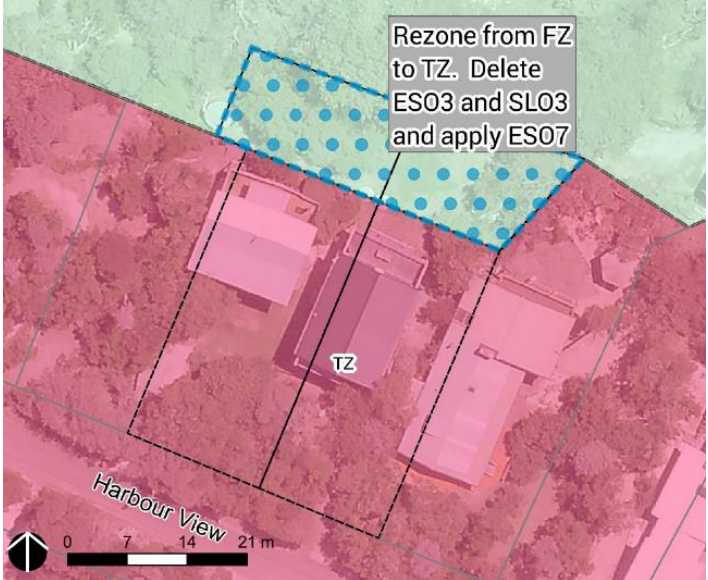


Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>Item 1</p> <p>Zoning Anomaly – Evans Petroleum Depot 22-24 Hughes Street, Leongatha (1\TP102102)</p> <p>Planning Scheme Map Reference: Map No. 16</p>	<p>Issue For the land at 22-24 Hughes Street, Leongatha being 1\TP102102 Parish of Leongatha, a zoning anomaly exists where the Public Park Recreation Zone (PPRZ) applies to 3.9% of the title that is in private ownership. The land is currently used as a Petroleum Depot.</p> <p>Proposed Change Rezone the portion of 1\TP102102 from Public Park and Recreation Zone (PPRZ) to Industrial Zone 1 (IN1Z) to remove the split zoning.</p>	<p>Legend</p> <p> Proposed Mapping Changes</p> <p> Affected Property Boundary</p>  <p>Rezone from PPRZ to IN1Z</p>

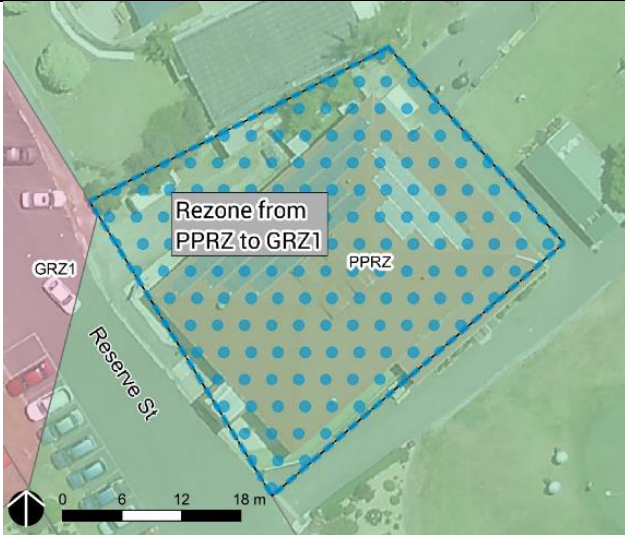
<p>Item 2</p> <p>Zoning Anomaly – Boolarra- Mirboo North Road Boolarra-Mirboo North Road</p> <p>Planning Scheme Map Reference: Map No. 8 & 9</p>	<p>Issue</p> <p>The Boolarra – Mirboo North Road is currently zoned Road Zone Category 1 (RDZ1) however South Gippsland best practice is to only apply the RDZ1 to roads declared under the <i>Road Management Act 2004</i>. The No S 355 Government Gazette on 2 November 2011 declared the Boolarra-Mirboo North Road as a Municipal Road which revoked it from the <i>Road Management Act 2004</i>.</p> <p>Proposed Change</p> <p>Rezone Boolarra – Mirboo North Road from RDZ1 to match the neighbouring zoning being Farming Zone (FZ) and General Residential Zone Schedule 1 (GRZ1).</p>	
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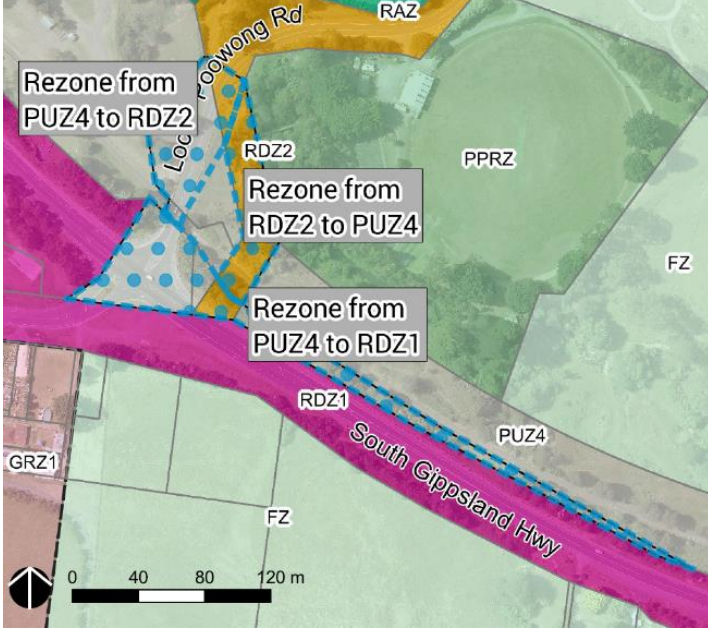
<p>Item 3</p> <p>Zoning Anomaly – Buffalo-Tarwin Road Buffalo-Tarwin Road</p> <p>Planning Scheme Map Reference: Map No. 23 & 26</p>	<p>Issue</p> <p>The Buffalo Tarwin Road and 1/TP512541 Parish of Meeniyar is currently zoned Road Zone Category 2 (RDZ2) and Farming Zone respectively. The No S 355 Government Gazette on 2 November 2011 declared the Buffalo Tarwin Road and 1/TP512541 as an arterial road. It is a requirement that any declared roads under the <i>Road Management Act 2004</i> be zoned Road Zone Category 1.</p> <p>Proposed Change</p> <p>Rezone Buffalo-Tarwin Road from RDZ2 to RDZ1 and 1/TP512541 from Farming Zone to RDZ1.</p>	
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<p>Item 4</p> <p>Zoning Anomaly/Split Zoning – Sandy Point 39 Harbour View Road, Sandy Point (L1 LP502532S Parish of Waratah North)</p> <p>41 Harbour View Road, Sandy Point (L1 PS502533Q Parish of Waratah North)</p> <p>Planning Scheme Map Reference: Map No. 38</p>	<p>Issue</p> <p>39 and 41 Harbour View Sandy Point are both in private ownership with 70% of the properties in the Township Zone (TZ) and the remaining of the lot in the Farming Zone (FZ). The land towards the north-east has been fenced off and appears to be used with the residential dwelling that is towards Harbour View Road. The portion of the lots are not being used for farming purposes. The lots to the East which are of a similar lot size (compared with those to the north west which are smaller) and are entirely within the Township Zone. It is understood to be good planning practice to minimise lots with more than one zone as they can become more difficult and confusing for all parties to manage.</p> <p>Proposed Change</p> <p>Rezone the portion of 39 and 41 Harbour View, Sandy Point which is currently zoned Farming Zone (FZ) to Township Zone (TZ) so that the lots are entirely TZ. Remove the Significant Landscape Overlay Schedule 3 (SLO3) and the Environmental Significance Overlay</p>	
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	Schedule 3 (ESO3) and apply the Environmental Significance Overlay Schedule 7 (ESO7) to ensure the overlays are consistent with Sandy Point.	
