Submissions by Location – Click on title to be 'hyperlinked' to the relevant page

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- Buffalo Restructure Plan – 1 Submission Page 49
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- Kongwak Framework Plan – 2 Submissions Page 135
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- Venus Bay Restructure Plans/Black Avenue Restructure Plan/ Juno Road Restructure Plan – 4 Submissions Page 198
- Walkerville Framework Plans – 50 Submissions Page 204
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C90 general

12 submissions

Carolyn Wilde

DELWP Crown Land Planning / Management

EPA

Great Southern Rail Trail Committee of

Management Isley Sutherland

Meryl Agars

Sarah Murphy

South Gippsland Water

Wellington Shire Council

West Gippsland Catchment Management Authority

Transport for Victoria

Country Fire Authority

Submission

C 90 amendment

To whom it may concern,
I would just like to voice my support to the council for the proposed planning scheme amendment - c90. As a resident of South Gippsland I value the thought that has gone into the strategy of restricting development to appropriate settings. The amendment makes sense for a wide range of reasons including infrastructure and costs as well as environmental protection and protection of fertile farming land. It also helps cement clear guidelines for future developers and ensures that shire residents don't end up having to pay for massive infrastructure improvements whilst developers make a significant income.

Kind Regard
Carolyn Wilde

215 Mathers RD, fish creek vic 3959

Department of Environment,
Land, Water & Planning

71 Hotham Street
Traralgon Victoria 3844
Australia
Telephone: +61 3 5172 2111
Facsimile: +61 3 5172 2100
www.delwp.vic.gov.au
DX 219284

8 January 2018

Fiona Mottram
Strategic Planning Officer
South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3953

Our ref: SP462465
Your ref: C90

Dear Fiona

PLANNING SCHEME AMENDMENT C90

Thank you for your correspondence dated and received 29 November 2017 in respect of the above-described planning scheme amendment C90 (amendment), which was referred to the Department of Environment, Land, Water and Planning (department).

The department has considered the amendment as the land owner of various Crown land parcels which are affected by the proposed Restructure Plans contained within the amendment.

The land affected by the amendment includes all settlements across the municipality, as well as land in old and inappropriate subdivisions, and further reference is made to the following government owned land managed by the department:

- Durston Road Bennison (part of a Crown Road reserve affected);
- Buffalo (Hall Road/McPhee Road vicinity);
- Dowds Road Tarwin (including the Tarwin Bushland Reserve);
- Port Welshpool Restructure Plan (area from Port Welshpool Road
- through to Adams Road);
- Jacks Road Stony Creek
- Todds Road Hedley; and
- Toora Coastal Area (DELWP cleared land leased for agriculture)

The amendment proposes to implement the recommendations of the *South Gippsland Housing and Settlement Strategy* 2013 by introducing changes to the Municipal Strategic Statement, and Local Planning Policies at Clause 22.05, Clause 22.06 and Clause 22.07.

The amendment also proposes to apply the Restructure Overlay to 19 old and inappropriate subdivisions across the municipality, make zone and overlay changes to land in Jumbunna and Venus Bay, and update the Schedule to Clause 81.01 by introducing the 'Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017' and deleting a redundant incorporated document.

The Department of Environment, Land, Water and Planning (department), on behalf of the Minister for Environment, Climate Change and Water, has considered the proposed Amendment.

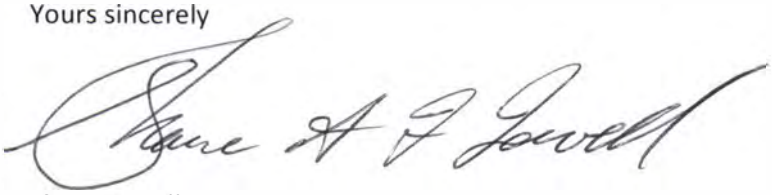
The department supports the Amendment and advises Council to amend the name of the department throughout the affected planning scheme provisions.

All written correspondence should be sent electronically to gippsland.planning@delwp.vic.gov.au or mailed to:

Planning Approvals Gippsland
Department of Environment, Land, Water & Planning
71 Hotham Street
TRARALGON VIC 3844

If you have any queries regarding this matter, please contact Planning Approvals - Gippsland at the department's Traralgon office on (03) 5172 2111.

Yours sincerely



Shane Lavell
Planning Approvals Program Officer

EPA VICTORIA

27-29 Faithful Street
Wangaratta Victoria 3677
PO Box 1007
Wangaratta 3676
T: 1300 EPA VIC
DX 219454
www.epa.vic.gov.au

Ms. Fiona Mottram
SOUTH GIPPSLAND SHIRE COUNCIL
9 Smith ST
LEONGATHA VIC 3953

16/01/2018

Reference: 5008086

Dear Ms. Mottram

RE: PLANNING SCHEME AMENDMENT: C90

Thank you for your correspondence in relation to the above planning scheme amendment, referred to EPA on 19/12/2017.

EPA has no objection to the proposed amendment of the South Gippsland Planning Scheme C90 based on the information provided.

The amendment will better organise particular settlements around the Shire in accordance with the Housing and Settlement Strategy, September 2013. The amendment will remove redundant rural subdivisions and accomodate future residential demand in key areas.

It is considered the proposed rezoning of land and changes to planning provisions involving the nominated settlements will not affect the issues of concern to EPA, particularly related to contaminated land and amenity conflict.

If you need additional information or assistance, please contact our Assessing Officer, Roger Simpson on 1300 EPA VIC (1300 372 842).

Yours sincerely

Stephen Lansdell
Unit Manager
EPA Gippsland
EPA Victoria

South Gippsland Planning Scheme Amendment C90

Submission from the Committee of Management for the Great Southern Rail Trail.

10th January 2018.

The Committee of Management for the Great Southern Rail Trail appreciates the opportunity to provide a submission in regards to Amendment C90 to the South Gippsland Planning Scheme.

The Committee also wishes to register interest in being heard at any subsequent Planning Panel Hearings relating to this amendment.

Background to the Committee of Management. and the Rail trail.

The Committee of Management is appointed by the State Government, through DWELP to oversee the management, maintenance, operation and future development of the Great Southern Rail Trail that runs a distance of 72km from Leongatha to Port Welshpool along the route of the former South Gippsland Railway. The rail trail passes through the settlements of Leongatha, Koonwarra, Menniyan, Stony Creek, Buffalo, Fish Creek, Foster, Toora, Welshpool and Port Welshpool. As such the rail trail represents a major tourism, economic development, community and environmental asset of South Gippsland.

In general the Committee of Management wishes to highlight and support initiatives that will:

- Raise awareness of the rail trail.
- Improve support services and facilities for people using the rail trail.
- Improve access to the rail trail from the towns and settlements that it passes through.
- Improve the commercial viability of the town centres along the rail trail, and hence the capacity for the centres to support the rail trail.
- Protect future opportunities to expand and connect the rail trail to other areas of interest along its route.

Committee of Management submission to Amendment C90:

The Committee considered and endorsed this submission at its meeting on Monday 8th January 2018. The would like to see specific reference made to the Great Southern Rail Trail as a major tourism and economic development asset of the Shire in Cl 21.08 (Tourism Overview). The importance of the rail trail could be further enhanced by specific reference in the Objectives and Strategies of this section, highlighting support for:
-the provision of accommodation for rail trail users close to the rail trail.
-the provision of public transport access for users of the rail trail (including the capacity for such transport to carry bicycles and luggage.
-the provision of services and facilities for rail trail users, in the town centres along the trail.

-the location of community services and facilities in locations that can most effectively serve the needs of both the local community and users of the rail trail.

In regards to specific Framework Plans included in the Amendment the Committee wishes to support initiatives in the Agnes and Hedley Framework plans that identify future opportunities to link the rail trail to the townships of Agnes and Hedley.

Hedley: The Committee supports the recognition in the planning scheme for the use of an unnamed and unopened road reservation that could connect the rail trail to picnic facilities next to the Hedley Hall.

Agnes: The Committee supports the recognition in the planning scheme of the connection of the rail trail to the Agnes township via Gassons Road and the identification of a future connection towards Agnes Falls via a un opened road reservation.

Thank you once again for the opportunity to contribute to this Amendment.

Submission

To Whom It May Concern,

I write to support the proposed C90 Amendment to the South Gippsland Shire Planning Scheme in general and also in the location of Walkerville and Koonwarra in particular. Establishing and protecting existing township boundaries is a crucial step in preventing inappropriate development and protecting agricultural land. It also gives more policy certainty and consistency for developers and residents alike regarding the appropriate planning and land use of the area. I completely support the proposed C90 Amendment and commend South Gippsland Shire for taking the initiative to prepare such a document.

If you have any queries, please feel free to contact me.

Kind Regards,
Isley Sutherland

Architecture | Planning | Asset Management
Architect 16633 PO Box 106 Koonwarra, Victoria 3954 [redacted]

Submission

C90 proposed changes.

295 Mt best- Tinmine Rd

Toora Nth.

3962.

21.11.2017.

To: Sth Gippsland Shire Council.

Re: C90 Proposed Changes for Land Development.

The Mt Best/ Toora Nth area is not mentioned on the proposal. It is mentioned on page 122/3. It should be part of this proposal as there are issues with building on some of this land. It is mostly zoned farming. Owners are unable to build on these properties because the regulation states that to build, it must be over 100 acres. or under 5 acres. This is not possible for some, as In 1898 the properties were subdivided for Soldier Settlement into 80 acre packages. Most of these are Natural bush, fern gullies & pasture. They all had houses on them in the early 1900. I would like to see the the regulation changed to be 80 acres as the people who have purchased these properties want to live in the peace & quiet, grow their own produce, have some livestock, chooks & enjoy the lifestyle.

As it stands the only way they could build would be to subdivide off 5 acres (a costly exercise, & if it was allowed by the Shire) how stupid would that be ?, as they would still have 80 acres. The properties over the last 20 years have been cleaned of weeds. When i first moved up here the properties were covered with Blackberries, Ragwort & Scotch Thistles. If people cant enjoy their properties they wont bother to look after them, and they will go back to weeds. The lifestyle is the main reason these people wanting to come & live here. These people take pride in these properties now & would love to live on their piece of paradise.

I would like to make an appointment for one of the public sessions to discuss these issues.. I was involved in the Settlement plan a few years ago.(2012.)

Meryl Agars.

Submission to South Gippsland Shire Planning Scheme Amendment C90

I, Sarah Murphy, am a landowner in the Walkerville North Coastal Village, my property address is 30 Bayside Drive, and I make the following submission to Amendment C90 to the South Gippsland Shire Planning Scheme:

General

- I support the amendment in principle, especially in regards to defining for smaller settlements where potential changes can occur in the future and where not; why, which ones and how environmental assets are to be protected around smaller settlements (such as Walkerville Coastal Village) and the clear indication that these places are tranquil in nature/character and should remain so into the future.

- 21.01: In principle I support the attempt to set a clearer direction for where and how growth or change should occur.

  Especially regarding "smaller" settlement types that often are relatively remote from key infrastructure (running water and sewerage) and services (medical, public) their expansion should be restricted if not prohibited to preserve their own character as well as protect invaluable environmental and agricultural assets. Let alone to assist in reducing the pressure on public funds and services.

- 21.03: The attempt to put a stronger emphasis on the significant environmental values and how to protect and enhance them is very welcomed, especially as in Clause 21.03-2.

Clause 21.01

- Clause 21.01-2: The strategies under Objective 1 would greatly benefit from a stronger nexus with the terminology used in the table in the same Clause – in some cases it does not become apparent which strategies apply to which type of settlement, albeit that the strategies etc. clearly attempt to set the future direction of these. Strategies should be more direct and differentiated to state where further development and infill is encouraged and where not.

- Strategy 1.2 of Clause 21.01.-2 generally promotes infill development within settlement boundaries. I submit that given the assessment guidelines laid out in Clause 21.01-1 Strategy 1.2 should either be more nuanced in its wording or clearly exclude Walkerville North.

  Its setting nested within significant environmental features and landscape where intact and dense bushland meets the beach and its rocky outcrops is

to my knowledge quite unique to Victoria. Infrastructure and services in Walkerville North are very minimal (Bayside Drive, electricity, 1 community hall, a public barbeque spot and a commercial campsite with associated shop).

Being nested between the large, dense and sloping bushland area and the coast, Walkerville North is prone to bushfires and its shore is affected by coastal erosion.

The allotments within the settlement boundaries are generally fairly large. If infill were allowed, the potential amount of infill, even if only minimally realised, poses too great of a strain on the delicate balance between environmental significance and its needs and the settlement amount. Not only would the character or feel of the settlement change, but vital bush connections for flora and fauna would be disrupted if further infill via subdivisions would occur.

I submit that due to the cumulative effect of the above matters the Walkerville North Coastal Village does not lend itself to any further urbanisation, even at a smaller scale.

I submit that under Policy Guidelines the following is to be included:

- Development outside of the settlement boundary for the purpose of accommodation or similar and/or commercial purposes associated with the settlement is to be discouraged.
- Subdivisions within the settlement boundary of the Coastal Villages of Walkerville North, [*others within dense bush setting, very limited infrastructure and service?*] should not occur.

- The Application of Zone and Overlays section could be clearer if they were closely related to the terminology used in the table under 21.01-2.

Clause 21.03

- 21.03-2: I submit that the Clause would benefit from providing some examples or more nuanced wording regarding appropriate materials and colours, i.e. using natural materials and colours found in the adjacent natural environment to reduce the visual impact of any development.

  Higher buildings further away from the shore should not be allowed. They would still unnecessarily add to the visual impact as their visibility and presence is heightened, no matter the distance from the shore. Strategy 1.3 in Clause 21.03-2 should state support a low build form in coastal villages, especially in bush settings and where in sloped areas.

- I strongly support Objective 5 of Clause 21.03-2. I submit that Strategy 5.4 should state "require the planting of..." rather than "encourage". Victorian Native Vegetation is one of the key identifiers of some of the Coastal Villages and it must be retained, replaced and increased where possible.

Clause 21.17-9: Walkerville North and associated Framework Plan

- I strongly support the local policy of Clause 21.17-9 and 21.17-10.
- The use of framework plan appears sensible in order to provide at least some level of certainty and set expectations, especially regarding the settlement boundaries. Future development must not occur outside the settlement boundaries for reasons I outlined in my submission to Clause 21.01 and including the assessments made in Clause 21.17-9.
- I submit that in Landscape and Built Form the first sub-dot point under the first dot point should state: keeping visual intrusion of development into any public areas and to the beach to a minimum.
- I submit that under Settlement or Landscape and Built Form Clause 21.17-9 should also state that development outside of the settlement boundary is not supported and that further subdivisions within the settlement boundary must not occur.

I thank you for the serious consideration of my submission and am looking forward to remain informed about the Shire's further work on the amendment, Council's response to submissions and whether or not a Panel will held.

If you wish to contact me about the content of my submission or the procedure of the amendment, please contact me via emai[redacted]or residential address of **1A Hopetoun Grove, South Yarra, 3141.**

Yours sincerely

Sarah Murphy

23 January 2018

Our Ref: 452/007/001
Your Ref: EF/16/1068: C-90#05

Ms Fiona Mottram
Strategic Planning Officer
South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3959

Dear Fiona,

Re: South Gippsland Planning Scheme Amendment C90 - Housing and Settlement

I refer to your letter dated 4 December 2017 regarding Amendment C90 which implements the key recommendations of the South Gippsland Housing and Settlement Strategy September 2013 and applies the Restructure Overlay and Restructure Plans to old and inappropriate subdivisions. I wish to make the following comments:

Settlement Framework Plans

- The Settlement Framework Plans appear to only include townships which are not currently serviced with reticulated sewer.
- The Corporation does not have a list of priority towns that will be provided with a reticulated sewer supply in the foreseeable future.
- It appears that there would be no any impact of any individual Framework Plans on SGW property and infrastructure such as town water and wastewater treatment plants.
- The extension of township boundaries as set out in the Settlement Framework Plans is not expected to create any issues for SGW.

Restructure Plans for Old and Inappropriate Subdivisions

As you state, many of the areas proposed for restructure do not have any services provided to them by South Gippsland Water. Therefore those restructures will have little effect on the Corporation's business operation, however I would also add the following points for consideration:

- The most significant effect of the proposed restructure of lots is with those that are within the Declared Tarwin Water Catchment area. The reduction of the overall amount of lots on which development can occur will assist in a positive environmental effect on the catchment area.
- Figure 13 (Area 1) 465 Lower Toora Road Port Franklin – The Corporation has 2 water mains located within this land. The restructure and consolidation of this land will require the creation of an easement over the infrastructure.
- A number of properties to be restructured and ultimately consolidated will result in some of them having multiple water meters servicing one lot. The Corporation may require some of these water meters to sealed, however this would be dealt with on a case by case situation.

Should you require further information regarding this matter, please contact me on 5682 0420.

Yours sincerely

Janice Pell
Planning & Subdivision Co-ordinator

14-18 Pioneer Street, PO Box 102, FOSTER Vic 3960
Telephone: (03) 5682 0444 Facsimile: (03) 5682 1199
Email: sgwater@sgwater.com.au

Submission

Good afternoon Fiona,

Thank you for Notice of Amendment C90 to the South Gippsland Planning Scheme.

On this occasion we have no specific comments to make on the Amendment.

