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04 May 2020

Peter Bergman
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Private Bag 4
Leongatha VIC 3953
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Dear Peter

Planning Application - Korumburra Community Hub Development

South Gippsland Shire Council is proposing to develop the Korumburra Community Hub at 15 Little Commercial Street, Korumburra being the former Kindergarten site.

15 Little Commercial Street is zoned General Residential 1.

The facility will be approximately 1200m² over two levels and provide the following services;

- 24-hour Library Service
- Neighbourhood House (Milpara Community House)
- Korumburra Senior Citizens
- Korumburra and District Historical Society
- Korumburra Rotary Club

The facility will provide a multipurpose space which will be available to various community organisations. It is proposed that the venue will be opened to the public 8am to 5pm Monday to Friday and 10am to 12pm Saturday. However due to the nature of the venue, afterhours access will be restricted to attendees to preapproved organised activities.

The development of the Korumburra Community Hub (the Hub) addresses the following clauses in the South Gippsland Planning Scheme;

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**Clauses 15.01 (1 to 5S) Built Environment**

The development of the Hub reflects the aspirations of the Korumburra Town Centre Framework Plan which addresses the following;

Urban design – The design of the Hub meets the objective to create an urban environment that is safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity with consideration to the strategies highlight in this clause of the Planning Scheme. The urban design reflects the aspirations of the Korumburra Town Centre Framework Plan.

Building design – Meets the objective to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
Healthy neighbourhoods - meets the objective to achieve neighbourhoods that foster healthy and active living and community wellbeing.

Neighbourhood character - To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 18.02-4S Car parking

The design of the Hub meets the objective to ensure an adequate supply of car parking that is appropriately designed and located. A Traffic Management Report for the Hub precinct has been completed which identified current parking arrangements and the consequences of the development of the hub. The findings in the report were considered in the design of the hub. A Landscape Concept Plan of the Little Commercial Street Precinct and the Korumburra Railway Station site has been developed as part of this master planning exercise. The traffic reports undertaken and the proposal to change the current long-term parking to short-term and provide long-term parking at the railway station site will likely mitigate any perceived loss.

Clause 19.02-3S Cultural Facilities

The Hub development meets the objective to develop a strong cultural environment and increase access to arts, recreation and other cultural facilities. The Hub has been designed as multiuse facility that will accommodate a variety of social activities for the community. The Hub will include library services, neighbourhood house, historical society and rotary club arts collection. It will also provide a venue for activities carried out by the Senior Citizens. The Hub will be available other community organisations and individual to utilise.

Clause 21.13 Large District Centre - Korumburra

The development of the Hub responds directly to the objectives in the Korumburra Town Centre Framework Plan which identifies 15 Little Commercial Street as the location for a Community Hub.



Clause 32.08 General Residential Zone

The development of the Hub and its function meets the purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Clause 32.08-11 Application requirements

The required attachments are provided including architectural and landscape drawings, survey and traffic report.

Clause 32.08-13 Decision Guidelines

The design has been development considering the indicators for Non-residential use and development which is demonstrated in the architectural and landscape drawings.

Clause 52 Other Provisions

The Hub takes into the consideration the requirements of the following other provisions;

Clause 52.05 Signs

Clause 52.06 Car Parking

Clause 52.34 Bicycle Facilities

Yours sincerely

Penni Ellicott

Coordinator Major Projects / Emergency Management