<p>Item 5</p> <p>Zoning Anomaly/Split Zoning – Mirboo North Aged Care</p> <p>Planning Scheme Map Reference: Map No. 9</p>	<p>Issue</p> <p>The land at 6 Brennan Street, Mirboo North (PC375463 Parish of Mirboo North Township) is privately owned however currently zoned Public Use Zone Category 3 (PUZ3). Even though this land is used as an aged care facility, it is privately owned and managed.</p> <p>Proposed Change</p> <p>Rezone 80% of 6 Brennan Street from Public Use Zone 3 (PUZ3) to match the remaining General Residential Zone Schedule 1 (GRZ1). The GRZ1 is reflective of the land use and ownership.</p>	<p>The map shows an aerial view of a residential area. A central rectangular area is highlighted with a blue dotted pattern and labeled 'Rezone from PUZ3 to GRZ1'. This area is bordered by Burchell Lane to the north, Giles St to the south, and Brennan St to the east. Surrounding areas are labeled with zoning codes: PUZ6 to the north, PUZ3 to the northeast, GRZ1 to the west and south, and RDZ1 to the east. A scale bar at the bottom left indicates distances of 0, 10, 20, and 30 meters.</p>

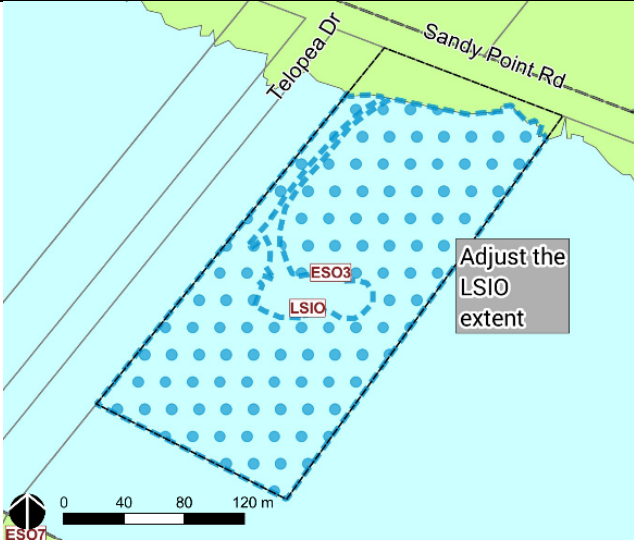
<p>Item 6</p> <p>Zoning Correction – Foster 11 Reserve Street Foster (14~22\PP5296)</p> <p>Planning Scheme Map Reference: Map No. 29</p>	<p>Issue The land at 11 Reserve Street Foster (14~22\PP5296) is privately owned by the Foster Golf Club and it is the location of the Foster Club House. It is currently zoned Public Park and Recreation Reserve. This is not an appropriate zone for a private use.</p> <p>Proposed Change Rezone the portion of 11 Reserve Street, Foster which is currently zoned Public Park and Recreation Zone (PPRZ) to General Residential Zone 1 (GRZ1) as it is privately owned.</p>	
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<p>Item 7</p> <p>Zoning Anomaly – South Gippsland Highway Loch Intersection at South Gippsland Highway and the Loch-Poowong Road</p> <p>Planning Scheme Map Reference: Map No. 4</p>	<p>Issue</p> <p>The currently zoning at the intersection at South Gippsland Highway and the Loch-Poowong Road does not reflect the true alignment of the roads and the intersection. In consultation with VicRoads, rezoning of land from Public Use Zone Category 4 (PUZ4) and Road Zone Category 2 (RDZ2) to Road Zone Category 1 (RDZ1) to coincide with the Arterial Road boundaries is supported by the Government Gazette 7 September 2007 – Declaration part South Gippsland Highway. The Road Zone Category 2 does not match the alignment of the Loch-Poowong Road. Where the RDZ2 is moved to realign with the road the needs to be rezoned Public Use Zone Category 4 (PUZ4).</p> <p>Proposed Change</p> <p>Apply the Road Zone Category 1 (RDZ1) to the land currently zoned Public Use Zone Schedule 4 (PUZ4) in accordance with the Arterial Road boundaries as the attached Government Gazette 7 September 2007 – Declaration part South Gippsland Highway. Align the Road</p>	
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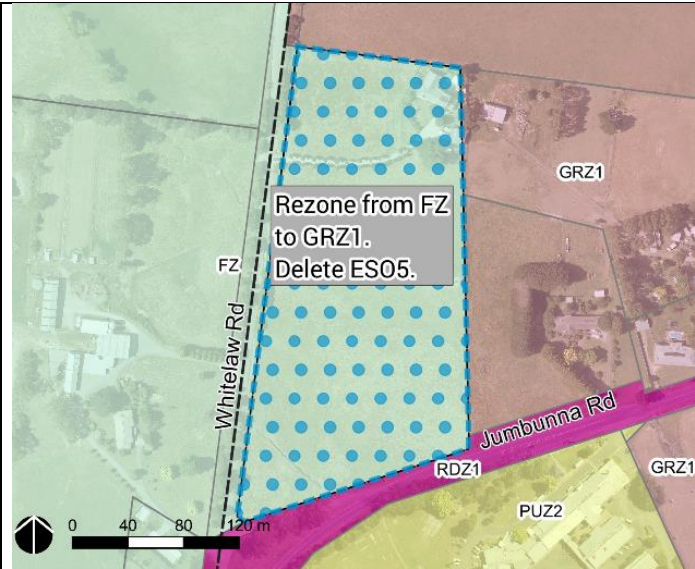
	Zone Category 2 (RDZ2) to match the Road alignment of the Loch-Poowong Road and rezone the land currently Road Zone Category 2 (RDZ2) to Public Use Zone Schedule 4 (PUZ4).	