Regards

Josh Clydesdale (C/o Barry Hearsey)

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

Barry Hearsey
Coordinator Strategic Planning

P: 03 5142 3083
W: www.wellington.vic.gov.au

18 Desailly St, PO Box 506, Sale, 3850

West Gippsland
Catchment Management Authority

WGCMA Ref: WG-F-2017-0510
Document No: 1
Council No: Amendment C90
Date: 5 January, 2018

Fiona Mottram
Strategic Planning Officer
South Gippsland Shire Council C90@southgippsland.vic.gov.au

Dear Fiona,

Regarding: South Gippsland Planning Scheme Amendment C90 - Housing and Settlement

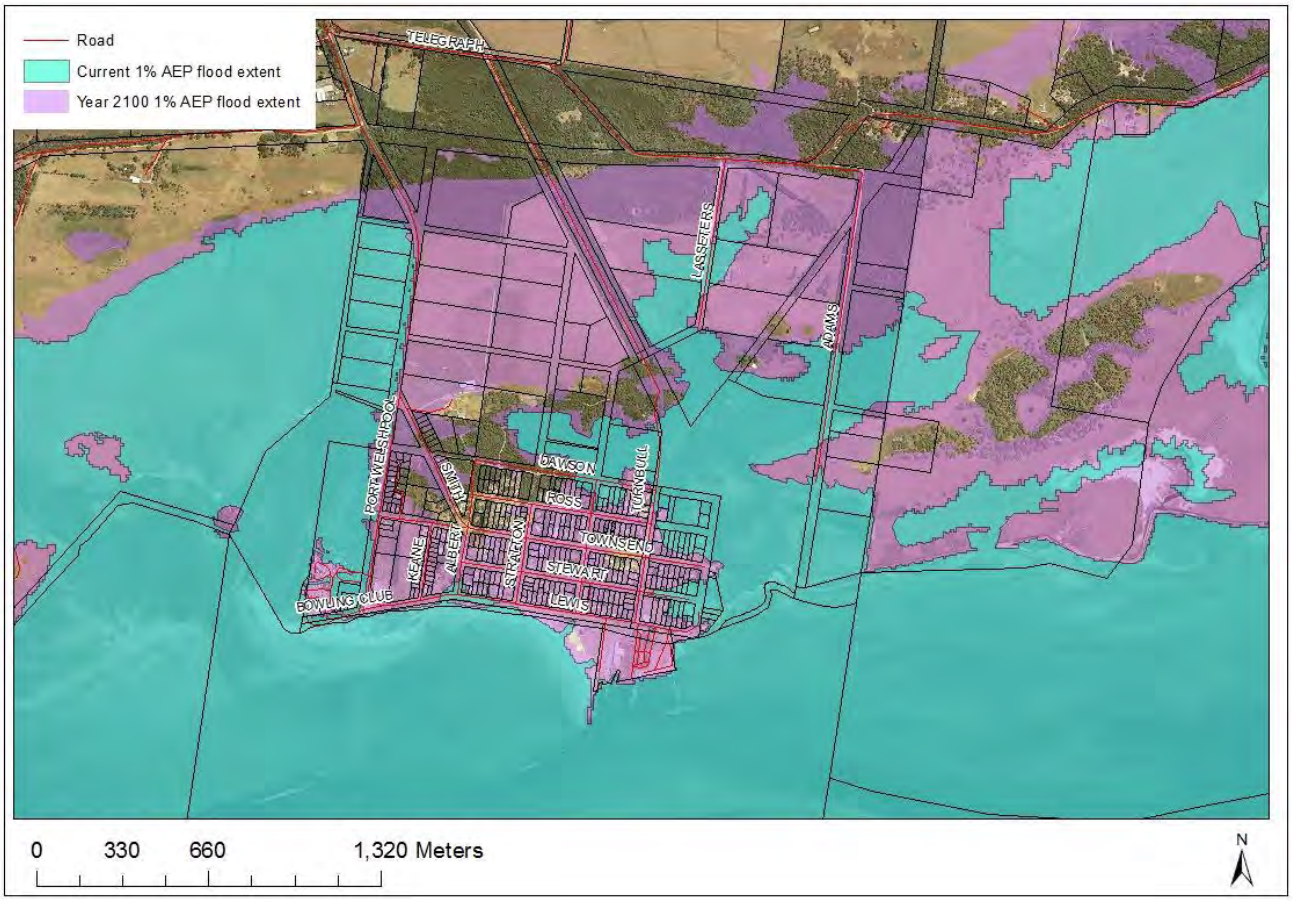
Thank you for your enquiry, received at the West Gippsland Catchment Management Authority ('the Authority') on 7 December 2017 in relation to South Gippsland Planning Scheme Amendment C90 - Housing and Settlement.

The Authority has reviewed the information provided, including the *Explanatory Report*, *South Gippsland Housing and Settlement Strategy 2013* and *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*, and provides the following comments.

> The Authority supports any outcome that recommends limiting growth in areas subject to an inappropriate flood hazard and supports the general intent of the proposal to minimise flood risks to life, property and community infrastructure, and to protect the environmental significance of floodplains. However caution should be used when using the LSIO to define flood risk at a property scale as each property is likely to have a different level of risk. Before the LSIO is used to define the area where dwellings should be excluded further work should be done to determine which properties within the LSIO are subject to an inappropriate flood hazard.
>
> Further to the above point the LSIO does not identify the flood hazard to individual properties where the risk is driven by flooding to the access route. As per the above point further work is required to identify those properties that have limited potential for new dwellings due to the flood hazard over the access route. The Authority would welcome the opportunity to work with South Gippsland Shire to identify those properties and townships that are subject to a significant flood hazard either directly to the property or to the access route and use this information to direct the outcomes of the C90 amendment.
>
> Once the above work to refine the properties with an inappropriate flood hazard has been done the Authority is willing to be involved in a Planning Panel to support the final adopted position.

Further detailed comments are provided regarding particular settlements where the Authority has identified a specific area of interest.

Port Welshpool

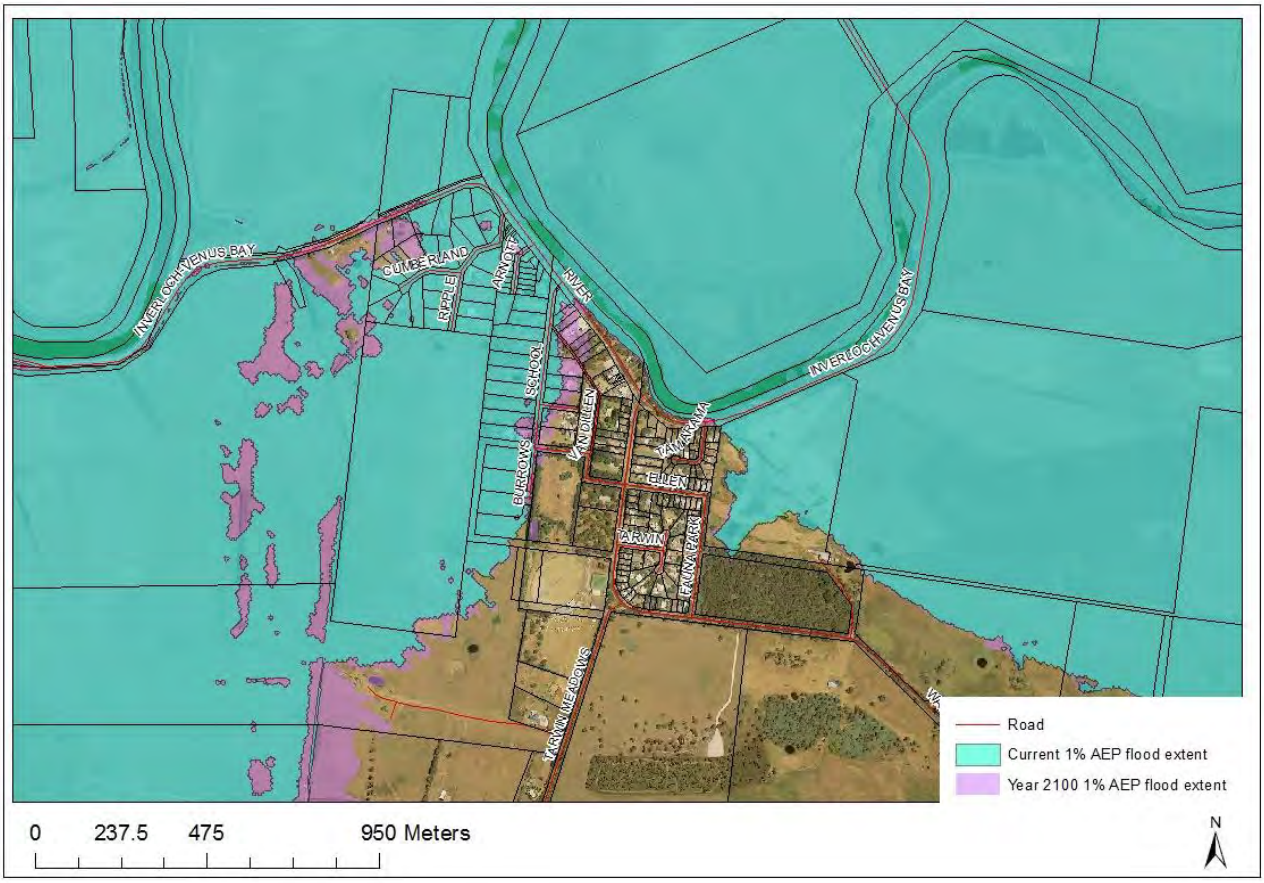


The Authority notes that the Housing and Settlement Strategy classifies Port Welshpool as a 'Village' and seeks to contain growth within the settlement boundary, and the Restructure Plan seeks to consolidate a number of lots within the settlement. However, the proposed amendment does not recognise that the only access road to the settlement is subject to flood hazard and therefore all land within the settlement fails to meet the Authority's flood hazard criteria. This means that opportunities to subdivide or place more than one dwelling on a lot will be limited in Port Welshpool.

Sandy Point

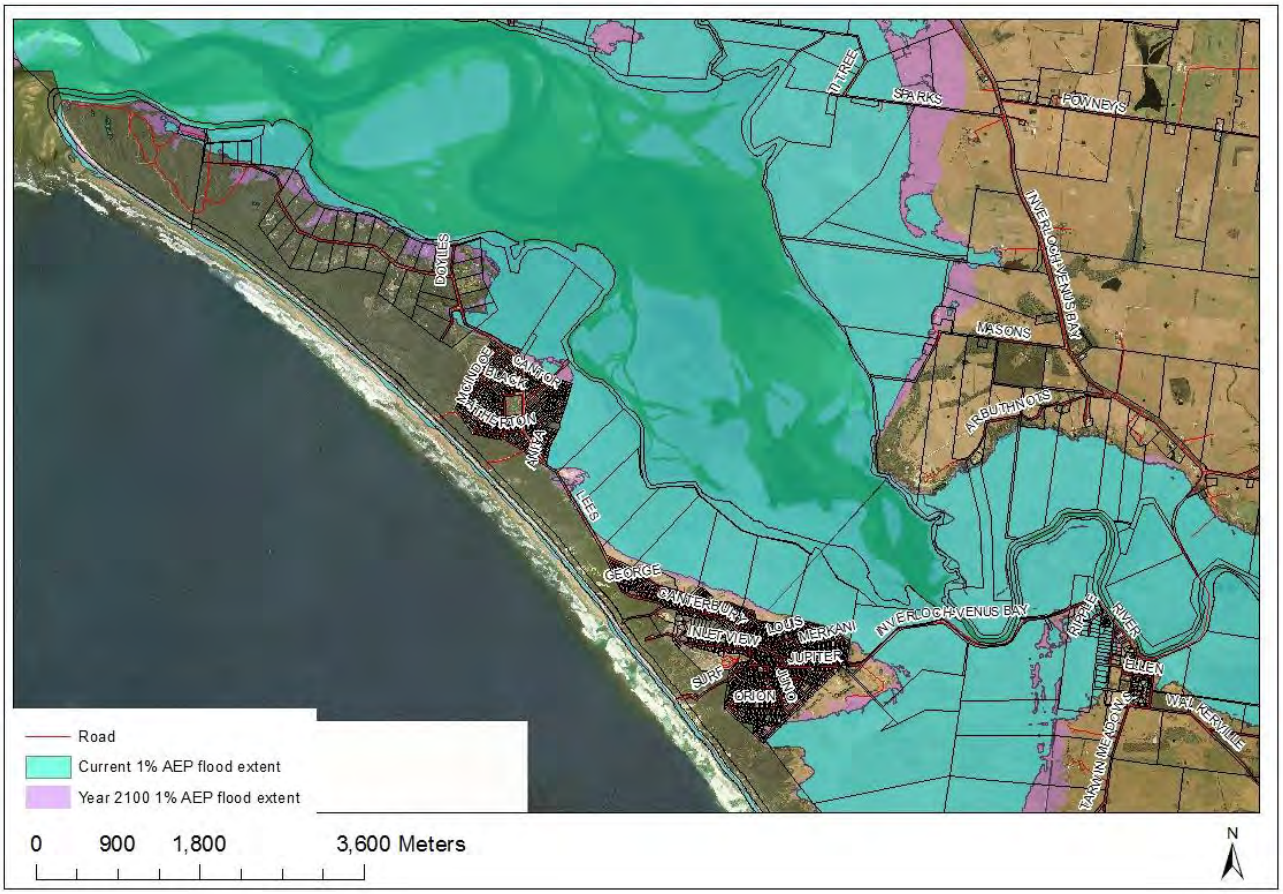
The Authority notes that the Housing and Settlement Strategy classifies Sandy Point as a 'Coastal village' and seeks to contain growth in accordance with the *Victorian Coastal Strategy*. However, the proposed amendment does not recognise that the only access road to the settlement is subject to flood hazard and therefore all land within the settlement fails to meet the Authority's flood hazard criteria. This means that opportunities to subdivide or place more than one dwelling on a lot will be limited in Sandy Point.

Tarwin Lower



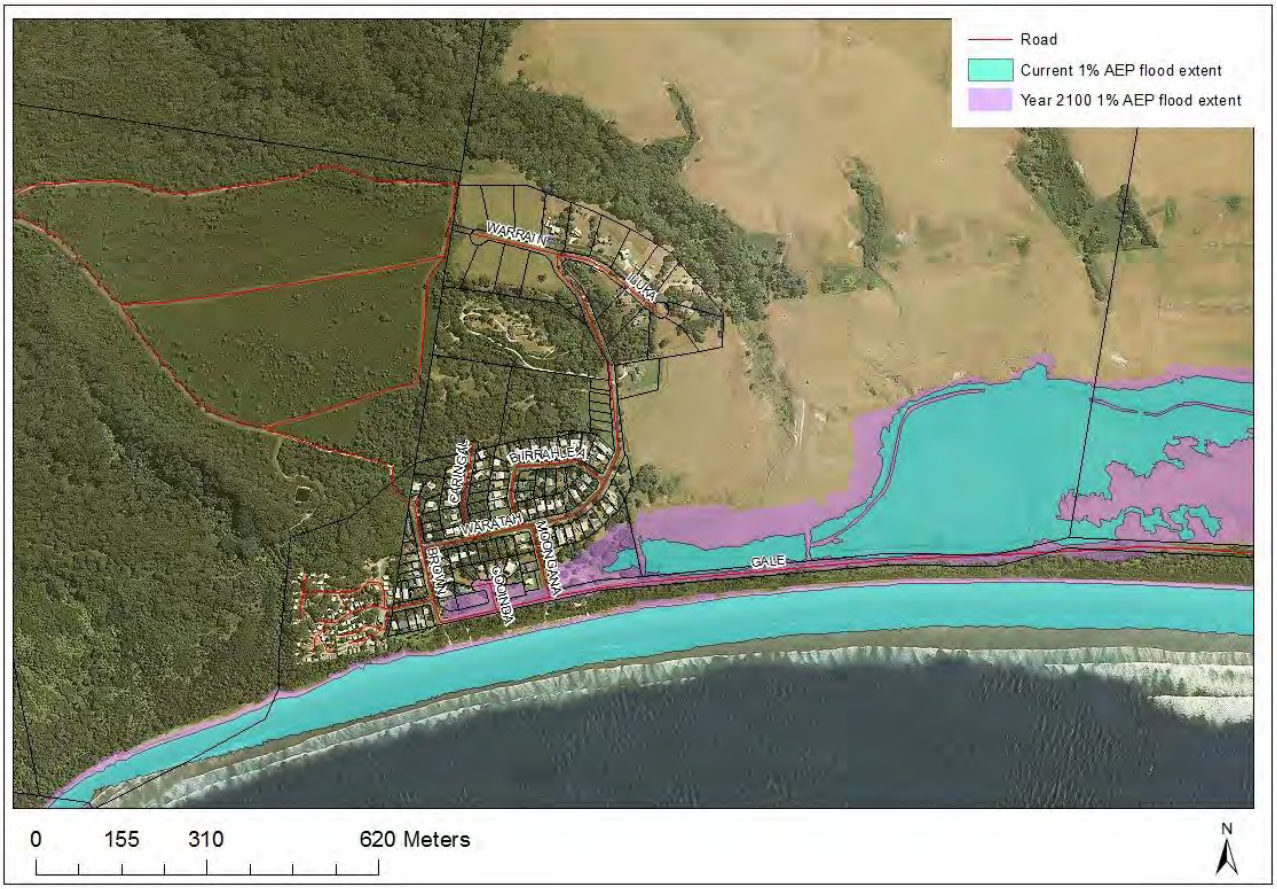
The Authority notes that the Housing and Settlement Strategy classifies Tarwin Lower as a 'Coastal village' and seeks to contain growth in accordance with the *Victorian Coastal Strategy*. The Authority will only support development on the land within the settlement boundary that is subject to flooding where the Authority's flood hazard criteria can be met.

Venus Bay



The Authority notes that the Housing and Settlement Strategy classifies Venus Bay as a 'Coastal village' and seeks to contain growth in accordance with the *Victorian Coastal Strategy*, and the Restructure Plan seeks to consolidate a number of lots within the settlement. However, the proposed amendment does not recognise that the only access road to the settlement is subject to flood hazard and therefore all land within the settlement fails to meet the Authority's flood hazard criteria. This means that opportunities to subdivide or place more than one dwelling on a lot will be limited in Venus Bay.

Waratah Bay



The Authority notes that the Housing and Settlement Strategy classifies Waratah Bay as a 'Coastal village' and seeks to contain growth in accordance with the *Victorian Coastal Strategy*. However, the proposed amendment does not recognise that the only access road to the settlement is subject to flood hazard and therefore all land within the settlement fails to meet the Authority's flood hazard criteria. This means that opportunities to subdivide or place more than one dwelling on a lot will be limited in Waratah Bay.

The Authority appreciates the opportunity to comment on the proposed amendment and would welcome the opportunity to further define the flood hazard to individual properties and townships within the LSIO. Once this work has been done we would also be willing to support our position at any Planning Panel hearing to resolve any outstanding issues.

Should you have any queries, please do not hesitate to contact Linda Tubnor on 1300 094 262. To assist the Authority in handling any enquiries please quote **WG-F-2017-0510** in your correspondence with us.

Yours sincerely,

Adam Dunn
Statutory Planning Manager

The information contained in this correspondence is subject to the disclaimers and definitions attached.

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.

2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.

3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

   Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.

5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.

6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.

7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.

8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

Additional Submission 1

Hi Fiona

Here's a summary of our assessment of the flood hazard for each of the proposed restructure lots.

I can prepare more detail if you need it later, but wanted to get something brief to you as soon as I could.