<p>Item 8</p> <p>Zoning Correction – Port Welshpool Lewis Street, Port Welshpool (35G~B\PP3790 and 1H\PP5652)</p> <p>Planning Scheme Map Reference: Map No. 33</p>	<p>Issue</p> <p>The land at Lewis Street, Port Welshpool (35G~B\PP3790 and 1H\PP5652) is owned by the Department of Environment, Land, Water and Planning (DELWP) and is zoned Public Conservation and Resource Zone (PCRZ). The land is used as a car park. As the land is being used as a carpark and not used for conservation purposes, the current zoning is not appropriate for the land use.</p> <p>Proposed Change</p> <p>Rezone the land which is Public Conservation and Resource Zone (PCRZ) at Lewis Street Port Welshpool (CA 35G SB Parish of Welshpool) to Public Park and Recreation Zone (PPRZ). The broader area which is used in conjunction with this land is zoned PPRZ.</p>	

<p>Item 9</p> <p>Zoning Correction – Korumburra Green Valley Rise, Korumburra</p> <p>6 Hislops Lane (CA 20 SQ Parish of Korumburra Township)</p> <p>19 Hislops Lane (CA 19 SQ Parish of Korumburra Township)</p> <p>10 Green Valley Rise (CA 14 SQ Parish of Korumburra Township)</p> <p>8 Green Valley Rise (CA 13 SQ Parish of Korumburra Township)</p> <p>6 Green Valley Rise (CA 12 SQ Parish of Korumburra Township)</p> <p>4 Green Valley Rise (CA 11 SQ Parish of Korumburra Township)</p>	<p>Issue</p> <p>The lots identified in the corresponding map at Hislops Lane and Green Valley Rise are currently zoned Rural Activity Zone (RAZ). The lots identified have been developed with a dwelling and connected to reticulated sewer and water. Rezoning to the General Residential Zone Schedule 1 (GRZ1) has been identified as appropriate to reflect the land use. This rezoning is supported by the Korumburra Framework Plan which identifies this land as a future residential expansion area. To ensure the planning rules associated with the GRZ1 and Korumburra are consistent, the Environmental Significant Overlay Schedule 2 (ESO2) and the Environmental Significant Overlay Schedule 5 (ESO5) are proposed to be removed. The rezoning and removal of overlays would be reflective of the current land use where the small residential lots have been developed with a dwelling.</p> <p>Proposed Change</p> <p>Rezone the land which is currently Rural Activity Zone (RAZ) at 6 and</p>	
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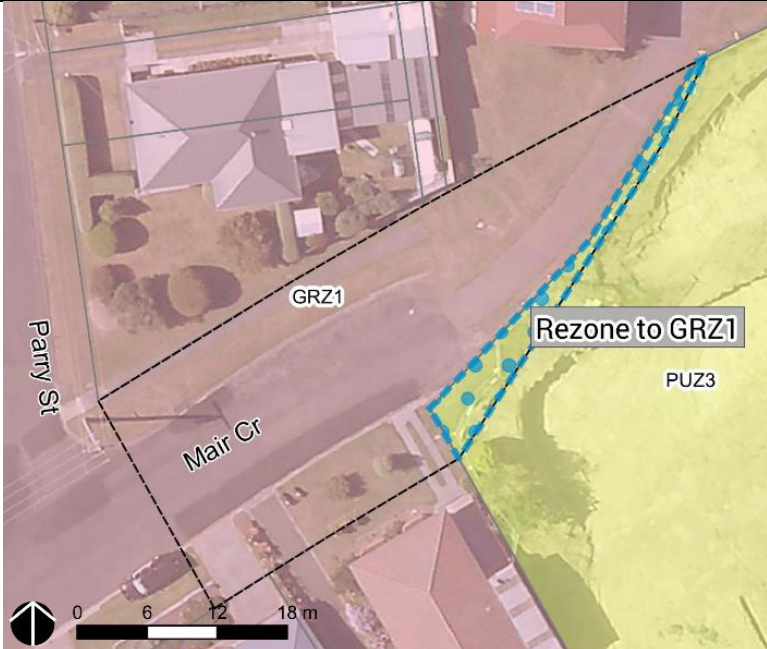
<p>2 Green Valley Rise (CA 10 SQ Parish of Korumburra Township)</p> <p>Planning Scheme Map Reference: Map No. 14</p>	<p>19 Hislops Lane and 2 to 10 Green Valley Rise to General Residential Zone Schedule 1 (GRZ1) and remove Environmental Significance Overlay Schedule 2 and Environmental Significance Overlay Schedule 5. The removal of Environmental Significant Overlay Schedule 2 (ESO2) is appropriate because the lots have been connected to reticulated sewer. The ESO5 Areas Susceptible to Erosion was an overlay carried over from the former Shire of Woorayl Planning Scheme and applied as blanket controls. It affects considerable areas of the Shire and were not originally applied to residential zones nor do they appropriately reflect the residential characteristics of affected land.</p>	
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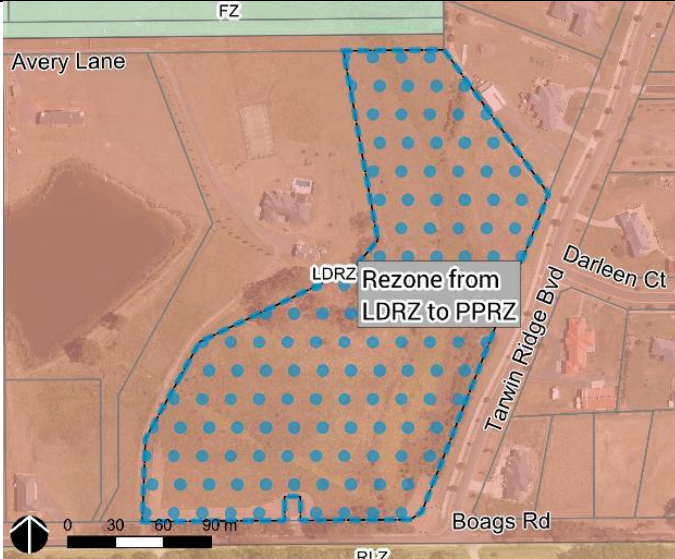
<p>Item 10</p> <p>Overlay Adjustment – Sandy Point 6 Sandy Point Road, Sandy Point (L1 LP120355 Parish of Waratah North)</p> <p>Planning Scheme Map Reference: Map No. 38</p>	<p>Issue Earthworks at 6 Sandy Point Road, Sandy Point (L1 LP120355 Parish of Waratah North) have changed the Australian Height Datum (AHD) of the property which has changed the Land Subject to Inundation Overlay (LSIO) extents.</p> <p>Proposed Change The West Gippsland Catchment Management Authority (WGCMA) provided the new extents the LSIO based on the year 2100 1% AEP flood extent as a result of the earthworks that have taken place on the property. The new data was provided to Council on the 10 September 2020. This has been done at the request of the property owner.</p>	
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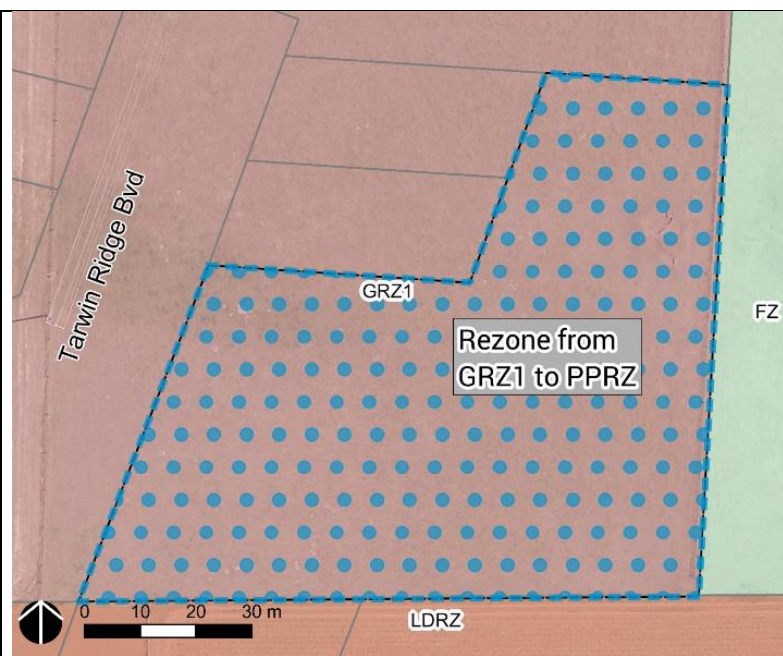
<p>Item 11</p> <p>Zoning Correction – Hall Road Foster</p> <p>Hall Road, Foster (CA 1E SB Parish of Wonga Wonga South)</p> <p>Planning Scheme Map Reference: Map No. 26</p>	<p>Issue</p> <p>Part of the publicly owned land at Hall Road Foster (CA 1E SB Parish of Wonga Wonga South) is currently zoned Farming Zone. This is not reflective of the current land use or ownership. The land is owned by the Department of Environment, Land, Water and Planning (DELWP) and it is understood to be managed in conjunction with the neighbouring publicly owned land.</p> <p>Proposed Change</p> <p>Rezone the land at Hall Road, Foster (CA 1E SB Parish of Wonga Wonga South) to the Public Conservation and Resource Zone (PCRZ) to align the land use and ownership with the correct zone. Remove Significant Landscape Overlay Schedule 3 to ensure that the land has the same overlay provisions as the broader PCRZ land. The removal of the overlay is supported by Amendment C45sgip where the panel report stated <i>'land within the larger settlements, the PCRZ and the PPRZ is excluded from the SLOs'</i>.</p>	
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<p>Item 12</p> <p>Zoning Proposal – Korumburra 293 Whitelaw Road, Korumburra (1/PS313150L Parish of Korumburra)</p> <p>Planning Scheme Map Reference: Map No. 10 & 14</p>	<p>Why has this amendment item been included?</p> <p>The landowners of 293 Whitelaw Road, Korumburra have requested the land be rezoned from Farming Zone Schedule 1 (FZ) to General Residential Zone Schedule 1 (GRZ1). The land was originally exhibited to be included as part of Amendment C66 however was subsequently removed at the request of the owner. The Development Plan Overlay Schedule 6 (DPO6) was applied to the land at the time.</p> <p>In consultation with DELWP, Council has deemed it appropriate to include this item as part of the general amendment. Council has limited resources and has identified it not necessary to run an individual amendment for one item however if there are objections received, Council has stated that the item will be separated from the broader general amendment. This is to ensure that the majority of general amendment changes can be made in a timely manner and corrections to the planning scheme are gazetted to improve useability.</p>	
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	<p>Proposed Change</p> <p>Rezone the land at 293 Whitelaw Road, Korumburra from Farming Zone Schedule 1 (FZ1) to General Residential Zone Schedule 1 (GRZ1). Remove the Environmental Significance Overlay (ESO5). The ESO5 Areas Susceptible to Erosion was an overlay carried over from the former Shire of Woorayl Planning Scheme and applied as blanket controls. It affects considerable areas of the Shire and were not originally applied to residential zones nor do they appropriately reflect the residential characteristics of affected land.</p> <p>The land proposed to be rezoned is within the settlement boundary and identified for future growth. Supply and demand data has been provided by the applicant and the applicant has agreed to signing the Section 173 agreement prior to the requirement of either planning panel or adoption of the amendment.</p>	
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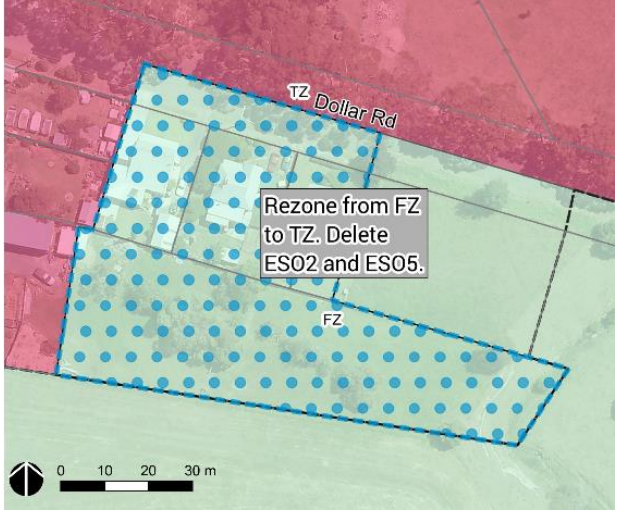
<p>Item 13</p> <p>Zoning Correction – Korumburra Mair Crescent, Korumburra (identified as a road).</p> <p>Planning Scheme Map Reference: Map No. 14</p>	<p>Issue A section of Mair Crescent (towards the north-east end) is currently zoned Public Use Zone Category 3 (PUZ3) however as it is identified as part of the road it should be zoned General Residential Zone Schedule 1 (GRZ1). In the current zoning state, it is confusing as it appears that the part of the road forms part of the PUZ3 land.</p> <p>Proposed Change Rezone the portion of Mair Crescent from Public Use Zone Category 3 (PUZ3) to General Residential Zone Schedule 1 (GRZ1) to reflect the broader zoning of the road.</p>	
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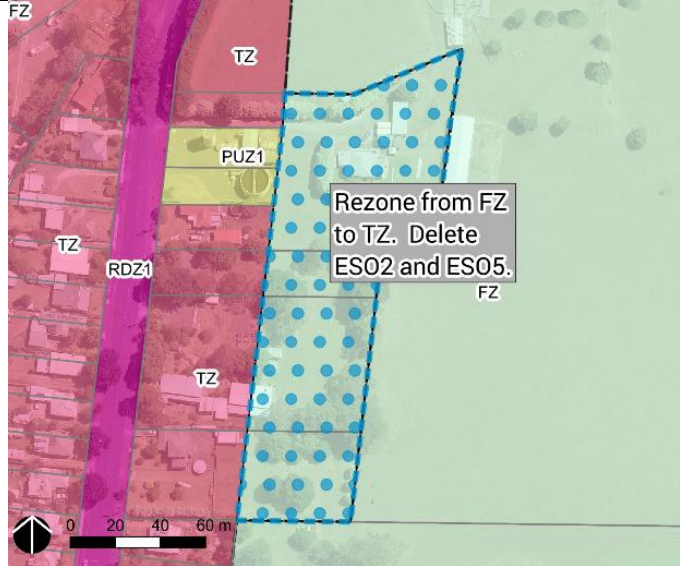
<p>Item 14</p> <p>Zoning Correction – Leongatha Tarwin Ridge Boulevard, Leongatha (RES1\PS820131)</p> <p>Planning Scheme Map Reference: Map No. 16</p>	<p>Issue</p> <p>The land at Tarwin Ridge Boulevard, Leongatha (RES1\PS820131) is owned by Council and is used as a drainage reserve. It is currently zoned Low-Density Residential Zone Schedule 1 (LDRZ). This is not reflective of the land use or the Reserve on the title.</p> <p>Proposed Change</p> <p>Rezone the land at Tarwin Ridge Boulevards, Leongatha (RES1\PS820131) from Low Density Residential Zone Schedule 1 (LDRZ) to Public Park and Recreation Zone (PPRZ).</p>	