Regards, Linda

TOORA

RESTRUCTURE LOT	DOES PROPERTY / EGRESS MEET FLOOD DEPTH CRITERIA?	DOES WGCMA SUPPORT DWELLING?
1	Some of the property meets criteria	Dwelling and access must be outside LSIO
2	Some of the property meets criteria	Dwelling and access must be outside LSIO
3	Some of the property meets criteria	Dwelling and access must be outside LSIO
4	Some of the property meets criteria but not accessible by a public road	No unless permanent road access is made available and dwelling and access are located outside LSIO
5	Yes	Yes
6	Some of the property meets criteria	Dwelling and access must be outside LSIO
7	Some of the property meets criteria	Dwelling and access must be outside LSIO
8	Most of the property meets criteria	Dwelling and access must be outside LSIO
9	No	No
10	Some of the property meets criteria	Dwelling and access must be outside LSIO
11	Some of the property meets criteria	Dwelling and access must be outside LSIO
12	Some of the property meets criteria	Dwelling and access must be outside LSIO

13	No	No
14	Yes	Yes
15	No	No
16	No	No
17	No	No
18	No	No
19	Some of the property meets criteria	Dwelling and access must be outside LSIO
20	No	No
21	No	No
22	Some of the property meets criteria	Dwelling and access must be outside LSIO
23	Most of the property meets criteria	Dwelling and access must be on land with < 0.3m flood depth
24	Some of the property meets criteria	Dwelling and access must be on land with < 0.3m flood depth

PORT WELSHPOOL

RESTRUCTURE LOT	**DOES PROPERTY / EGRESS MEET FLOOD DEPTH CRITERIA?**	**DOES WGCMA SUPPORT DWELLING?**
1	No	No
2	No	No
3	No	No
4	Some of the property meets criteria	Dwelling and access must be outside LSIO
5	No	No
6	No	No
7	No	No
8	No	No

9	No	No
10	No	No
11	No	No
12	No	No
13	No	No
14	No	No
15	No	No
16	Some of the property meets criteria	Dwelling and access must be outside LSIO
17	Yes	Yes

Linda Tubnor
Statutory Planning Team Leader

PO Box 1374 Traralgon VIC 3844
T: 5175 7807

www.wgcma.vic.gov.au

Additional submission 2

Hi Fiona

(Note – plans attached have land subject to 0.3m or greater flood depth shaded blue. This is based on LiDAR and not detailed survey).

Port Welshpool:

1. Lot 5 - You are correct and this was an oversight on my part as the LSIO is slightly more extensive over the north east corner of this lot than our estimated 1% AEP flood extent. Based on our estimated 1% AEP flood extent, there is an area of approximately 1800 sqm (which may be refined if detailed survey were undertaken) that meets our criteria as shown in the attached map. The summary table for Port Welshpool has been updated (with changes to Lot 5 only) below.

PORT WELSHPOOL

RESTRUCTURE LOT	DOES PROPERTY / EGRESS MEET FLOOD DEPTH CRITERIA?	DOES WGCMA SUPPORT DWELLING?
1	No	No

2	No	No
3	No	No
4	Some of the property meets criteria	Dwelling and access must be outside LSIO
5	Some of the property meets criteria	Dwelling and access must be on land with < 0.3m flood depth
6	No	No
7	No	No
8	No	No
9	No	No
10	No	No
11	No	No
12	No	No
13	No	No
14	No	No
15	No	No
16	Some of the property meets criteria	Dwelling and access must be outside LSIO
17	Yes	Yes

2. Lot 4 - The area that meets our criteria is shown in the attached plans (at different scales) and corresponds with the LSIO.
3. Lot 16 - The area that meets our criteria is shown in the attached plan and corresponds with the LSIO. On CA 15 and 15A, development would only be supported where both it and its access are subject to < 0.3m flood depth (shaded green) and public access would need to be created for CA 15.

Toora:

4. For all of the lots other than 23 and 24, as per the summary table for Toora, we'd support dwellings where both the dwelling and access are outside the LSIO. As you have access to the LSIO, I haven't created a plan of each of the lots. However there is no LSIO around Lots 23 and 24 so I have attached plans for each of those lots showing the area that meets our criteria. The flood modelling we've done does not cover the entire lots (which is why there is a sharp boundary to the flood depth layer in the maps) and we'd include the un-modelled land in the area which is appropriate for development. Any land shaded blue doesn't meet our criteria, but anything else – whether shaded green or not modelled - does.

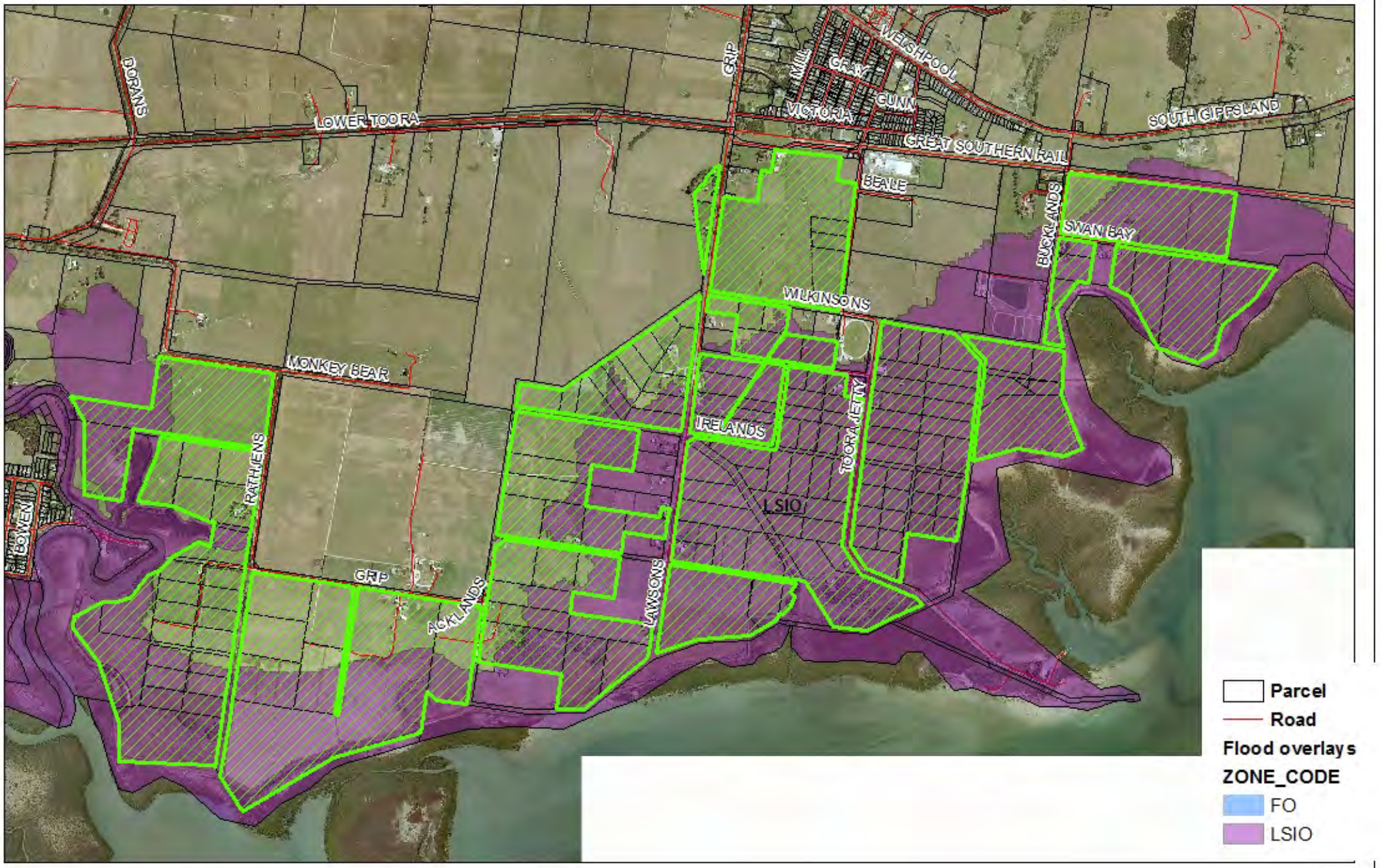
Regards, Linda

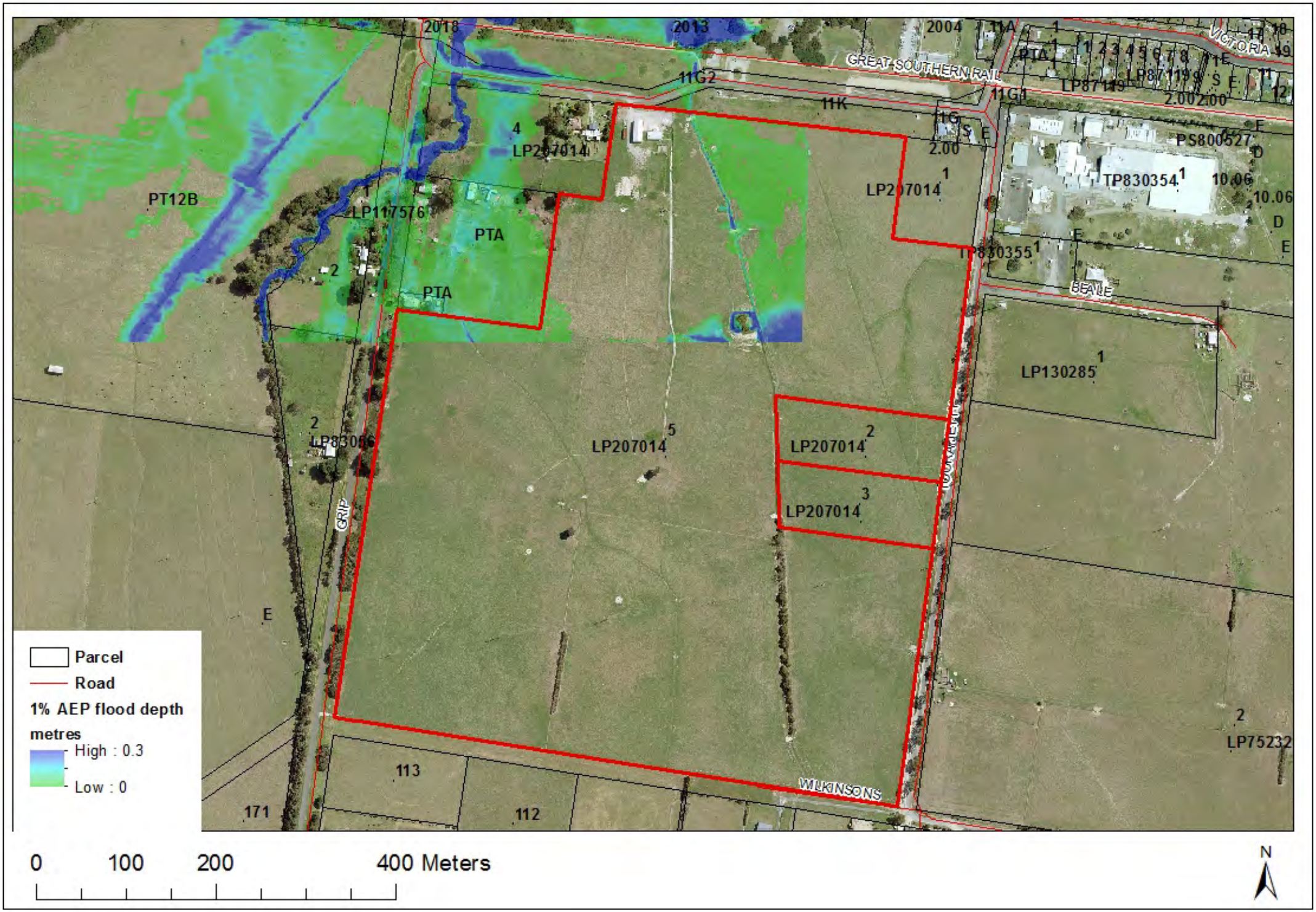

Parcel
Road
Land elevation
m AHD
High : 2.41
Low: 2.4
TELEGRAPH
LASSETERS
0
50
100
200 Meters
N

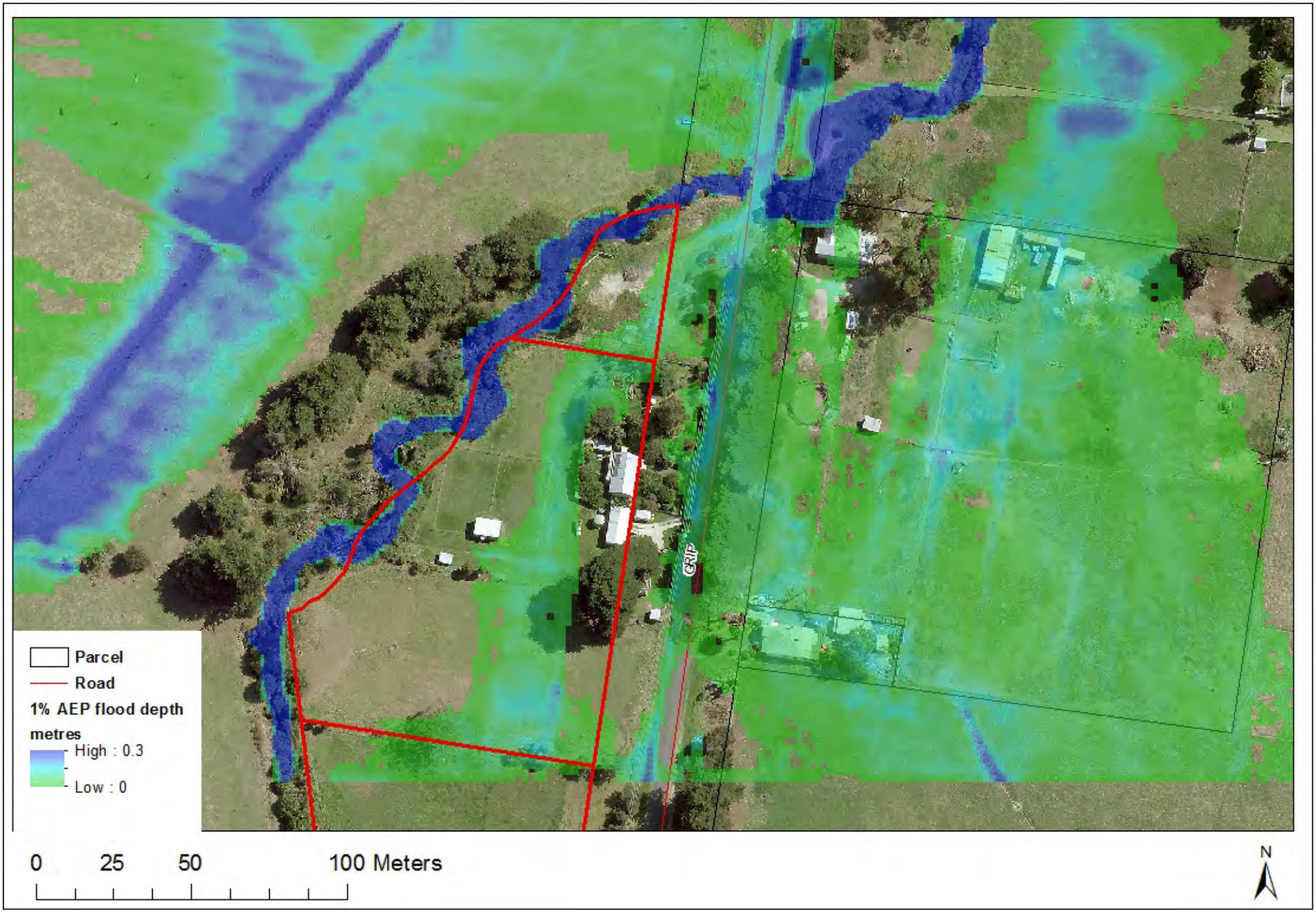

TELEGRAPH
ADAMS
CASSEVENS
Parcel
Road
Land elevation
Value
High : 2.41
Low : 2.4
0
90
180
360 Meters
N


Parcel
Road
Land elevation
m AHD
High : 2.41
Low: 2.4
TELEGRAPH
ADAMS
LASSETERS
0
45
90
180 Meters
N


Parcel
Road
Land elevation
m AHD
High : 2.41
Low: 2.4
TELEGRAPH
PORT WELSHPOOL
CHRISTENSENS
0
90
180
360 Meters
N


DORANS
LOWER TOORA
GRIP
MILL
GRAY
VICTORIA
GUNN
WELSHPOOL
SOUTH GIPPSLAND
GREAT SOUTHERN RAIL
BEALE
BUCKLANDS
SWAN BAY
WILKINSONS
MONKEY BEAR
IRELANDS
TOORA JETTY
LSIO
RATHJENS
BOWEN
GRIP
ACKLANDS
LAWSONS
Parcel
Road
Flood overlays
ZONE_CODE
FO
LSIO
0
445
890
1,780 Meters
N


2018
2013
2004
11A
GREAT SOUTHERN RAIL
11G2
11K
11G1
11G
VICTORIA
LP87119
2.00
PS800527
TP830354
10.06
LP207014
PT12B
LP117576
PTA
TP830355
BEALE
LP130285
LP83056
GRIP
WILKINSONS
113
112
171
LP75232
Parcel
Road
1% AEP flood depth
metres
High : 0.3
Low : 0
0
100
200
400 Meters
N


Parcel
Road
1% AEP flood depth
metres
High : 0.3
Low : 0
GRIP
0
25
50
100 Meters
N

120 Kay Street
Traralgon Victoria 3844
www.transport.vic.gov.au

Contact: Harvey Dinelli
Telephone: 5172 2319
Email: harvey.dinelli@ecodev.vic.gov.au

Ref: Doc/18/16873

Fiona Mottram
Strategic Planning Officer
South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3953

19 January 2018

Dear Fiona

SOUTH GIPPSLAND PLANNING SCHEME AMENDMENT C90

I am writing in response to the exhibition by South Gippsland Shire Council of Planning Scheme Amendment C90.

We have reviewed the relevant documents and have no objections however we would like to offer the following comments:

21.09 Transport

This section is supported however, in the **Overview** we suggest the reference to additional public transport facilities also include a reference for the need to explore more flexible transport options for the local community.

The strategies are supported particularly the promotion of freight and logistics and the reference to community transport services.

21.15 Small Towns

The proposals are supported for the townships of Fish Creek, Loch, Meeniyan, Poowong and Toora.

We note the previous work on the Nyora Framework Plan and the likely development in this area and have attached VicRoads previous response in relation to development in Nyora which will apply.

VicTrack

VicTrack has been consulted and have no further comments to add.

Thank you for giving us an opportunity to comment on the South Gippsland Planning Scheme Amendment C 90.

Yours sincerely

Harvey Dinelli
Regional Transport Planning Manager
Gippsland Region

TRANSPORT FOR VICTORIA

vicroads

Ms Chantal Lenthall
Senior Strategic Planner
South Gippsland Shire Council
9 Smith Street (Private Bag 4)
LEONGATHA VIC 3840

Eastern Region
120 Kay Street
Traralgon Victoria 3844
PO Box 158 Traralgon Victoria 3844
vicroads.vic.gov.au

Date 1 July 2016
Contact: Stuart Fenech
Telephone: 5172 2693
Our Ref: 3515633
Your Ref: EF/15/1217
File Ref: SY-003-SGD-PSA

Dear Ms Lenthall

Future Nyora - Draft Strategy

I refer to your previous letter regarding the Future Nyora Draft Strategy and more recently your email request for comments regarding the Draft Nyora Development Strategy and concept plans.