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<p>Item 15</p> <p>Zoning Correction – Leongatha 50 Panorama Rise, Leongatha (RES1\PS820131)</p> <p>Planning Scheme Map Reference: Map No. 16</p>	<p>Issue</p> <p>The land at 50 Panorama Rise, Leongatha (RES1\PS820131) is currently owned by Council and is used as a park. There is a playground on the land. It is currently zoned General Residential Zone (schedule 1). This is not reflective of the land use or the Reserve on the title.</p> <p>Proposed Change</p> <p>Rezone the land at 50 Panorama Rise, Leongatha (RES1\PS820131) from General Residential Zone Schedule 1 (GRZ1) to Public Park and Recreation Zone (PPRZ).</p>	
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<p>Item 16</p> <p>Zoning Correction – Leongatha 37 MacDonald Street, Leongatha (1\TP199094, RES1\PS524426, RES1\LP135549, RES1\PS347774).</p> <p>Planning Scheme Map Reference: Map No. 16</p>	<p>Issue The land at 37 MacDonald Street, Leongatha (1\TP199094, RES1\PS524426, RES1\LP135549 and RES1\PS347774) is currently owned by Council. It is a waterway with informal public walkway facilities. It has been identified in the South Gippsland Paths and Trails Strategy 2018 as a future unfunded project. It is currently zoned General Residential Zone Schedule 1 (GRZ1). This zone is not reflective of the land use or the Reserve on the title.</p> <p>Proposed Change Rezone the land at 37 MacDonald Street, Leongatha (1\TP199094, RES1\PS524426, RES1\LP135549 and RES1\PS347774). from General Residential Zone (schedule 1) to Public Park and Recreation Zone (PPRZ).</p>	
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<p>Item 17</p> <p>Overlay Correction – Leongatha 24 Commercial Street, Korumburra (1C~2\PP5434)</p> <p>Planning Scheme Map Reference: Map No. 14</p>	<p>Issue</p> <p>The southern entry to the subway brick tunnel at the Korumburra Railway Station which is referenced in the Victorian Heritage Register VHR H1571 is not included within the Heritage Overlay Schedule 18's (HO18) mapping extent. The tunnel is located at 24 Commercial Street, Korumburra (1C~2\PP5434) which is owned by South Gippsland Shire Council.</p> <p>Proposed Change</p> <p>Extend the Heritage Overlay (schedule 18) at 24 Commercial Street, Korumburra (1C~2\PP5434) to include the southern entry to the subway brick tunnel as referenced in the Victorian Heritage Register VHR H1571.</p>	 <p>The map is an aerial photograph with overlaid planning scheme boundaries. A red-shaded area represents the existing HO18 boundary. A blue-shaded area, outlined with a dashed blue line, indicates the proposed extension of the HO18 boundary. This extension covers a small area containing trees and a brick tunnel entrance. Labels on the map include 'HO5' in a red box, 'HO18' in a red box, and 'Extend HO18' in a grey box. A scale bar at the bottom left shows distances of 0, 7, 14, and 21 meters. The street 'Commercial St' is labeled on the left side of the map.</p>
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<p>Item 18</p> <p>Zoning Anomaly/Split Zoning and Overlay Adjustment– Dumbalk 38 Farmers Road (1\TP551546)</p> <p>40 Farmers Road, (1\TP532469, 1\TP618655)</p> <p>926A Meeniyen-Mirboo North Road (1\PS616954)</p> <p>2 Dollar Road (1\LP122106)</p> <p>4 Dollar Road (2\LP122106)</p> <p>6 Dollar Road (2\TP753819, 1\TP753819)</p> <p>4 Farmers Road (1\TP377728, 2\LP142495)</p>	<p>Issue</p> <p>There are a number of properties that are entirely within the Dumbalk settlement boundary however through historical boundary realignments have become split zoning lots. It is understood that good planning practice avoids split zoning. The properties within the settlement boundary that are split zoning are developed with a dwelling (Township Zone portion of the property) with the rear backyards zoned Farming Zone.</p> <p>2- and 4-Dollar Road are entirely within the settlement boundary and the Farming Zone however they are much smaller lots which have been developed with a dwelling and have standard residential yards. Farming zone Schedule 1 (FZ) for these properties is not reflective of the land use as they are associated with the Dumbalk settlement which is majority Township Zone Schedule 1 (TZ).</p> <p>Proposed Change Rezone the portions of properties that are Farming Zone Schedule 1</p>	