In general, VicRoads supports the Strategy for Nyora and wishes to continue to work with Council regarding intersection improvements and paths (both shared and pedestrian) and street scaping where they are contained within the arterial road network.

VicRoads provides the following comments:-

- It is acknowledged that the strategy relates to 4 No. existing intersections that connect with the Lang Lang – Poowong Road (arterial road managed by VicRoads) that are proposed to be upgraded.

- It is unclear from the report when the proposed works will be required at these locations. VicRoads requires a clearer understanding of when intersection works are required and suggest that an implementation plan be considered and to be developed between Council and VicRoads.

- The subdivisions will require Traffic Impact Assessments which should be reviewed against the ultimate development plan requirement. This may require interim works and contributions for the ultimate design.

- Funding as shown in Table 5 for the various projects will need to be revised. VicRoads should not be nominated as a funding source.

- Consideration of the development of a SMARTROADS Road Use Hierarchy plan for Nyora.

- A future East –West connector is shown on the Infrastructure Assessment plan. An untreated cross road at the intersection with the Lang Lang –Poowong Road would not be acceptable.

- The provision of off street paths is the preferred option on the arterial road.

- The design of the roundabouts and intersection improvements will be required to be to the satisfaction of VicRoads. This must include all fees required for design, certification and works within the road reserve.

- The use of desirable limits for the central islands of roundabouts will need to be adopted on the arterial road. This means that 12m should be adopted in a 60km/hr speed environment.

- Provide 3.5m approach lanes unless agreed with VicRoads.

- A minimum of 5m width between kerbs on intersections will be required.

- Allowance for vertical geometry regarding intersection improvements and land acquisition.

- Splitter islands for 'T' intersection at Hewson Street.

- Provision of CHR(s) treatment at Hewson Street. This is a safer treatment than the one shown.

- Two driveways opposite the Hewson Street intersection will be impacted

- Provide road safety audits for all intersection improvements.

Should you require any further information please contact Mr Stuart Fenech, Senior Statutory Planning Officer on telephone 5172 2693, who would be pleased to assist.

Yours sincerely

CHRIS PADOVAN
TEAM LEADER – INTEGRATED TRANSPORT & LAND USE

Fire Safety Referrals
Fire & Emergency Management
Email: firesafetyreferrals@cfa.vic.gov.au
Telephone: 03 9262 8578

Our Ref: **9000-61546-76689**
Telephone: **9767 1811**
Council Ref: **EF/16/1068**
TRAX Ref: **slup_psa_submission**

16 February 2018

Fiona Mottram
South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3953

Dear Fiona

SUBMISSION TO PLANNING SCHEME AMENDMENT

Proposal: Amendment C90
Location: South Gippsland Planning Scheme

Thank you for providing CFA with the opportunity to comment on Planning Scheme Amendment C90 to the South Gippsland Planning Scheme.

CFA has reviewed the proposed amendment and can provide the following preliminary comments for your consideration:

Bushfire Policy and the Amendment

The Explanatory Report for the Amendment briefly addresses bushfire risk, however, it does not appear to specifically identify what the bushfire risks are (in the areas of the restructure plan), what areas/policy need consideration in light of the bushfire risk or how bushfire considerations have been incorporated into the Amendment.

The bushfire policy landscape has undergone substantial changes in recent months via the adoption of Amendment VC132, Amendment GC13 and Amendment VC140. These policy changes, particularly those that occurred under Clause 13.05 (Amendment VC140 – December 2017) directly impact the proposed Amendment. At this stage, as the impact of current bushfire planning policy has not been considered, CFA strongly recommends that this issue is addressed before any further consideration of or decision on the Amendment proceeds.

It should also be noted that CFA's previous comments on the underpinning documents for the Amendment should be taken in context of the relevant policy that was applicable at the time that they were provided.

The current state bushfire policy sets clear strategies and objectives that should be met where bushfire is a relevant issue. CFA encourages Council to reconsider the Amendment in light of the bushfire context and provide additional information that supports the proposed policy in light of current bushfire controls. This may require a number of changes to the Amendment,

particularly in relation to the proposed incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017*.

CFA recommends engaging a qualified bushfire consultant to assist you with this work. CFA would welcome the opportunity to work with Council any consultants to move forward with addressing the bushfire risks associated with this Amendment.

Further incorporation of bushfire considerations in local planning policy

There are a number of opportunities to further incorporate bushfire policy relevant to your municipality and specifically in relation to housing, diversity, accommodation and changing populations. However, CFA acknowledges that the changes sought to local policy in context of this amendment are largely associated with the incorporation of the report '*Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017'* and therefore, it may not be appropriate to make additional changes to bushfire policy as part of this amendment.

CFA understands that you may be reviewing your MSS in the near future and recommends that you engage with CFA as early as possible in any such review.

Comments on the Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017 (the plan)

In principle, the use of Restructure Plan to manage old and inappropriate lots is supported. However further work is required before further comment can be provided on each plan and the consolidation and lot layout.

The plan does not specifically address bushfire policy, bushfire hazard or bushfire risk or how these factors may influence each of the relevant restructure plans. CFA strongly recommends that Council engage a qualified bushfire consultant to assist you in addressing these factors before proceeding with the Amendment.

The proposed consolidation of lots and eventual lot layout has not considered the impact of bushfire or whether these lots would adequately allow appropriate bushfire protection measures to be undertaken on the land. Each restructure plan should be assessed in relation to the surrounding bushfire hazard, bushfire risk and whether the consolidated lot layout would be appropriate in a bushfire policy context.

In general, larger lots should be able to better incorporate bushfire safety measures as would be required under any future development. The approach to restructuring lots should be accompanied by an analysis of whether the lots are capable of implementing bushfire safety measures. It is of little utility to proceed with an approach to restructuring without assurance that a restructured lot can actually be developed under the Bushfire Management Overlay.

If you wish to discuss this matter in more detail, please do not hesitate to contact the Manager Community Safety on 9767 1811

Yours sincerely

Trevor Owen
Assistant Chief Officer
Country Fire Authority

Arawata Framework Plan

1 submission

Lorraine Kirk

Submission

ATTENTION PAUL STAMPTON

I have been a resident in Arawata since 1999

I have been involved in the community for most of that time.....in particular with tne maintenence of the lawns around the Hall and Church and the roadside area on both sides of Fairbank Road in the main thoroughfare .....I take great pride in this task which I perform on a voluntry basis and I wish to register my request that in the future the character of the main road through Arawata be retained as it gives Arawata its charm

The lovely mix of Australian and English trees is unique

Sincerely

Lorraine Kirk

405 Fairbank road

Arawata 3951

Bennison Restructure Plan

1 submission

Tom Durston

See also C90 general – DELWP submission

15 December 2017

Tom Durston

20 Mc Millan st

Clayton South 3169

South Gippsland

Shire Council

Private bag 4 Leongatha Vic 3953

Dear Sir/Madam

I would like to make a submission re. the amendment C90 housing and settlement scheme.

I would just like to say that in my own circumstance I agree with your planning.

Yours Sincerely

Tom Durston.

BENNISON

STATION

HODDLE STATION

IDENTICLE TO BENNISON

Tom Durston
20 McMillan st.
Clayton south
3169

Dear Fiona

Enclosed are a couple of photos, I could only find one of Bennison station, so have also enclosed one of Hoddle which was the same as Bennison. It is also well to note that Bennison also had a siding and goods shed. I hope you can find some use for this. If I find any more, I will send them on.

Yours

Sincerely

Tom Durston

Tom Durston

20 McMillan st

Clayton sth

Victoria

3169

Fiona Mottram

Strategic planning officer

South Gippsland

Shire

Dear Fiona

Re. Amendment C90

Thank you for your letter of 3rd January 2018 pointing out my error in not mentioning the address of my property at 16 Durston road Bennison.I do accept the C90 amendment at that address.

Yours Sincerely.

Tom Durston.

Buffalo Restructure Plan

1 submission

Peter and Jenny Linley

See also C90 general – DELWP submission

Submission

To whom it may concern
My name is Peter Linley. My wife Jenny and I own the property at 51 Hall rd Buffalo adjacent to the land affected by amendment C90. We were wondering if it's possible to re consolidate the unused portion of Hall rd ,that runs down beside our block to the creek, back into our title. Apparently it was part of our block originally and we would be interested in reaquiring it if that is possible.
Regards
Peter and Jenny Linley

Darlimurla – Cornell Road Restructure Plan

1 submission

Mary and Harvey Beruldsen

Submission

Dear Fiona,

We wish to consolidate our three blocks and the paddock behind our house. We would like if possible to have the road reserve to be closed and included to the consolidated restructure. Thanking you for all your help.

Yours faithfully,

Mary & Harvey BERULDSEN.

MARY & HARVEY BERULDSEN

2 CORNELL ROAD

DARLIMURLA VIC 3871

Fish Creek Framework Plan

10 submissions

David and Dorothy Christie

Tony Walker and Susan Quinn

Alison Newman

Andrew and Karen Dorling

Arthur Dorling

Doug Knez on behalf of Fish Creek Roman Catholic Church

parishioners Frank Smolders and Michaela Lein

Kelly Pruyn

Paul and Karena Kerr

Roger and Marie Naylor

South Gippsland Shire Council
Attention Amendment C90
Private Bag 4
Leongatha Vic 3953

7th January 2018

Dear South Gippsland Shire Council,

RE: Amendment C90 - Fish Creek

Please accept our submission for consideration.

We received correspondence regarding proposed amendment C90 – Housing and Settlement Strategy relating to our property located at 2 Sheedy Road, Fish Creek Vic 3959.

Due to the size, use and location we request our property be included within the Settlement Boundary of Fish Creek.

We would further request that our property be rezoned from farming zone to township zone. It is our belief that the zoning of our land as farm zone is no longer appropriate as we do not reside on a farm or have acreage. Clearly this land is no longer useable for farming due to the size therefore we believe would be more appropriately if changed to town zone.

We believe the re-zoning of our property and inclusion in the settlement boundary to be in our personal best interests. Our house is located on a large block which we may wish to subdivide in the future if the block becomes too large for us to comfortably maintain as we grow older. Inclusion in the settlement boundary and being town zone will ensure this option remains available to us if required.

If any further information is required, please contact me

Your sincerely,

D & D Christie

David & Dorothy Christie

Susan Quinn and Tony Walker

South Gippsland Shire Council
9 Smith Street
Leongatha, VIC. 3953
Email: C90@southgippsland.vic.gov.au

03/01/2018

Attention: Fiona Mottram

SUBMISSION TO SOUTH GIPPSLAND SHIRE COUNCIL
RE SOUTH GIPPSLAND PLANNING SCHEME AMENDMENT C90 – HOUSING AND SETTLEMENT STRATEGY

RE: Request to rezone 40 Falls Road Fish Creek 3959 as Township Zone TZ

We thank Council for this opportunity to respond to its South Gippsland Planning Scheme Amendment C90 – Housing and Settlement Strategy.

We request Council to consider our submission to have the Fish Creek Settlement boundary moved to include our land situated at 40 Falls Road, Fish Creek, having it rezoned from Rural Zone to Township Zone, so that the land would exist inside the Township Zone.

The property is 4.5 acres. The house and shed structures, gardens, wooded areas and a dam cover more than half the land area, making the property too small for commercial farming.

Our property at 40 Falls Road is opposite the Terrill Memorial Reserve and Fish Creek Scout and Guides Hall, and extends south towards Synan Rd and the Great Southern Rail Trail. Our immediate three neighbours - adjacent at 38 Falls Rd, directly across the road at 45 Falls Rd, and at our rear at 6 Synan Rd - are all designated to the existing Township Zone. Many houses that are significantly more distant from the Fish Creek town centre than our property (for example north along Falls Rd, south on Old Waratah Rd and along Meeniyan-Promontory Rd) are also included in the Township Zone TZ.

lements of the zone designation Township Zone, consistent with our
on within the Fish Creek neighborhood and our close proximity to the town centre. In particular we seek Township Zone inclusion for our property to enable TZ access to any future sewerage system for Fish Creek.

Our property is located less than 100 metres from the Fish Creek Post Office (29 Falls Road), within easy walking distance of all shops and services, including the V/Line bus stop, Fish Creek service station, Tennis courts, Lawn Bowls club, Netball courts, Uniting Church, Memorial Hall, and the Fish Creek Primary School. Numerous properties located further from all these facilities are all within the Township Zone. Effectively, there is little or no

difference in the uses and characteristics of our property and those around us that are zoned Township.

Please advise if any further information is required for our submission to rezone property 40 Falls Rd Fish Creek to TZ.

We look forward to a further opportunity to outline our case to Council.

Yours sincerely,

Susan Quinn and Tony Walker.

Submission

C90

Just a short note to let you know I am quite happy with the framework plan of Fish Creek; especially the community garden at the old train station and the community farm at Buckley Park. Thank you

A Newman.

South Gippsland Shire Council
Attention Amendment C90
Private Bag 4
Leongatha Vic 3953

7th January 2018

Dear South Gippsland Shire Council,

RE: Amendment C90 - Fish Creek

Submission on behalf of Andrew Darcy Dorling & Karen Lee Dorling, regarding Property located at 24 Williamson Street, Fish Creek Victoria

We have read and considered the information received by mail regarding proposed amendment C90 – Housing and Settlement Strategy. We also attended the recent information session held at Fish Creek.

Based on the information received and presented we request our property located at 24 Williamson Street, Fish Creek Vic 3959 be included within the Settlement Boundary of Fish Creek.

Whilst we believe that we are currently unlikely to gain permission to develop this land we feel if Fish Creek receives sewerage at some point this may enable further development of our property. To ensure the option of development remains available to us in the future, we respectfully request consideration be given to expanding the proposed settlement boundary to include our property.

We believe the possibility of future expansion is vital to the future viability of the town. It is our belief that the option of development to accommodate more housing or holiday accommodation in the future will ensure Fish Creek can remain viable. This future growth is also essential to support the businesses that are already located here or those that may wish to establish themselves here in the future.

We believe it is important to ensure Fish Creek retains sufficient space for future expansion and would therefore like to see the Settlement boundary expanded.

If any further information is required, please contact me

Your sincerely,

K. D

Karen Dorling
24 Williamson Street
FISH CREEK Vic 3959
[redacted]

South Gippsland Shire Council
Attention Amendment C90
Private Bag 4
Leongatha Vic 3953

7th January 2018

Dear South Gippsland Shire Council,

RE: Amendment C90 - Fish Creek

I have received your correspondence regarding proposed amendment C90 – Housing and Settlement Strategy and request my property located at 23 Williamson Street, Fish Creek Vic 3959 be included within the Settlement Boundary of Fish Creek.

The possibility of future development of this land was a factor in my decision to purchase this property and I would like to ensure this remains a possibility by having my property located at 23 Williamson Street, Fish Creek included in the Fish Creek settlement boundary.

If any further information is required, please contact me

Your sincerely,

A. R Dorling

Arthur Dorling
23 Williamson Street
Fish Creek Vic 3959
[redacted]

SOUTH GIPPSLAND PLANNING SCHEME AMENDMENT C90

SETTLEMENT STRATEGY (2017)

Property Address: *18 Foster Road Fish Creek S/E cnr Meeniyan - Promontory Road.*

Property Description: *L1 TP117121Y Parish of Doomburrim, TarwinValley.*

Property Owner: *Roman Catholic Trust Corporation.*

Fire Services Property Levy Land Classification: *Primary Production.*

AVPC: *520 – Domestic Livestock Grazing.*

To: South Gippsland Shire Council
Planning Manager
Mr Paul Stampton.

Dear Sir,

In relation to your recent letter sent to all Property Owners in Fish Creek, we want to make the following request at the above listed property at 18 Foster Road Fish Creek.

We, the Fish Creek Catholic Church Parishioners as part of the Sale Diocese and Foster Parish request the above property currently Zoned Rural Land be included as Urban Zone Property and within the Fish Creek Township.

Yours Sincerely

Doug Knez (on behalf of the Fish Creek Parishioners)

[redacted]

Parish: Foster/Leongatha Parish
Diocese: Sale

Our ref EF/16/1068; 201026

8 November 2017

South Gippsland Shire Council

Come for the beauty, Stay for the lifestyle

Roman Catholic Trust Corporation Immaculate Conception Fish Creek
PO BOX 166
Leongatha VIC 3953

Dear Roman Catholic Trust Corporation,

You may be affected by South Gippsland Planning Scheme Amendment C90 - Housing and Settlement Strategy

Planning Scheme Amendment C90 is on formal exhibition until **5.00pm on Monday 8 January 2018**. Land that you own or occupy at 18 Foster Road Fish Creek is potentially affected.

The Planning Scheme is proposed to be changed to include some policies about Fish Creek as a settlement with a growth boundary. The attached Fish Creek Framework Plan map gives a basic idea of the policy changes. The full exhibition information is available online at www.southgippsland.vic.gov.au/C90 Policies specific to Agnes are contained in Clause 21.15. Hard copies are available at Council's reception foyer at 9 Smith Street, Leongatha and at local libraries.

If you disagree with the changes in part or full, it is very important that you send Council a written submission giving the reasons for your views. If you agree with the Amendment, you are encouraged to send a submission but it is not required. Submissions can be about any part of Amendment C90.

You are invited to book an appointment at one of the public sessions (see attached flyer) to ask questions, discuss any issues or gets tips on making a submission. A 'Frequently Asked Questions' flyer is also attached.

Submissions are public documents and must include your name and address. Email addresses and phone numbers provided will be removed from public copies to protect privacy. To guarantee consideration by Council, your submission must be received by the exhibition close date.

Submissions can be emailed to C90@southgippsland.vic.gov.au or posted to South Gippsland Shire Council, Attention Amendment C90, Private Bag 4, Leongatha VIC 3953.

If you have any questions, please send them to the email above or call Council on 5662 9200 and ask to speak to the Strategic Planning team.