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<p>Planning Scheme Map Reference: Map No. 19</p>	<p>(FZ) to Township Zone Schedule 1 (TZ) and remove the Environmental Significance Overlay Schedule 2 (ESO2) and Environmental Significance Overlay Schedule 5 (ESO5). Amendment GC31 excluded land from ESO2 from the residential zones of unsewered areas in Mirboo North, Korumburra, Leongatha, Meeniyan, Stoney Creek, Kardella, Koonwarra and Dumbalk in the South Gippsland Planning Scheme. The removal of ESO2 from the FZ portions of the lots matches the intentions of Amendment GC31. The ESO5 Areas Susceptible to Erosion was an overlay carried over from the former Shire of Woorayl Planning Scheme and applied as blanket controls. It affects considerable areas of the Shire and were not originally applied to residential zones nor do they appropriately reflect the residential characteristics of affected land. Therefore, in line with the zoning of Dumbalk it is appropriate to match the overlays with the zoning and remove the ESO5.</p>	
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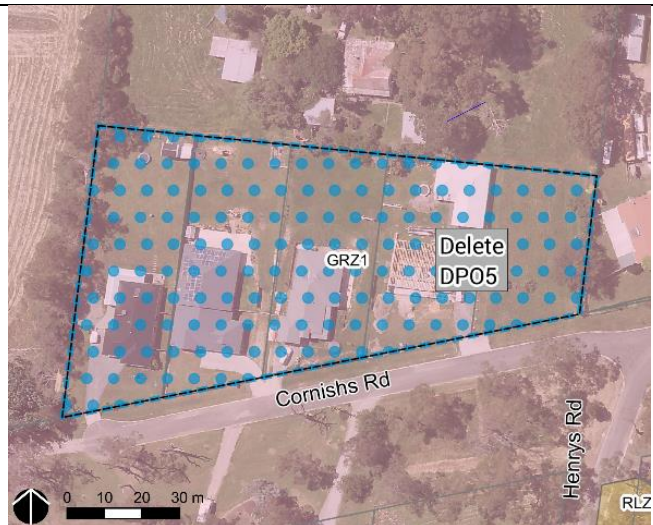
<p>Item 19</p> <p>Zoning Schedule Update – Rural Living Zone Schedule 1</p> <p>Rural Living Zone Schedule 1 update</p> <p>Planning Scheme Map Reference:</p> <p>N/A</p>	<p>Issue</p> <p>In their current state, Map 1 and Map 2 in the Rural Living Zone Schedule 1 (RLZ) are old and outdated. They are difficult to read and it is unclear as to where they are located in the South Gippsland Shire as there is no broader context or features associated with the maps.</p> <p>Proposed Change</p> <p>Update Map 1 and Map 2 in the Rural Living Zone Schedule 1 (RLZ) to ensure they meet the Form and Content of the planning scheme and to improve useability and readability.</p>	<div data-bbox="1122 292 1783 751"> <p>MAP 1</p> </div> <div data-bbox="1122 791 1783 1249"> <p>MAP 2</p> </div>
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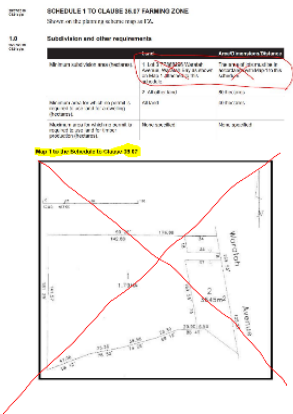
<p>Item 20</p> <p>Overlay Schedule Update – Design and Development Overlay Schedule 12</p> <p>Design and Development Overlay Schedule 1 update</p> <p>Planning Scheme Map Reference: TBC</p>	<p>Issue</p> <p>Figure 1 in the Design and Development Overlay Schedule 12 (DDO12) currently shows a blue line for the southern half of Davis Street with a 4m setback which is incorrect. Davis Street should show a setback of 0m.</p> <p>The 0m setback for Davis Street is supported by the Nyora Development Strategy (2016) which was adopted by Council on 24 August 2013 and the as part of Amendment C110 gazetted policy wording in the DDO12.</p> <p>The Nyora Development Strategy (2016) states (p.C4): <i>0 metres for Type A frontages along Mitchell Street, Davis Street, Henley Street and Grundy Avenue.</i></p> <p>The policy wording under the heading 'Height and Setbacks' in DDO12 references zero metres for Type A frontages along Mitchell Street, Davis Street, Henley Street and Grundy Avenue. Figure 1 in the gazetted DDO12 is not reflective of this and was an administrative error in the development of Figure 1.</p>	<p>FIGURE 1 - TOWN CENTRE MAP</p>  <p>LEGEND</p> <ul style="list-style-type: none"> Properties in DDO Active Frontages <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> Build to Boundary (0m Setback) Provide Weather Protection Type B Frontage <ul style="list-style-type: none"> Landscaped Setback (4m Setback)
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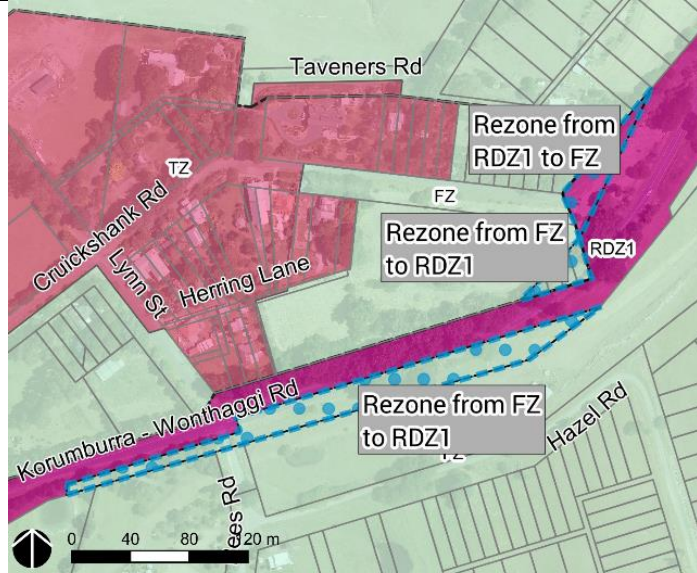
	<p>Proposed Change Update Figure 1 to reflect the Nyora Development Strategy (2016) and DDO12 policy wording.</p>	
<p>Item 21</p> <p>Overlay Schedule Update – Bushfire Management Overlay - Schedule 2 Bushfire Management Overlay Schedule 2 update</p> <p>Planning Scheme Map Reference: N/A</p>	<p>Issue Port Welshpool is misspelt in the heading of the Bushfire Management Overlay Schedule 2 (BMO2).</p> <p>Proposed Change Amend the spelling of Port Wheshpool to Port Welshpool in the heading of Bushfire Management Overlay Schedule 2 (BMO2).</p>	<p style="text-align: center;">SOUTH GIPPSLAND PLANNING SCHEME</p> <p><small>Item 21 C12-14pp</small></p> <p>SCHEDULE 2 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY Shown on the planning scheme map as BMO2.</p> <p>FOSTER, MEENIYAN, MIRBOO NORTHBAROMI, PORT WHELSPHPOOL, TARWIN LOWER, VENUS BAY, WAKERVILLE BAL-12.5 AREAS</p> <p><small>1.0 Item 21 C12-14pp</small></p> <p>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.</p>