Yours sincerely

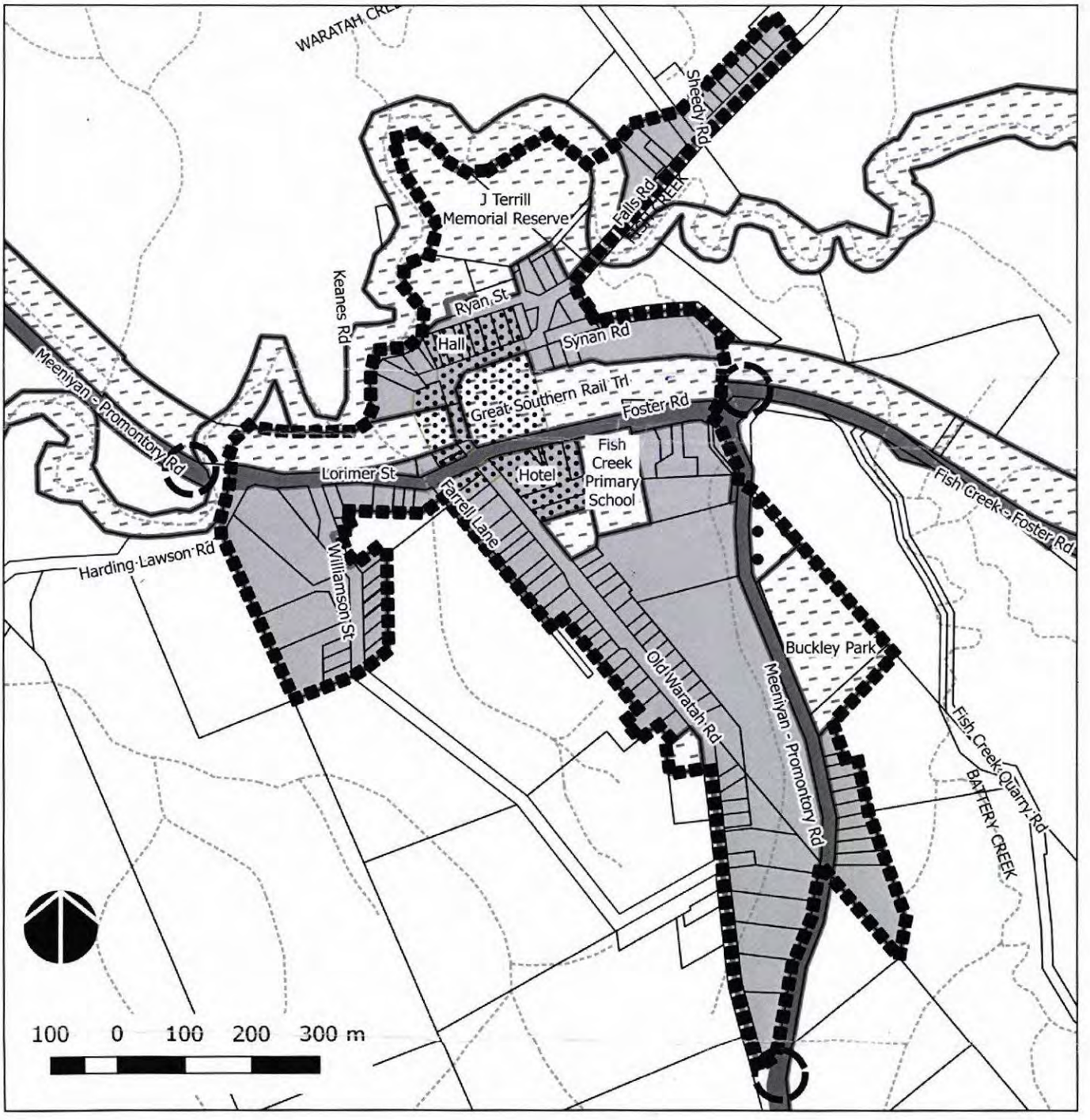
P Stampton

Paul Stampton
Planning Manager

Attached:
Fish Framework Plan map
Public sessions flyer
FAQ flyer

9 Smith Street (Private Bag 4) Leongatha 3953 - DX 94026 Leongatha
Telephone: (03) 5662 9200 Facsimile: (03) 5662 3754
Email: council@southgippsland.vic.gov.au Website: www.southgippsland.vic.gov.au

Fish Creek Framework Plan



Submission
Early Jan

Legend

- Settlement Boundary
- Settlement Gateway
- Town Centre
- Urban zoned land
- Rural zoned land
- Public zoned land
- Major route
- Watercourse

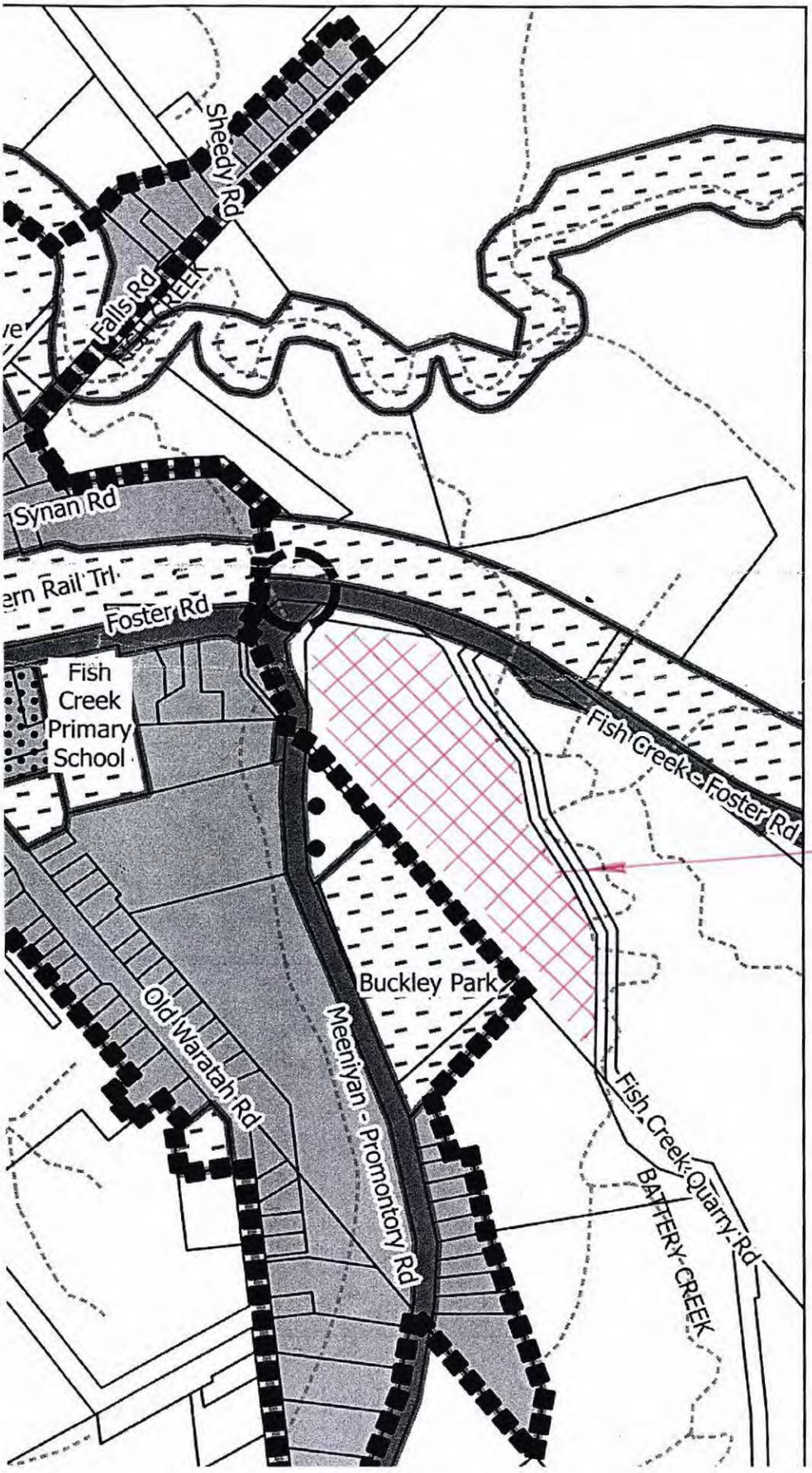
Fiona Mottram
Submission

Earby Station

To include 13 acres within town

boundary

mework Plan


Sheedy Rd
Falls Rd
CREEK
Synan Rd
ern Rail Trl
Foster Rd
Fish Creek Primary School
Fish Creek-Foster Rd
Buckley Park
Old Waratah Rd
Meeniyan - Promontory Rd
Fish Creek Quarry Rd
BATTERY CREEK
18 FOSTER RD

SOUTH GIPPSLAND PLANNING SCHEME AMENDMENT C90

SETTLEMENT STRATEGY (2017)

Property Address: *North/East corner Foster – Fish Creek Road & Meeniyan – Promontory Road Fish Creek.*

Property Description: *Part of Crown Allotment 25, Parish of Doomburrim, County of Buln Buln*

Property Owner: *Roman Catholic Trust Corporation.*

Fire Services Property Levy Land Classification: *Primary Production.*

AVPC: *520 – Domestic Livestock Grazing.*

To: South Gippsland Shire Council
Planning Manager
Mr Paul Stampton.

Dear Sir,

In relation to your recent letter sent to all Property Owners in Fish Creek, we want to make the following request at the above listed property at the North East Corner of Foster – Fish Creek Road & Meeniyan – Promontory Road Fish Creek.

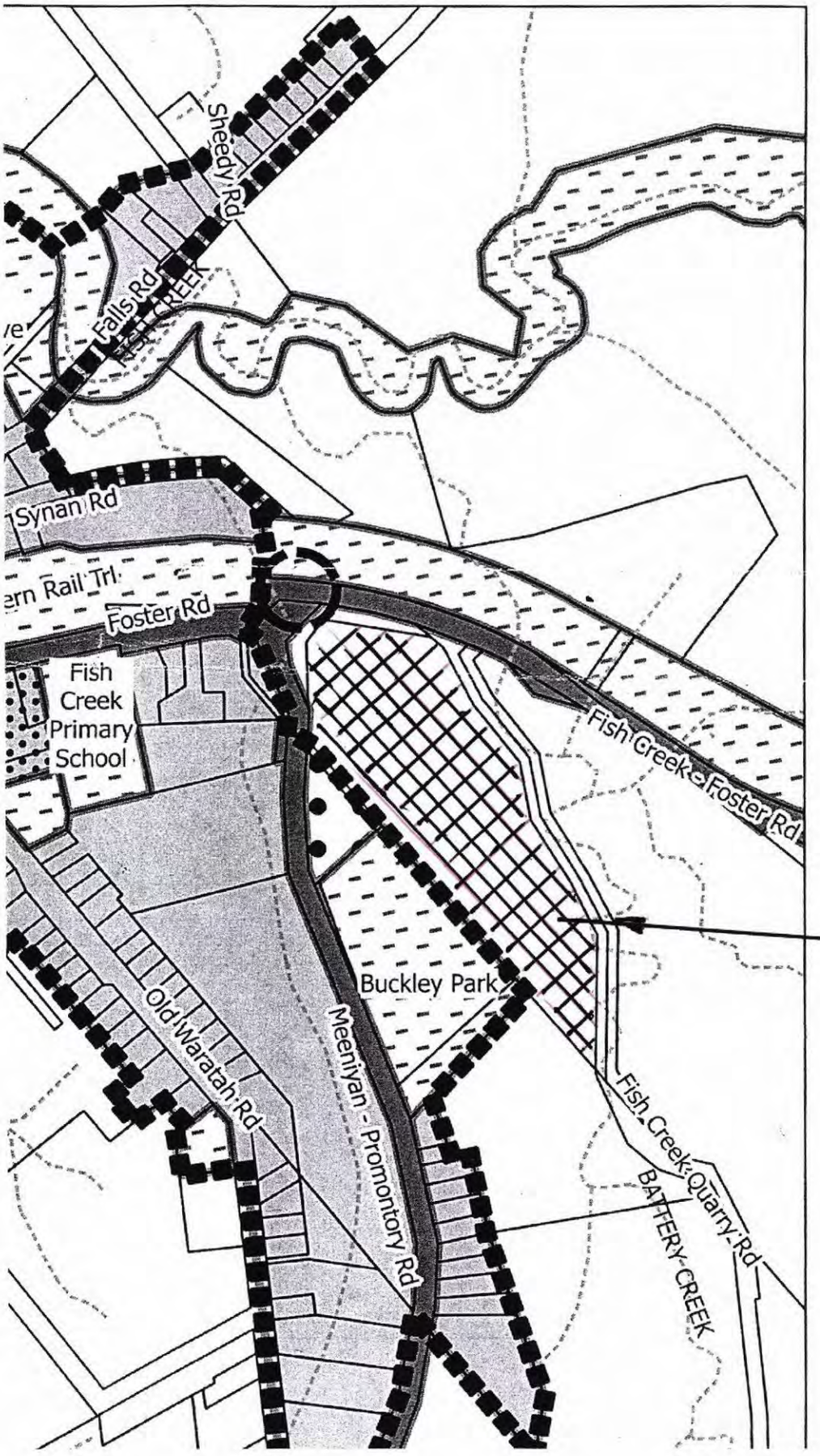
We, the Fish Creek Catholic Church Parishioners as part of the Sale Diocese and Foster Parish request the above property currently Zoned Rural Land be included as Urban Zone Property and within the Fish Creek Township boundary.

Yours Sincerely

Doug Knez (on behalf of the Fish Creek Parishioners)
[redacted]
Parish: Foster/Leongatha Parish
Diocese: Sale

19.1.2018

mework Plan



PART OF
CROWN ALLOTMENT
25.
PARISH OF
DOOM BURRIM.
COUNTY OF
BULN BULN.

SOUTH GIPPSLAND PLANNING SCHEME AMENDMENT C90

SETTLEMENT STRATEGY (2017)

Property Address: South ~~*North*~~*/East corner Foster – Fish Creek Road & Meeniyan – Promontory Road Fish Creek.*

Property Description: *Part of Crown Allotment 25, Parish of Doomburrim, County of Buln Buln*

Property Owner: *Roman Catholic Trust Corporation.*

Fire Services Property Levy Land Classification: *Primary Production.*

AVPC: *520 – Domestic Livestock Grazing.*

To: South Gippsland Shire Council
Planning Manager
Mr Paul Stampton.

Dear Sir,

In relation to your recent letter sent to all Property Owners in Fish Creek, we want to make the following request at the above listed property at the South East Corner of Foster – Fish Creek Road & Meeniyan – Promontory Road Fish Creek.

We, the Fish Creek Catholic Church Parishioners as part of the Sale Diocese and Foster Parish request the above property currently Zoned Rural Land be included as Urban Zone Property and within the Fish Creek Township boundary.

Yours Sincerely

Doug Knez (on behalf of the Fish Creek Parishioners)
[redacted]
Parish: Foster/Leongatha Parish
Diocese: Sale

Hi Fiona,

I thought I had my bearings right however you have directed me correctly.

Attached is the correct direction for you.

Thanks Fiona for your assistance and understanding.

Regards

Doug Knez Fish Creek

30/12/2017

Michaela Lein and Frank Smolders

Meeniyan-Promontory 2350 Rd

Fish Creek 3959

Strategic Planning Team

South Gippsland Shire Council

9 Smith Street

Leongatha 3953

Dear Sir/Madam,

Re: Amendment C90 Housing and Settlement Strategy

33 Falls Road, Fish Creek

I am writing this submission in regards to our property located at 33 Falls Rd Fish Creek. This property is currently shown outside the area designated as 'town centre' on the Fish Creek Framework Plan. We request that it be included in the town centre as we believe it forms part of the commercial centre of Fish Creek and intend to use it for commercial purposes.

The property is located next door to the Post Office and forms part of the Falls Road strip of shops and dwellings. It is opposite the Fish Creek CFA and backs onto Ryan Street which leads to the local kindergarten. We believe it is very much part of the centre of town.

We purchased the property a year ago with the intention of converting the existing dwelling into a commercial use. During the last year we have been approached by many interested parties who have expressed an interest in leasing the property for a range of commercial uses such as an antique shop, gallery, craft shop and office space. We are currently in the process of leasing the property to a children's author/illustrator who plans to live at the property and open his studio to the public.

We believe the inclusion of 33 Falls Road in the town centre on the Fish Creek Framework Plan would not only be beneficial for ourselves and future tenants but also for the Fish Creek town offering another attraction for locals and tourists to visit and enjoy. As commercial properties are in very short supply in Fish Creek this change would also offer the opportunity for those wishing to to lease a commercial property to do so in an appropriate location.

We would be happy to discuss our submission further if required. Please do not hesitate to contact us on [redacted]

Yours faithfully,
Frank Smolders and Michaela Lein

Submission

amendmant

hi, i have just spoken to Ken Grifiths about my land and property - Prom View Nursery being zoned incorrectly as public land. its across the road from the primary school in Fish Creek and it needs to be changed please

thank you

Kelly Pruyn

owner of property and business "Prom View Nursery"

15 Foster Road

Fish Creek 3959

[redacted]

home address is - 30 old fish creek yanakie road, fish creek

5 January 2017

Fiona Mottram - Senior Strategic Planner
South Gippsland Shire Council
Via email: C90@southgippsland.vic.gov.au

Dear Fiona,

RE: Objection to Amendment C90

We are the owners of the land at 1055 Falls Road, Fish Creek. We wish to advocate for the consideration of part of our parcel of land being included in the current rezoning for a residential zone as well as Rural Living Zone. Alternatively, we seek that this site be identified for future investigation for a residential type use.

The Land

The subject land is located at 1055 Falls Road in Fish Creek, adjacent existing residential areas and less than 1 kilometre north east of the Fish Creek town centre. It is known as Lot 2 on Plan of Subdivision 416713. The lot is in two parcels which are intersected by a creek; the entire northern portion has the total area of 27 hectares. We are requesting that part (approximately 10 hectares) of the northern parcel be considered within Amendment C90 (Figure 1).

There are no covenants or section 173 agreements registered on title. There are two easements that run along the western boundary of the lot, reserved for transmission of electricity.

Existing on the subject site is one dwelling, a farm shed and a redundant dairy on the land. The site located in the north-east corner of the site and accessed from a separate crossover from Falls Road. The section of the site that we seek be considered for residential uses are south of the redundant dairy on the northern parcel.

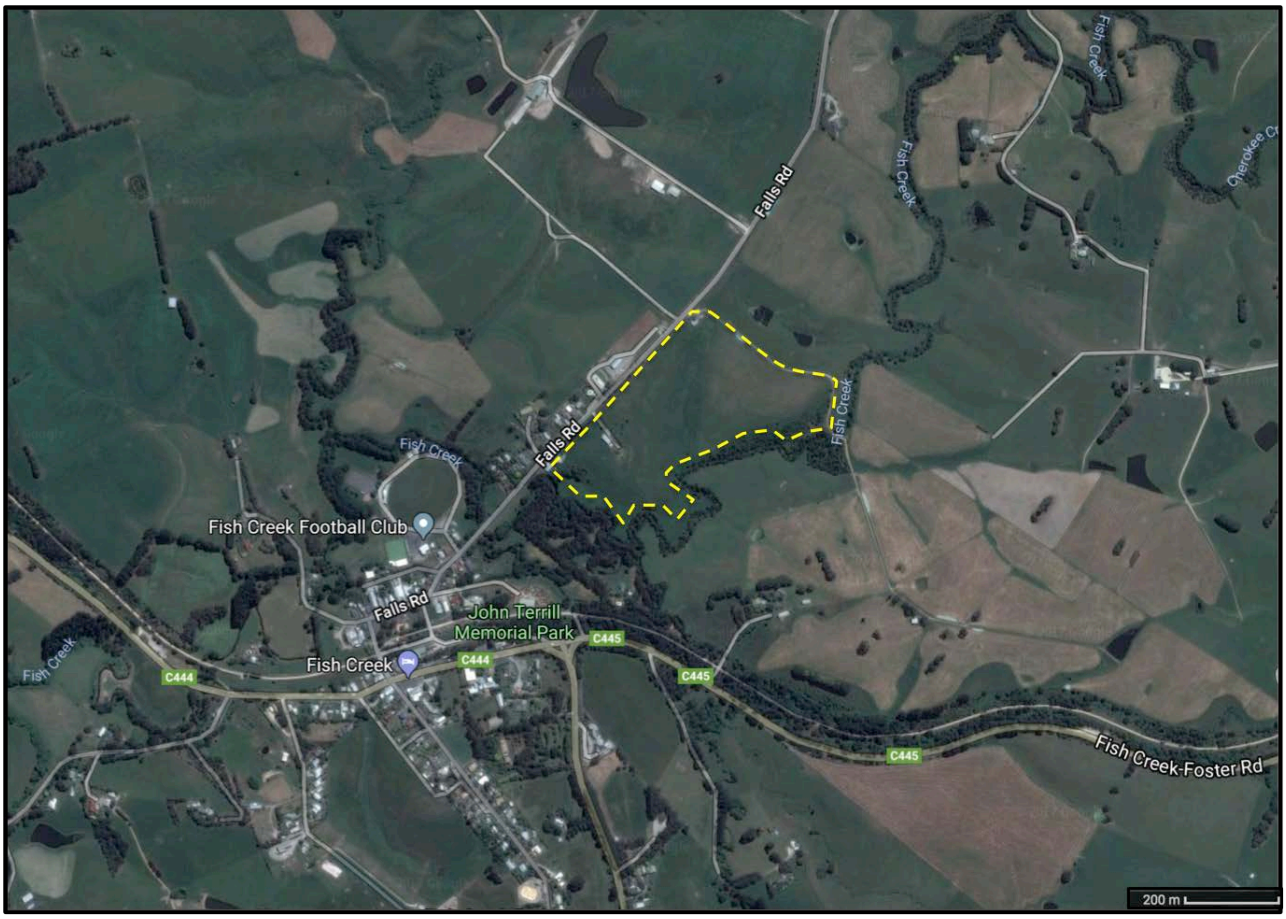
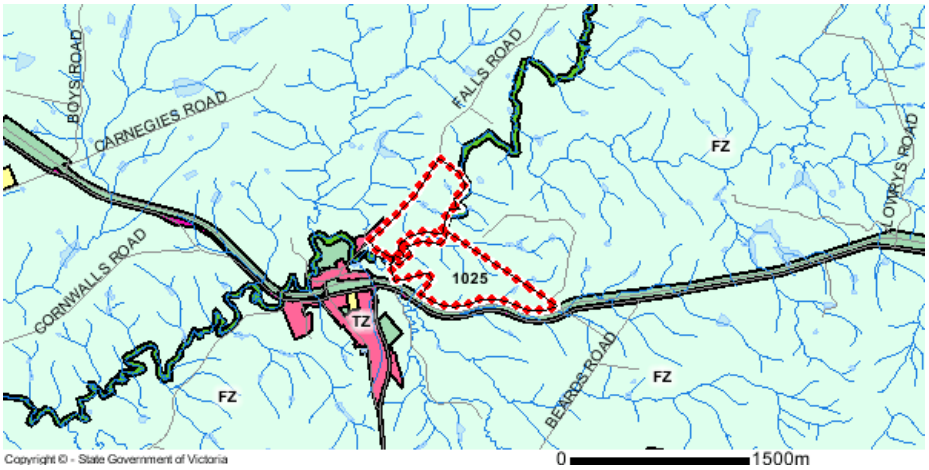
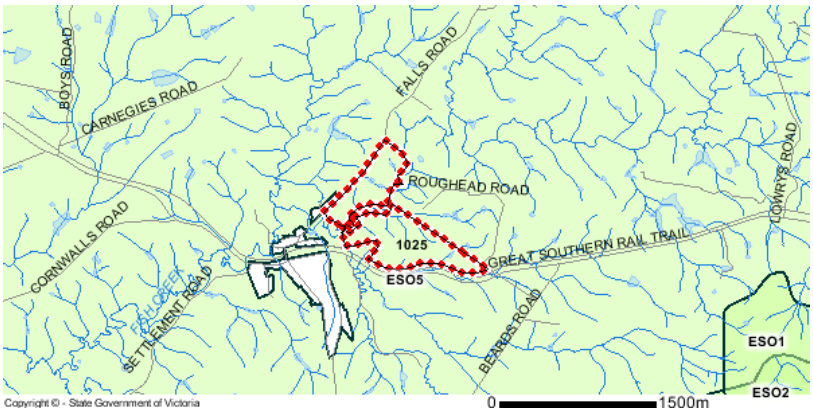


Figure 1: Outline of area requested to be considered for Rural living and increased Residential areas

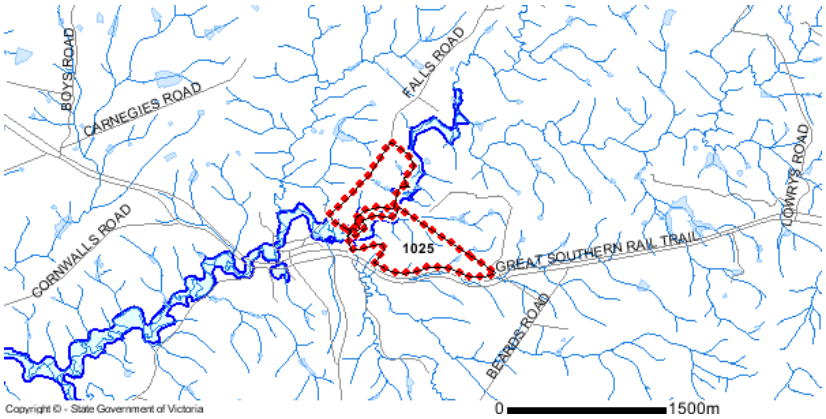
The land is zoned Farming Zone and the Environmental Significance Overlay Schedule 5 (Erosion) also affects the entire parcel. The Land Subject to Inundation Overlay affects a sliver of land along the southern portion of the site along the creek area.



Zoning of the land and surrounding land.



Extent of ESO affecting the land.



Extent of LSIO affect the land

A waterways traverses the site from the north-east and it forms a natural boundary line. The land is devoid of vegetation apart from some scattered vegetation that follows the waterway alignment. The land has some undulations but slopes generally from north to south.

The land has frontage to Falls Road along the north eastern boundary of the land, it is constructed for the full length of the site. The land is also served by sealed road access and reticulated services and electricity.

Surrounding Land

The land is surrounded on two sides by Farming land to the north and the east. The site is adjacent township zone on two frontages to the south and west. The township land has been subdivided and has a ribbon type pattern.

Given the zoning and uses of adjoining land it is considered that the subject site is an ideal candidate for rural residential or low density residential type uses. Anecdotally there appears to be a market for smaller hobby farm lots closer to the Fish Creek township. This has not been considered by the Housing and Settlement Plan and so it is considered to not have adequately considered the implications for Fish Creek.

Key Themes from Work Undertaken So Far

We note that the following principles have been applied to both the Rural Living Zone and Restructure Overlay Investigations;

- avoid the loss of quality agricultural land;
- avoid the potential for land use conflicts;
- discourage residential development in locations without access to an appropriate range of services and employment opportunities;
- recognise that infrastructure and community services cannot be provided to rural living areas to the same standards as settlements;
- ensure that opportunities for population growth are not compromised by the fragmentation of larger parcels of land adjacent to settlement boundaries;
- protect environmental values and natural resources; and
- avoid exposure to natural and human induced hazards, such as bushfire, landslip, flooding, and land contamination from past mining and agricultural practices.

We believe that the subject site is an ideal opportunity for rezoning to support the future of Fish Creek and to provide for a residential product that is currently not provided for in the area. The township itself has grown in recent years which has resulted in pressures in the district for high amenity rural residential lots. This has placed pressure on traditional farming lots and has resulted in hobby farms that have had in adverse impact on agricultural enterprises.

This parcel of land could be developed in a manner that provides for larger residential lots and give the look and feel of rural amenity which is highly sought. It is currently adjacent residential land and as such the dairy farm that previously operated has been decommissioned for 15 years. Importantly it is adjacent to the settlement boundary and township extents of Fish Creek and do not constitute a remote or isolated development.

The area is not subject to bushfire and the more elevated areas are free from hazards of flooding and landslip.

Rezoning

We submit that the subject land is a logical inclusion for rezoning to Rural Living Zone or to be identified for future investigation area for residential/rural residential/low density investigation.

Although *clause 11.02-1* calls for land supply to be assessed and reviewed on a municipal-wide basis, we suggest that rural living land should be considered differently, given it is not one of the primary zones that accommodates future residential growth.

South Gippsland Shire is effectively broken into a number of separate communities; with Fish Creek being one of the townships.

If the rezoning of rural living zoned land was undertaken on a municipal-wide basis, this could give rise to a lack of choice, lack of competition and therefore lesser affordability. Furthermore, it would also potentially give rise to some parts of South Gippsland Shire having no newly rezoned rural living zoned land. Furthermore, each town has its own residential land market, supply and, as stated above, their own communities. All of these aspects support a more precinct/town based approach for rural living zone land supply consideration.

The context of and controls on the land give rise to what we consider as the key factors in considering a rezoning of the subject land:

- Current zoning and impact on agricultural land.
- Context of adjoining land zoning and uses.
- Lack of existing vegetation.
- Ideal location adjacent to township areas.

The land is currently used for light grazing for beef and young dairy stock. The attributes of the subject site and its context make it difficult to enable any more intensive use of the land for agricultural purposes. This then dovetails into the context and use of adjoining land.

As set out above, the land adjoining to the south is used for township purposes. The current use of that land, coupled with its topography make it highly unlikely to be used for more traditional agricultural purposes that could be amalgamated with the subject site into the future. In addition, land to the south and west is currently zoned Township Zone, subdivided accordingly and with dwellings existing on most of the subdivided lots. This establishes permanent inhibitors to agricultural uses on the subject land being intensified on the subject site and/or expanded onto adjoining land. It also provides an opportunity for this general location to have the ‘puzzle completed’, by the rezoning of the subject land.

Conclusion

The subject land is considered to be a logical inclusion for rezoning for rural living purposes as part of the Amendment C90.

The site has many opportunities and few constraints, with the constraints being matters that could adequately be dealt with, largely at permit application stage, following a rezoning.

We would appreciate if Council would take into consideration this site for the purposes of the C90 Amendment and seek to include the land for rezoning for rural living purposes.

Please inform us of any progress of this application and we would be pleased to participate in any future consultation or decision making processes. My contact details are as follows Paul Kerr by telephone [redacted] or vi email: [redacted]

Yours Sincerely,

Karena and Paul Kerr

Submission part 2 – Paul and Karena Kerr

Hello Fiona, as per our phone conversation we would the Fish creek side of the property re zoned rural living.
If you require any further information please do not hesitate to contact me on [redacted].

Kind regards Paul Kerr

Submission part 3 – Paul and Karena Kerr

Hi Fiona, sorry for the late reply. The planing permit was never acted on so the house was not built. The cottage has been used for tourist accommodation.

Submission

submission for inclusion into settlement boundary

We, Roger and Marie Naylor, would like it to be considered that our property at 1855 Meeniyan - Promontory Rd , Fish Creek , 3959 be included in the settlement boundary amendment C90. The property sit's across the road from urban zoned land and is within the settlement gateway. Although we are zoned rural, at just under 4 acres the properties land is too small for any farming purposes and is only suitable as a lifestyle property. As this amendment is looking into development and land use for the next 20-30 years, after inspecting the plan we can see that there is no scope for any/or limited subdivision and only limited available land for new dwellings to be built. We feel that going into the future our land may be suitable for subdivision after applying for the relevant re zoning and permits. Is it council's intention to keep Fish Creek limited to the size it is at present or do they intend to encourage new families into the area, if it is the later, council will have to be prepared to allow new dwellings to be built in Fish Creek. No one who lives in Fish Creek wants to see our lovely town spoilt but we do need children to keep our great school going and people to be spending money in town to support our shops, which cannot survive on holiday visitors alone. We are hopeful that you will give this careful consideration and look forward to your reply in the fullness of time . Kind Regards Roger and Marie Naylor

ROGER AND MARIE NAYLOR

1855 MEENIYAN -PROMONTORY ROAD

FISH CREEK 3959

[redacted]

Hedley

Salmon Road Restructure Plan

2 submissions

Michelle and Ian Conn

Stephen and Kerri Green

Hedley Framework Plan

See also C90 general - Great Southern Rail Trail Committee of Management submission

Todds Road Restructure Plan

See also C90 general – DELWP submission

20/12/2017

Submission For: South Gippsland Planning Scheme Amendment C90 for Salmon Road Restructure Plan Hedley.

From: Ian and Michelle Conn

120 Salmon Road

Hedley, Victoria 3967

Contact: Ian: [redacted]

Michelle: [redacted]

Recommendations: We recommend the changes proposed for Salmon Road Restructure Plan – Hedley be adopted.

Details: We are a large neighbouring dairy farm. Currently we are leasing this area of land and are in the process of purchasing it from the current owners to expand our business.

Mr & Mrs Stephen Green

6470 South Gippsland highway

Hedley 3967

[redacted]

Dear Sir/Madam

Re: C90 amendment to our dairy farm and the township of Henderson and the 159 building blocks that are on that settlement.

We agree with the C90 Amendment as long as we get the 2 building blocks that you agreed to down Salmons Road.

Yours Sincerely

K Green. Steph Green

Stephen & Kerri Green

Hoddle – Lowrys Road Restructure Plan

3 submissions

David De Coite

Gillian and Graeme Nicoll

Lyn and Neil Loader

1 Mills Avenue
SASSAFAS VIC 3787

22 December 2017

South Gippsland Shire Council
Private Bag 4
LEONGATHA VIC 3953

PLANNING SCHEME AMENDMENT C90 - HOUSING AND SETTLEMENT STRATEGY PROPERTY AT 71 LOWRY'S ROAD, HODDLE. RESTRUCTURE OVERLAY 11, LOT NO. 1

1.1 The South Gippsland Shire has proposed a restructure of old and inappropriate sub divisons as seen in Figure 11 – Lowry's Road Restructure Plan. This restructure contains approximately 70 land parcels within an area of 156 acres with 6 separate restructure lots and 4 landowners.

1.2 Other Restructure Plans currently facing amendment in the South Gippsland Shire amalgamate parcels of land into 1 restructure lot. This submission concerns my property at 71 Lowry's Road only and has no comment of agreement or disagreement relating to the appropriateness of the planned restructure for other lot owners within this Restructure Plan.

1.3 It is my understanding from the footnote that "… 1 dwelling may be permitted per Restructure Lot". My lot consists of 4 titles, each under 10 acres in size. Merging these four titles would create a 28 acre block.

2.1 I purchased the property in 2009 with the intention of developing my long held interest in land management and sustainable farming. Over the last 8 years I have:

- re-fenced the entire perimeter;
- constructed a machinery shed and cattle yard (see Attachment 1 Figure 1);
- fenced Nicol Creek and the lower part of Cherokee Creek to manage erosion;
- planted over 1,000 indigenous trees creating wind breaks along the Lowry's Road frontage (see Attachment 1 Figure 2); and
- planted the Nicol Creek and Cherokee Creek to help with water filtration and weed control.

3.1 In times past, there was said to be five working dairies on Lowry's Road. There are now none, proof of how things change and how the evolution of an area need not go in one direction. Outside influences can have positive and negative effects on an area's economy but the primary value of an area must be maintained.

3.2 On a small acreage farm livestock, fodder harvesting, fertilising and weed control can all be closely managed. A whole plan needs to be administered to the land, especially as waterways originate and pass through this property.

4.1 I currently run 12-20 dairy steers each year on this block. The block is effectively divided into two paddocks and in October one paddock is locked up for hay cutting. I average 100 round bales from this paddock each year (see Attachment 1 Figure 3). The round bales are stored for fodder in the machinery shed for winter feeding, or sold.

4.2 Each fortnight myself or my wife drive the 4 hour round trip to check on the property.

5.1 I would like to build a house on this block for myself and my family. As the area is rural and without views, the house would be modest and built to sit into the surrounds while reflecting the purpose and heritage of the area.

5.2 Our house would be sited on the same foot print as the shed and cattle yards in order not to affect the land usage. This area is in excess of 100 metres from the 3 waterways.

5.3 The site would not cause issue with surrounding commercial farms. There would be no impact on the site from spray drift, smells or sound due to the tree plantings I have undertaken. The house site would not be seen from the road, due to the thick hedge of trees and it would not be seen from surrounding farms either.

5.4 By being able to live on the property my family and I would be able to effectively care for the land, manage animal, food crops, trees, waterways, and weed control much more than we are able to do at present.

5.5 By residing in the area we would also bring benefit to the local economy by trade, acquisitions and education.

6.1 The amalgamation of titles would not affect how I use the property; but not being able to build a home would affect my future investment on improvements. The merging of old and inappropriate sub divisions is a worthy venture, but if I am not permitted to build a house I would not consider, amalgamating my 4 titles.

I hope you agree with my point of view and look forward to your future correspondence.

Yours sincerely

DAVID DE COITE

Figure 1 North Paddock

Figure 2 Lowry's Road

Figure 3 South Paddock

GD & GA Nicoll
'Montrose'
1030 Fish Creek – Foster Rd
Fish Creek
VIC 3959

4th January 2018

Fiona Mottram - Senior Strategic Planner South Gippsland Shire Council
Via email:
C90@southgippsland.vic.gov.au

Dear Fiona,

RE: Objection to Amendment C90 Housing and Settlement Strategy

We are the owners of the land at 10 Lowry's Road, Fish Creek which will be affected by the introduction of a Restructure Plan Overlay and Plan in the Hoddle locality.

We wish to advocate for the consideration of part of our parcel to allow for the subdivision of land for up to five lots (an increase in two dwelling entitlements). As exhibited we are not satisfied with the proposed restructure overlay plan, and as such our submission should be considered an objection to the current iteration of C90.

The current proposed restructure overlay would result in our multiple titles being reconfigured to result in three titles. It appears that the realignments are based on providing planning permits to each landowner and not necessarily good planning or housing outcomes.

We believe that our parcel would be well placed to accommodate lots of approximately 7 hectares which would be beneficial for the broader area and meet the local rural residential market.