<p>Item 22</p> <p>Zoning Correction – Meeniyar Tompkins Road Meeniyar (2017\PP5513)</p> <p>Planning Scheme Map Reference: Map No. 20</p>	<p>Issue</p> <p>The three owners at 126, 134 and 140 Whitelaw Street have approached the Department of Environment, Land, Water and Planning (DELWP) to subdivide 2017/PP5513 in line with the boundaries that run from south-east to north-west and purchase the land. The land is currently zoned Public Park and Recreation Zone. The land has already been fenced off as such that the subdivision has already occurred and being used by the three owners. Before this subdivision and land can be sold off, the land must be rezoned. It is necessary to rezone the subject land prior to the disposal for private ownership pursuant to the Victorian Government Land Transactions Policy and Guidelines 2016 which states that “an agency must not offer land for sale to a private purchaser that is zoned for a public purpose under a planning scheme unless an exemption is obtained under section 2(d) of the Policy.”</p> <p>Proposed Change</p> <p>At the request of DELWP, rezone Lot 2017\PP5513 on Tompkins Road</p>	 <p>Key Contact: Carly Kee carly.kee@delwp.vic.gov.au Program Officer – Land Sales</p>
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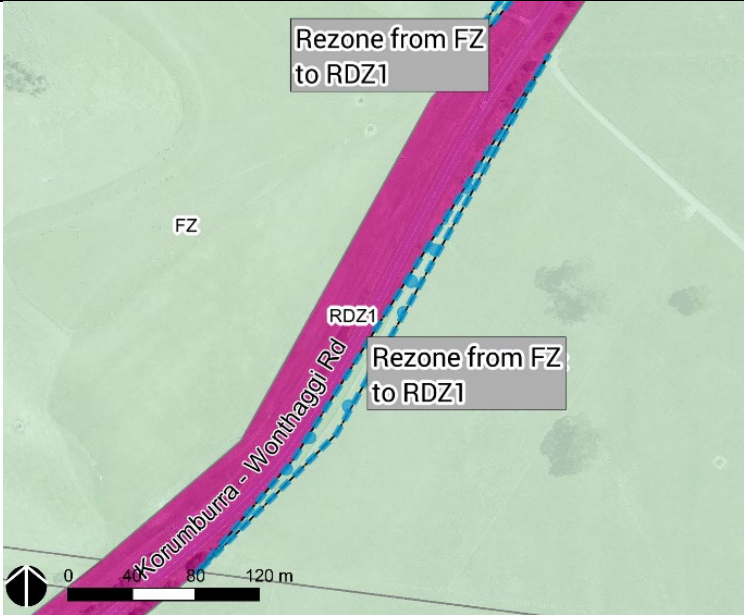
	Meeniyan from Public Park and Recreation Zone (PPRZ) to Commercial Zone Schedule 1 (C1Z).	
<p>Item 23</p> <p>Zoning Correction – South Gippsland Highway Nyora South Gippsland Highway, Loch (Road Reserve) South Gippsland Highway, Loch (1\TP835995)</p> <p>Planning Scheme Map Reference: Map No. 1</p>	<p>Issue Instead of the Road Zoning following the true alignment of the South Gippsland Highway it follows the Shire Boundary between South Gippsland and Bass Coast. The current zoning is not reflective of the current land use.</p> <p>VicRoads has been consulted and support the rezoning of the South Gippsland Highway to match the true alignment of South Gippsland Highway as shown in the Government Gazette 1 September 1948 page 5633-4 and SP4128.</p> <p>Proposed Change Rezone 1\TP835995 from Farming Zone Schedule 1 (FZ) to Road Zone Category 1 (RDZ1).</p> <p>Rezone the South Gippsland Highway (Road Reserve) from Road Zone Schedule 1 (RDZ1) to Farming Zone.</p>	

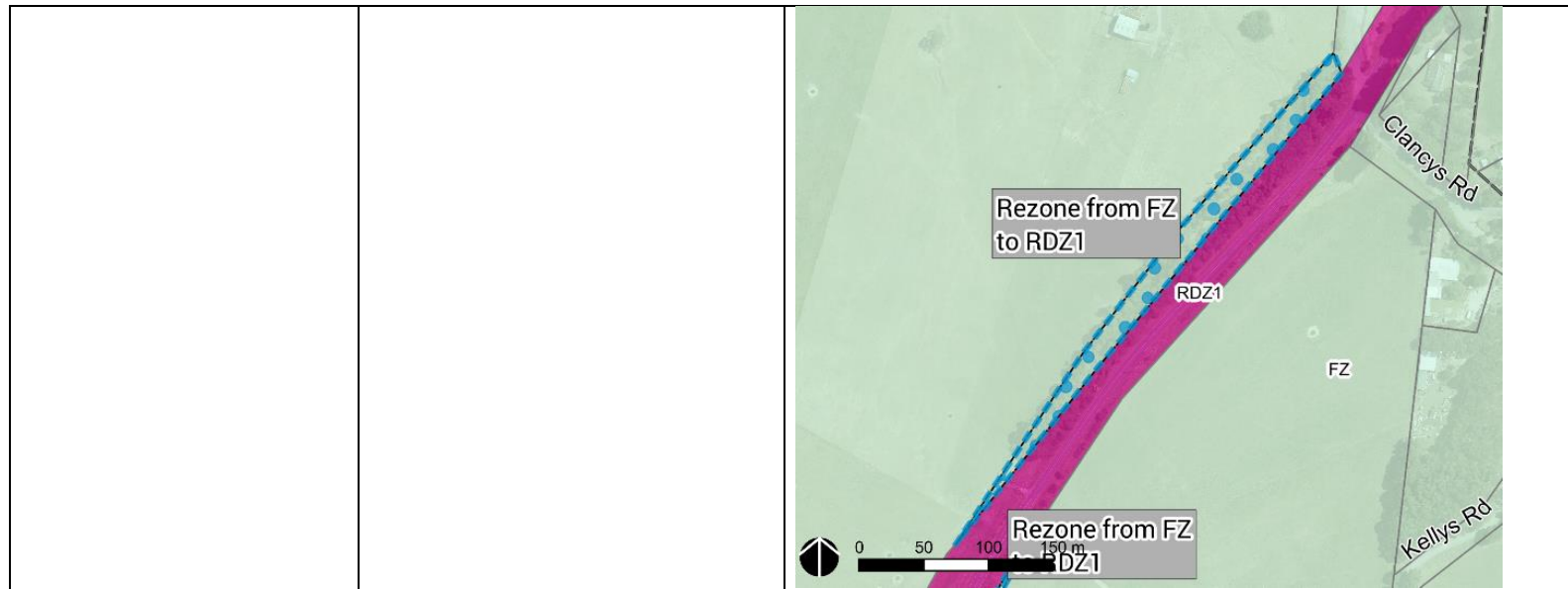
	<p>Bass Coast have been made aware of South Gippsland's rezoning intentions. Bass Coast have noted the South Gippsland Highway rezoning anomaly within their Shire boundary as part of their future strategic work.</p>	
<p>Item 24</p> <p>Overlay Adjustment – Nyora</p> <p>17 Cornishs Road (1\PS715873)</p> <p>19 Cornishs Road (2\PS715873)</p> <p>23 Cornishs Road (3\PS715873)</p> <p>27 Cornishs Road (4\PS715873)</p> <p>31 Cornishs Road (5\PS715873)</p> <p>Planning Scheme Map Reference:</p> <p>Map No. 2</p>	<p>Issue</p> <p>The subdivision has already taken place at 17 to 31 Cornishs Road, Nyora. All the properties except for 31 Cornishs Road have been developed with a dwelling. There is minimal value retaining the Development Plan Overlay Schedule 5 (DPO5) on this land as a result of the subdivision and land and in some instances has confused future purchases of the land when they have been listed for sale. These enquiries are an unnecessary drain on council resources.</p> <p>Proposed Change</p> <p>Remove the now redundant Development Plan Overlay Schedule 5 (DPO5) from 17 Cornishs Road (1\PS715873), 19 Cornishs Road (2\PS715873), 23 Cornishs Road (3\PS715873), 27 Cornishs Road (4\PS715873) and 31 Cornishs Road (5\PS715873).</p>	


<p>Item 25</p> <p>Overlay Schedule Update – Land Subject to Inundation Schedule 1 Land Subject to Inundation Schedule 1 update</p> <p>Planning Scheme Map Reference: N/A</p>	<p>Issue Under the 'Permit requirement' heading in the Land Subject to Inundation Schedule 1 (LSIO) there is a typing error in the fifth dot point with the numeral 1 after the word dwelling.</p> <p>Proposed Change Remove the numeral 1 after the word dwelling in the fifth dot point under the heading 'Permit requirement' heading in the Land Subject to Inundation Schedule 1 (LSIO).</p>	<ul style="list-style-type: none"> A single Replacement dwelling provided that the floor level is above the applicable floor levels set by the relevant floodplain management authority.