The Land

The subject land is located at 10 Lowry's Road, Fish Creek and approximately 8 km kilometres north-east of the Fish Creek town centre. The land is made up of 19 individual titles and totals approximately 36 hectares. It is by far the largest land parcel within the area under consideration as part of the Hoddle Restructure Plan.

The land is currently zoned Farming Zone and the Environmental Significance Overlay

Schedule 5 (Erosion) also affects the entire parcel. The site has a number of unmade government roads that are currently leased by us from DELWP.

The site is a working farm which complements our dairy farm business which we have run for over fifteen years. There have been several new buildings erected in the adjoining area over recent years, this together with proposed restructure overlay changes will result in a further increase in dwellings in the local area which will put amenity issues on the subject site and will increase the difficulty of us to farm the parcel.

The land is largely devoid of vegetation and is undulating. There are currently no dwellings on the land; however, the site has access to the Fish Creek – Foster Road and Lowry's Road. The land is served by road access and reticulated electricity. Any future dwellings would need to be served by waste water treatment systems however; given that the lots will be in excess of 7ha (approximately) it is considered that the sites will be easily able to meet the standards set out within the Planning Scheme.

Subject site. Source: www.land.vic.gov.au

Surrounding Land

The land is contained within and surrounded by Farming Zone. It is currently surrounded by approximately nine non primary production blocks and dwellings. If the C90 changes occur, it is our understanding that an additional two dwellings could be built nearby.

Over the past 15 years we have watched the landscape at Hoddle move from being related to primary production to an increase of small lifestyle 'hobby farm' blocks. In recent years there have been a number of residential dwelling approvals which is supported by the existing *clause 22.05 – Rural Dwellings*.

The incremental development of additional dwellings in the area has already placed pressure on our farming business. We understand that should C90 be approved to allow for additional dwellings within the locality, our agriculture enterprise on this piece of land would be increasingly difficult into the future.

The recent increase in dwellings have resulted in a range of challenges including:

- domestic dogs roaming freely and harassing livestock;
- lack of weed control on small blocks which impacts on our productive pasture; and,
- an increase in complaints to us with respect to our agricultural techniques. Whilst we follow industry best practice in all facets of farming, adjoining land owners with no farming knowledge often question or criticize land management practices.

We do however understand that for a long time that there has been a commitment by Council to seek to resolve the small settlement blocks in the area, as such, we acknowledge that it is unlikely that we will continue to farm this block into the future.

In considering the future of our parcel of land, we have given it serious thought and have had regard to the constraints onsite. We believe that with good planning there is the opportunity for the subject site to result in a good outcome that will benefit future land owners.

We believe that five rural house blocks could be thoughtfully laid out on our land at Hoddle to provide private rural living in close proximity to both Fish Creek and Foster with easy access to the rail trail whilst not impacting on public amenity. These blocks could be serviced by already existing school bus and garbage collection services.

Strategic Support

Having considered the Planning Scheme and its broader intent as well as the purpose of the Restructure Overlay which is;

> *"To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development."*

We believe that the Restructure Overlay as a planning tool will be appropriate for resolving the cluster of small individual lots and will resolve a tension that has existed within the area for some time. However, as we have indicated we believe that the number of dwellings on our lots should be increased in this instance.

We believe that the future development on the site can be managed in a manner that will

result in an appropriate planning outcome for the site, with guidance from Council officers.

Having considered other areas of the planning scheme we believe that *clause 11.02-1* calls for land supply to be assessed and reviewed on a municipal-wide basis. In this instance having looked into the housing strategy supporting this amendment we believe that this area should be considered for new lots because it represents a rural living opportunity, which is not offered within the Fish Creek locality. These lots will result in high amenity rural living that will meet the market within the local area; we have been approached about the possibility of purchasing several of our sites which suggests that there is a market for this type of living within the area.

Conclusion
The subject land is considered to be a logical inclusion for rezoning for a restructure overlay as part of Council's C90 Amendment; however we propose changes to the restructure plan to allow for an additional two restructured lots within our parcel.

The site has many opportunities and few constraints, with the constraints being matters that could adequately be dealt with, largely at permit application stage, following the approval of C90.

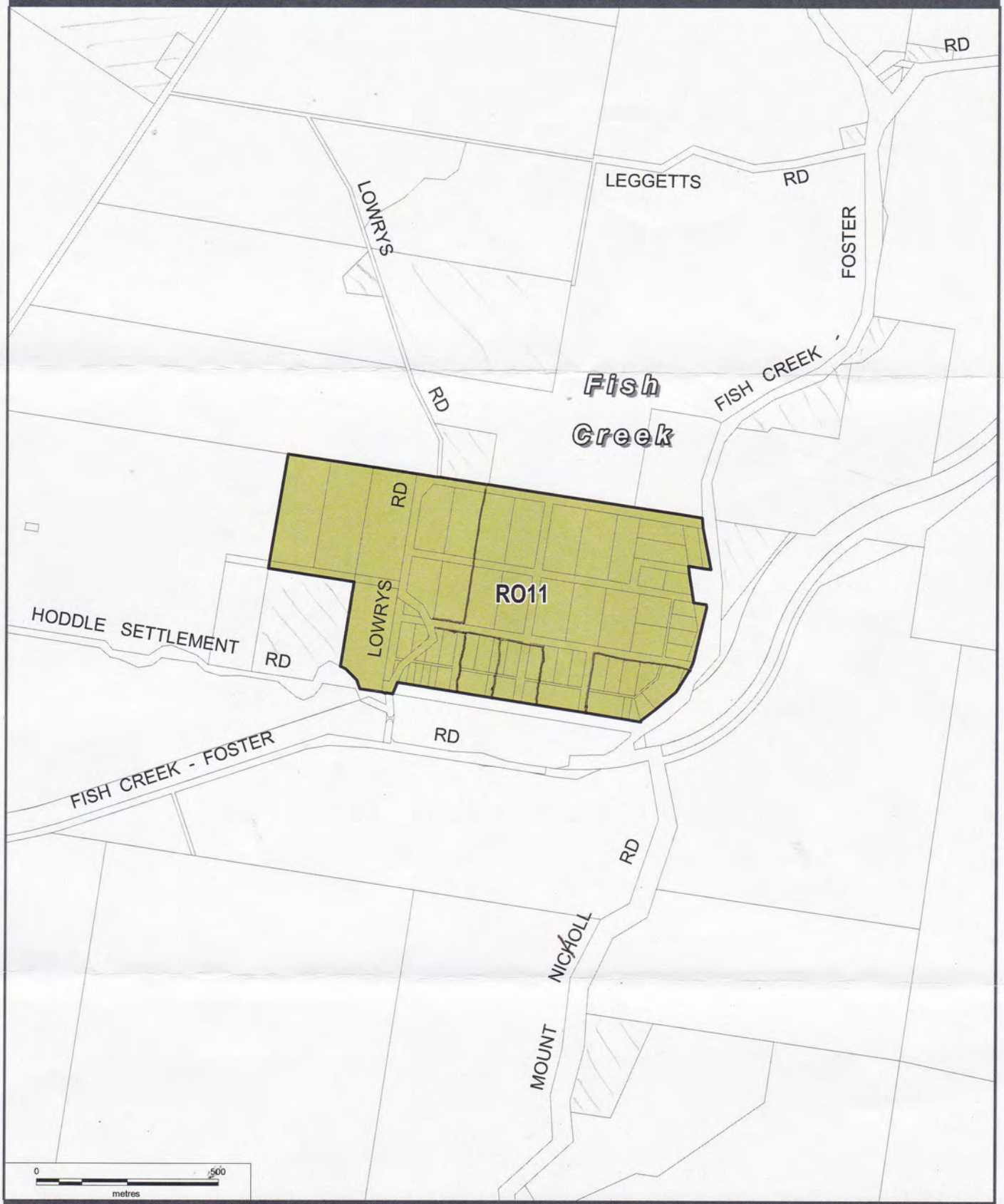
Please inform us of any progress of this application and we would be pleased to participate in any future consultation or decision making processes. If you require any clarification on these comments, please contact Gillian Nicoll, I can be contacted on [redacted]

We look forward to seeing the plan develop further with some more equitable consideration.

Yours Sincerely,

Graeme & Gillian Nicoll

SOUTH GIPPSLAND PLANNING SCHEME



LEGEND

RO11 Restructure Overlay - Schedule 11

Part of Planning Scheme Map 26RO

AMENDMENT C90

| Planning Mapping Services |
| Planning Information Services |
| Planning |

VICTORIA State Government | Environment, Land, Water and Planning

007

Amendment C90

!/ As owners of proposed lot 3, we would like to see lot 3 divided into two lots. I will refer to them as 3A & 3B .

2/ Proposed road opening north of lot 3 on original map would have to be put a cross a very wet patch at head of gully. We don`t want a road here.

3/ Lot 4,5 & 6 already have approx 250 meters road frontage to Lowrys road.

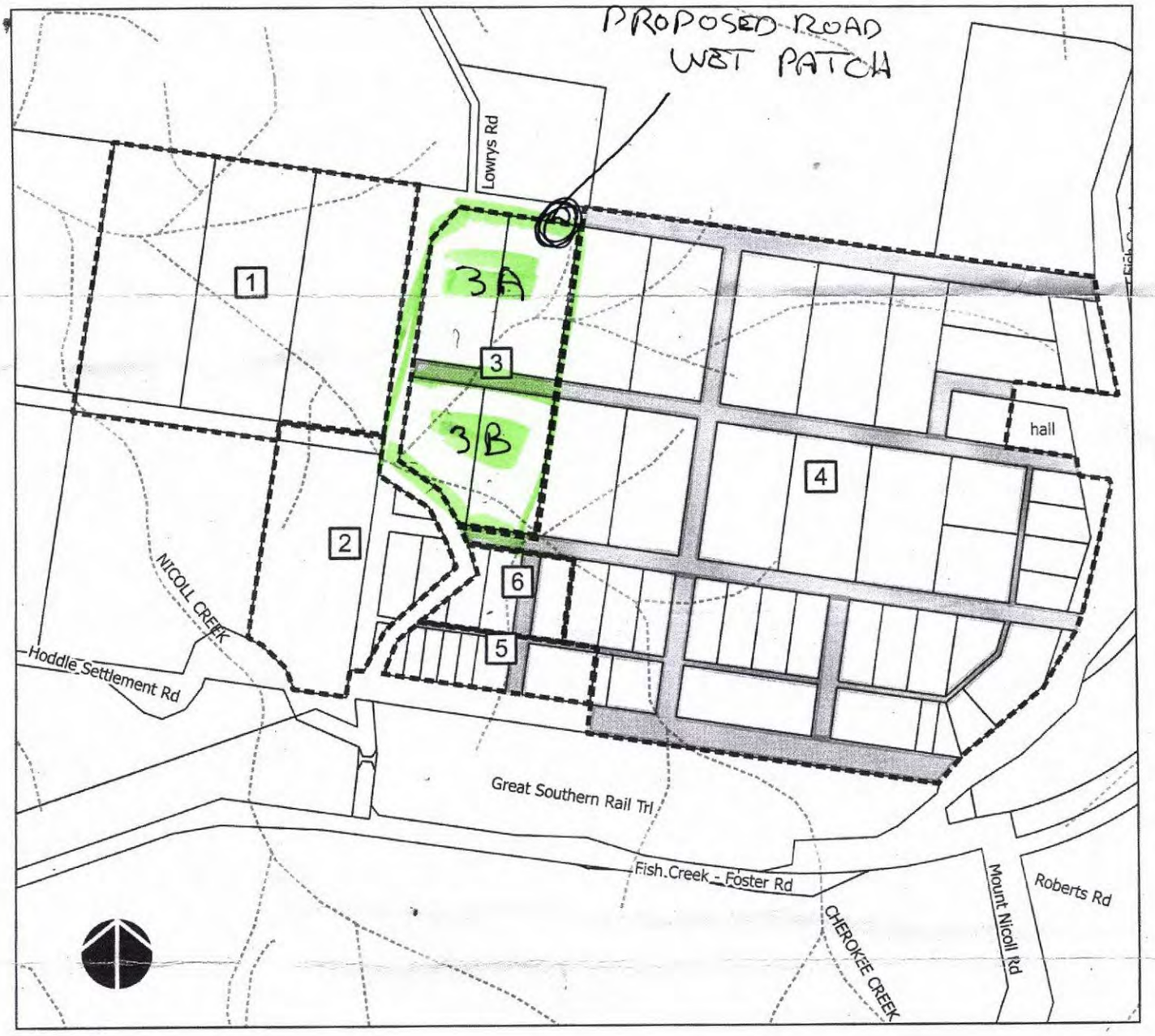
4/ Lot 3A & 3B would not require any infrastructure at all, no boundary re-alignment , no road building . They would make ideal home sights. If you cannot satisfy planning permit requirments here then you cannot get one anywhere .

Where as if you can get a planning permit for lots 5 & 6 then you can get one anywhere, (to boggy to even drive on in the winter. We recommend moving lot 6 to 3B.

Lyn and Neil Loader 90 Lowrys road

[redacted]

Figure 11 - Lowrys Road Restructure Plan - Hoddle



Legend

100 0 100 200 300 m

Restructure Lot boundary

1 Restructure Lot number

Close road reserve

Only 1 dwelling may be permitted per Restructure Lot

Jeetho – Wettenhalls Road Restructure Plan

2 submissions

Cliff Carson

Vanessa Tarr

8 January 2018

Cliff Carson
P.O. Box 47
[redacted]

South Gippsland Shire Council
Attention Amendment C90

Email: C90@southgippslandshire.vic.gov.au

Dear Sirs,

Re: Amendment C90
South Gippsland Shire Council
Planning Scheme Amendment
Property: 19 Wettenhalls Road, Jeetho

We, being one of the two families that are registered proprietors of Titles at the above site, support the above C90 Amendment which will enable land use resolution, and enable both families to move forward with 2 separate usable land parcels.

Note that :

(i) We would prefer that the boundary between restructured Lots 1 and 2 be slightly relocated to be in a more practical position which would be along the line of the eastern boundaries of lots 2 and 3 on TP 959130A (copy attached).

- This would allow both restructured lots to use existing vehicle crossings/gates to Wettenhalls Road and create parcels of more balanced areas:
  Restructured Lot 1 - 5.06 Hectares
  Restructured Lot 2 - 4.63 Hectares

(ii) There are minor technical anomalies in the C90 amendment report relating to the subject land.
These include:

- the land is 14 Titled parcels (Lot 71 on LP 1928 appears missing)
- the description of restructured Lots 1 and 2 (on Page 21 of 106) doesn't match the Title description/diagrams etc. and should really be re noted.

Please find attached copy of relevant C90 report with suggested amendments in red together with copy of TP 959130A and copy of plan showing relevant lots on LP 1928 - all lots of which are separately Titled.

Appreciate if the boundary between Restructured lots 1 and 2 be amended as described in (i). If need be we can arrange a letter of approval to Council from the other family (Tarr family) to the same.

Should there be any queries pleased contact the writer.

Yours faithfully,

Cliff Carson

Extract of C.90 Amendment.

appropriate size for development of a dwelling, with satisfactory bushfire risk minimisation and with capacity for onsite treatment and disposal of wastewater in a location with sandy soil and bore water sourced for domestic use. Minimise environmental risks – specifically bushfire. Protect the existing character of the coastal settlement. Support the Commercial Zone in Venus Bay Estate 1 as the preferred focus of commercial land use in the settlement.	10 lots approximately 185sqm each). Apparently intended for the purpose of a strip shopping centre with associated car parking on a wide road reserve in a 1950s urban subdivision in a coastal holiday settlement. The land is in the Commercial 1 Zone. The Bushfire Management Overlay 2 and the Environmental Significance Overlay 3 (Coastal Settlements) apply to the entire Restructure Area. Inclusion of road reserve in each Restructure Lot allows for: - Setback of potential dwellings to match character of the surrounding residential area; and - Siting of potential dwellings in an area clear of existing indigenous vegetation which reduces fire risk and assists with retention of vegetated landscape character. Venus Bay does not have reticulated sewerage, is sandy soil and many households use bore water for domestic use. Council's Environmental Health team advise that the individual lots and also the consolidated pair of original lots are not suitable for onsite treatment and disposal of wastewater. The Amendment includes proposed rezoning of the land to Township Zone and applies the Environmental Significance and Design and Development Overlays to align with those applied to the surrounding residential area.	• *Ensure that any proposed use and development of land in Venus Bay is generally in accordance with the Venus Bay Estate 1 and Estate 2 Framework Plans* • *Ensure that each site is capable of on-site waste disposal that does not prejudice groundwater quality.* • *Investigate rezoning land to the south of Jupiter Boulevard, Venus Bay, from Township Zone to Commercial 1 Zone as shown in the Venus Bay Framework Plan in order to focus the commercial use and development into a central precinct and reduce these uses amongst residential uses. (Underlining is Council's emphasis).* • *Investigate rezoning the Commercial 1 Zone land in Black Avenue in Venus Bay Estate 2 to Township Zone, in order to recognise and support the existing role of the commercial area in Venus Bay Estate 1. (Underlining is Council's emphasis).* The Venus Bay Estate 2 Framework Plan indicates rezoning and restructure of this land. Clause 42.01-3 Schedule to the Environment Significance Overlay 3 Coastal Settlements *... To ensure that development adjacent to coastal areas is compatible with the environment...*

Wettenhalls Road Restructure Plan – Jeetho

Purpose	Assessment	Planning Scheme Justification
Maintain agricultural land resources and landscape values – Minimise dwelling development not associated with commercial agriculture. Protect environmental	Original 1880s urban subdivision associated with a railway station settlement. Undeveloped subdivision comprised approximately 79 land parcels plus several road reserves has been consolidated down to 13 land parcels with an area of 9.7ha. The land is in the Farming Zone. The Environmental	Clause 14.01-1 Natural Resource Management - Protection of agricultural land *Limit new housing development in rural areas, including: ...* ▪ *Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.* ▪ *Encouraging consolidation of existing isolated small lots in rural zones.*

values – specifically Giant Gippsland Earthworm habitat. Minimise dwelling development in isolated and scattered locations where infrastructure and community services cannot be efficiently provided.	Significance Overlay 5 (Areas Susceptible to Erosion) applies to the entire area and there are two designated waterways crossing the proposed Restructure Area. Parts of the property have the ESO9 (Environmental Significance Overlay 9 – Giant Gippsland Earthworm Habitat and Protection) applied. Generally the locality is commercially farmed with a small number of other rural residential properties associated with the formerly more populated Jeetho settlement. The land area is not considered large enough for a commercial agricultural operation. The land is located opposite an unused railway reserve / railway station and is bounded on three sides by roads. Any potential development can be sited near the north-east boundary to avoid land use conflict with commercial agriculture. As the land is not visually prominent, has been subject to an extensive consolidation process, is not part of a commercial farm and is held in joint ownership by two family groups plus some unknown / unidentified landowners, it seems fair and reasonable to create two Restructure Lots of approximately 4.5ha.	• *Where inappropriate subdivisions exist on productive agricultural land, priority should be given by planning authorities to their re-structure.* Clause 21.05-1 Settlement – Strategy 1.4 *Discourage the development of dwellings on small lots in old Crown township areas except where such land is zoned Township, Rural Living or is adjacent to existing urban development* *Clause 21.08-1* Natural Resource Management - Agriculture *Strongly discourage the development of houses in old Crown township areas except where such lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure.* 22.05 Rural dwellings *Development of lots in old Crown townships / settlements It is policy that:* ▪ *A permit must not be granted to use land for a dwelling under Section 2 of the Table of uses to Clause 35.07-1 if the lot is within an historic Crown township or settlement. This includes the following Farming Zone areas: ...Jeetho...* Clause 42.01 Schedule 5 to the Environmental Significance Overlay – Areas susceptible to erosion *Environmental objective to be achieved:* *To protect areas prone to erosion by minimising land disturbance and vegetation loss.* *To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses* Clause 42.01 Schedule 9 to the Environmental Significance Overlay – Giant Gippsland Earthworm and Habitat Protection Environmental objective to be achieved: ... ▪ *To protect the habitat of the Giant Gippsland Earthworm.* ▪ *To ensure that buildings and works avoid negative impacts on individuals, colonies or habitat of the Giant Gippsland Earthworm.*