<p>Item 26</p> <p>Zoning Schedule Update – Farming Zone Schedule 1 Farming Zone Schedule 1 update</p> <p>Planning Scheme Map Reference: N/A</p>	<p>Issue The Waratah Bay subdivision requirements referred to in Schedule 1 to the Farming Zone have already taken place and as a result this reference is no longer required.</p> <p>Proposed Change Remove the now redundant reference to Waratah Bay in Schedule 1 to the Farming Zone as the subdivision has already occurred.</p>	 <p>The image shows a document titled 'SCHEDULE 1 TO CLASSE 16.1 FARMING ZONE'. It contains a table of requirements and a map of Waratah Bay. The table lists various requirements for different types of dwellings. The map shows the Waratah Bay subdivision area with a red 'X' over it, indicating it is no longer required.</p>

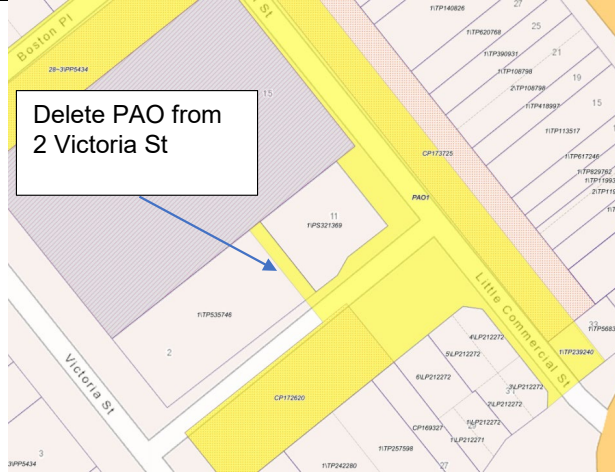
<p>Item 27</p> <p>Zoning Anomaly – Korumburra – Wonthaggi Road Korumburra – Wonthaggi Road, Jumbunna</p> <p>Planning Scheme Map Reference: Map No. 11</p>	<p>Issue</p> <p>There are misalignments between the declared boundaries of the Korumburra-Wonthaggi Road in Jumbunna and the zonings.</p> <p>Proposed Change</p> <p>Rezone the portions of the Korumburra-Jumbunna Boolarra – Mirboo North Road from Farming Zone (FZ) to Road Zone Category 1 (RDZ1) to more accurately reflect the declaration boundaries of Korumburra – Wonthaggi Road as per Government Gazette 7 August 1968 page 2813.</p>	
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<p>Item 28</p> <p>Zoning Anomaly – Korumburra – Wonthaggi Road Korumburra – Wonthaggi Road (north of Jumbunna settlement).</p> <p>Planning Scheme Map Reference: Map No. 11</p>	<p>Issue There are misalignments between the declared boundaries of the Korumburra-Wonthaggi Road in Jumbunna and the zonings.</p> <p>Proposed Change Rezone the portions of the Korumburra-Jumbunna Boolarra – Mirboo North Road from Farming Zone (FZ) to Road Zone Category 1 (RDZ1) to more accurately reflect the declaration boundaries of Korumburra – Wonthaggi Road as per Government Gazette 9 October 1968 page 3427.</p>	
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<p>Item 29</p> <p>Zoning Anomaly – Korumburra – Wonthaggi Road Korumburra – Wonthaggi Road, Jumbunna</p> <p>Planning Scheme Map Reference: Map No. 10</p>	<p>Issue</p> <p>There are misalignments between the declared boundaries of the Korumburra-Wonthaggi Road in Jumbunna and the zonings.</p> <p>Proposed Change</p> <p>Rezone the portions of the Korumburra-Jumbunna Boolarra – Mirboo North Road from Farming Zone (FZ) to Road Zone Category 1 (RDZ1) to more accurately reflect the declaration boundaries of Korumburra – Wonthaggi as per Government Gazette 28 August 1968 page 3070.</p>	
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<p>Item 30</p> <p>Rezoning Proposal – Venus Bay 141-143 Jupiter Boulevard Venus Bay (22\LP52658 and 23\LP52658).</p> <p>Planning Scheme Map Reference: Map No. 24</p>	<p>Why has this amendment item been included?</p> <p>At the June 2020 Ordinary Council Meeting, Council adopted the Venus Bay Tourism Precinct Plan. As part of that plan, additional parking spaces that support the Venus Bay town centre. To ensure the timely transition of this land use, rezoning has been identified for Council owned land at 141-143 Jupiter Boulevard Venus Bay (22\LP52658 and 23\LP52658).</p> <p>Proposed Change</p> <p>Rezone the Council owned land at 141-143 Jupiter Boulevard Venus Bay (22\LP52658 and 23\LP52658) from Township Zone to Public Use Zone Category 6 (PUZ6).</p>	
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<p>Item 31</p> <p>Overlay Anomaly Korumburra 2 Victoria Street Korumburra</p> <p>Planning Scheme Map Reference: Map No. 14</p>	<p>Why has this amendment item been included?</p> <p>The Public Acquisition Overlay (PAO) was initially placed on the land in the 1980's for the purpose of car parking. Council used the POA to purchase the adjoining land at 11 Little Commercial Street however it subsequently decided to sell the land. Both lots are now privately owned. Council removed the PAO from 11 Little Commercial Street however the PAO remains on part of 2. The land adjoins the proposed Korumburra Community Hub. Council does not require retention of the PAO and the landowner has requested its removal.</p> <p>Proposed Change</p> <p>Delete the PAO from the land at 2 Victoria Street Korumburra.</p>	
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