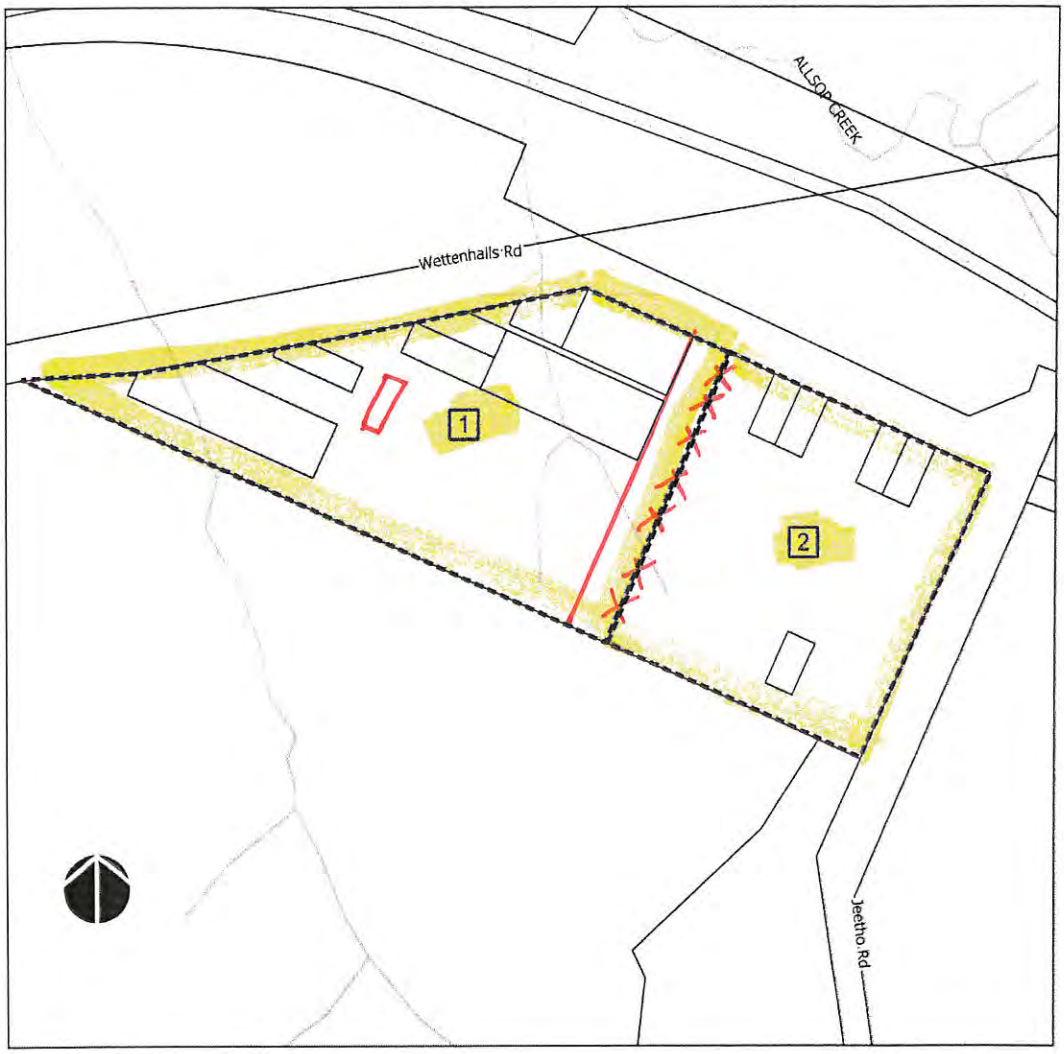
Outtrim Restructure Plan

Purpose	Assessment	Planning Scheme Justification

Address of Land	Site Specific Provisions Applying to the Land
Applies to five lots including and adjacent to 15-18 Atkinson Avenue Venus Bay	No permit is required for **use** of a dwelling provided; • It is the only dwelling on a lot. • The lot must be in accordance with a restructure plan outlined with the map at Figure 2 and outlined in Table 2, of this document.
Applies to nine lots and two road reserves from 2-20 Black Avenue Venus Bay	No permit is required for **use** of a dwelling provided; • It is the only dwelling on a lot. • The lot must be in accordance with a restructure plan outlined with the map at Figure 3 and outlined in Table 3, of this document.
Applies to 13 lots and some road reserves at 19 Wettenhalls Road Jeetho	No permit is required for **use** of a dwelling provided; • It is the only dwelling on a lot. • The lot must be in accordance with a restructure plan outlined with the map at Figure 4 and outlined in Table 4, of this document.
Applies to a number of properties and some road reserves at Outtrim generally on the east and west sides of the Outtrim-Moyarra Rd in the vicinity of Rileys Rd, Cross St, Main Rd, Beard St and Lomagnos Rd.	Except where a lot is designated as a 'No Dwelling Development' Restructure Lot, no permit is required for **use** of a dwelling provided; • It is the only dwelling on a lot. • The lot must be in accordance with a restructure plan outlined with the map at Figure 5 and outlined in Table 5, of this document.
Applies to 28 lots and some road reserves at 105-115 Korumburra-Bena Road Whitelaw	No permit is required for **use** of a dwelling provided; • It is the only dwelling on a lot. • The lot must be in accordance with a restructure plan outlined with the map at Figure 6 and outlined in Table 6, of this document.
Applies to a number of properties and some road reserves at Jumbunna generally north and south of the Korumburra-Wonthaggi Road in the vicinity of McLeans Rd, Taveners Rd, Cruickshank Rd, Lynn St, Gooches Rd, Rees Rd and Hazel Rd	No permit is required for **use** of a dwelling provided; • It is the only dwelling on a lot. • The lot must be in accordance with a restructure plan outlined with the map at Figure 7 and outlined in Table 7, of this document.
Applies to a number of properties and some road reserves on the south side of the South Gippsland Highway in the vicinity of Dowds Rd, Tarwin Lower Rd and Hanilys Rd, Tarwin	Except where a lot is designated as a 'No Dwelling Development' Restructure Lot, no permit is required for **use** of a dwelling provided; • It is the only dwelling on a lot. • The lot must be in accordance with a restructure plan outlined with the map at Figure 8 and outlined in Table 8, of this document.
Applies to 16 lots and some Crown parcels at 39 McIlwaine Street and 1500 South Gippsland Highway Meeniyan (West)	No permit is required for **use** of a dwelling provided; • It is the only dwelling on a lot. • The lot must be in accordance with a restructure plan outlined with the map at Figure 9 and outlined in Table 9, of this document.

Figure 4

Figure 4 - Wettenhalls Road Restructure Plan - Jeetho



Legend

50 0 50 100 150 m

Restructure Lot boundary

1 Restructure Lot number

Close road reserve

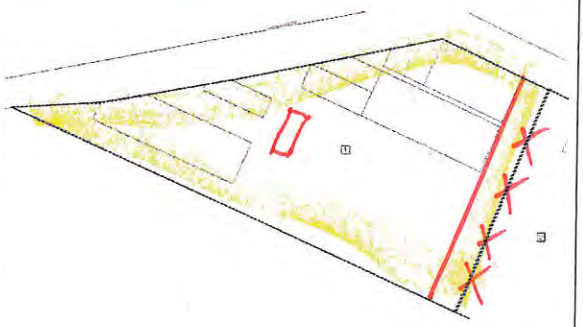
Former railway line

Watercourse

Only 1 dwelling may be permitted per Restructure Lot

Wettenhalls Road Restructure Plan contains ~~13~~ 14 land parcels within an area of 9.7ha

Table to Figure 4

Restructure Lot No. Address and Total Area (rounded)	Title details	Zones Overlays and Description	Restructure Lot Maps
1 Part 19 Wettenhalls Rd 9 ~~(6~~ parcels) Total area ~~5.7ha~~ 5.06 ha	~~Lots 8-9, 12-13 and 130 LP1928~~ Parish of Jeetho West Part of L1 TP959130 Parish of Jeetho West	FZ ESO5 ESO9 Pasture – grazing Affected by waterways	
2 Part 19 Wettenhalls Rd 6 ~~(8~~ parcels) Total area ~~4.5ha~~ 4.63 ha	Lots ~~1, 32 and 70~~ LP1928 Parish of Jeetho West Part Lot 1 and ~~Lots 2-4~~ TP959130 Parish of Jeetho West	FZ ESO5 ESO9 (possibly) Pasture - grazing	

Lots 1, 32, 33, 70 and 71 LP 1928

and Lots 2 to 4

Lots 8, 9, 12, 13 and 130

TITLE PLAN

EDITION 1

TP959130A

LOCATION OF LAND

PARISH: JEETHO WEST
TOWNSHIP:
SECTION:
CROWN ALLOTMENT: 47(PT)
CROWN PORTION:
LAST PLAN REFERENCE: LP1928 (LOTS 2-7, 10, 11, 14, 15, 39-49, 69, 72-89, 110-129, 131-133, R1(PT))
DERIVED FROM:
DEPTH LIMITATION: NIL

NOTATIONS

EASEMENT INFORMATION

E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.

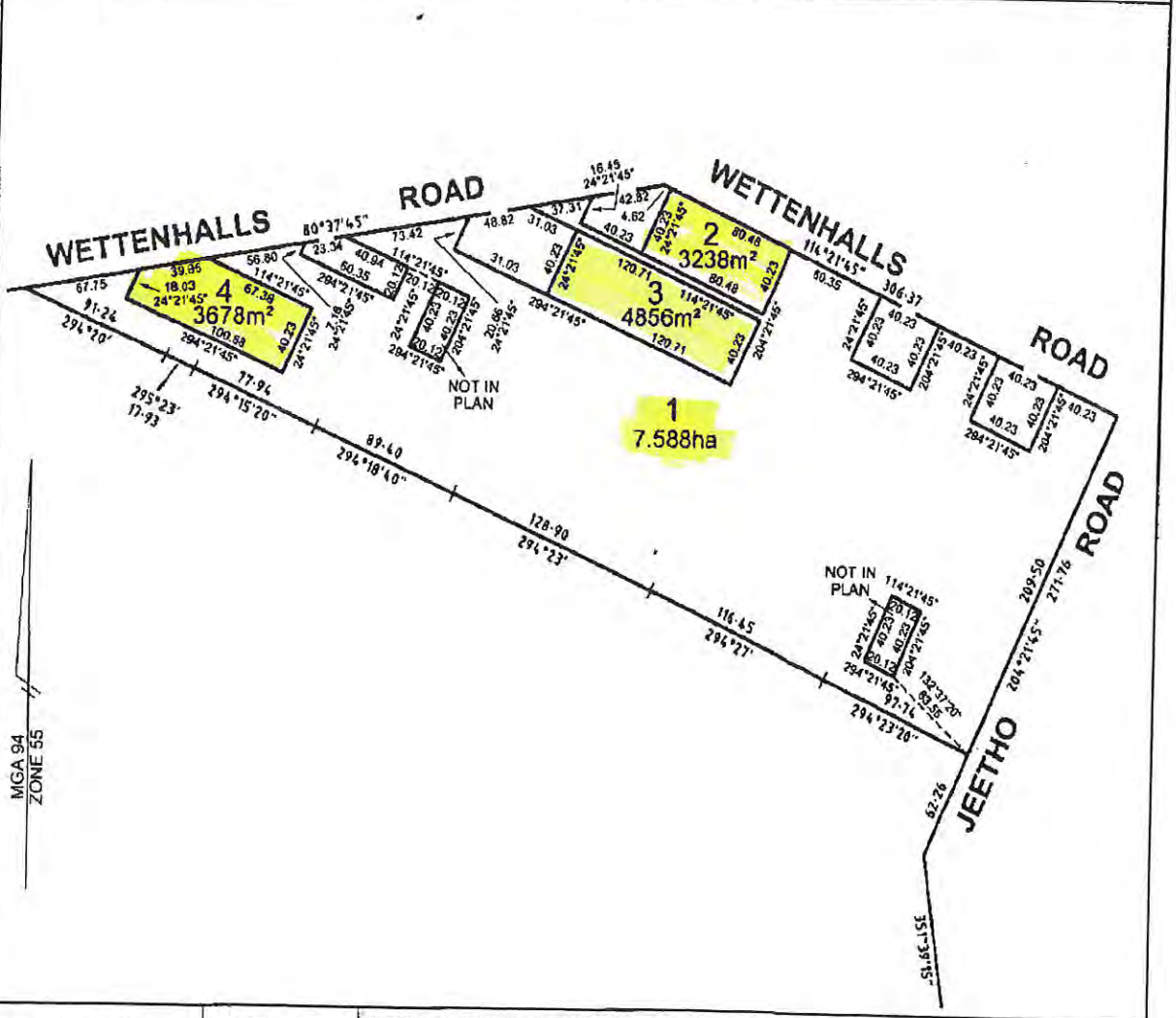
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by: A.J.Ca

Date: 15/12/2015

Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE	DEALING / FILE No:AP132858T/AP133484E/AP133485C/AP133846A DEALING CODE: 60
		GOVERNMENT GAZETTE No: SHEET 1 OF 1

TITLE PLAN

EDITION 1 | TP959130A

LOCATION OF LAND

PARISH: JEETHO WEST
TOWNSHIP:
SECTION:
CROWN ALLOTMENT: 47(PT)
CROWN PORTION:
LAST PLAN REFERENCE: LP1928 (LOTS 2-7, 10, 11, 14, 15, 39-49, 69, 72-89, 110-129, 131-133, R1(PT))
DERIVED FROM:
DEPTH LIMITATION: NIL

NOTATIONS

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Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

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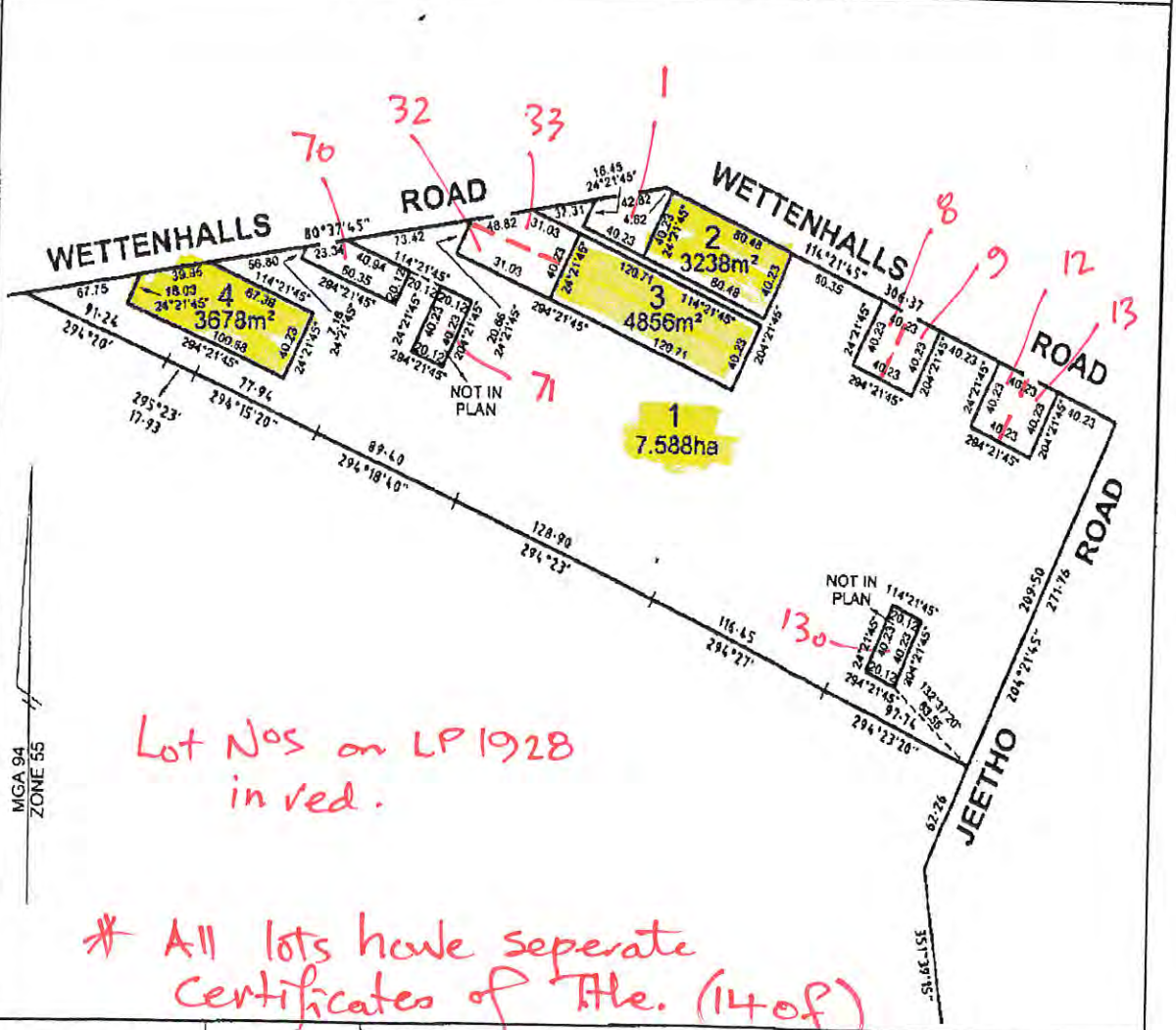
Checked by: A.J.Ca

Date: 15/12/2015

Assistant Registrar of Titles

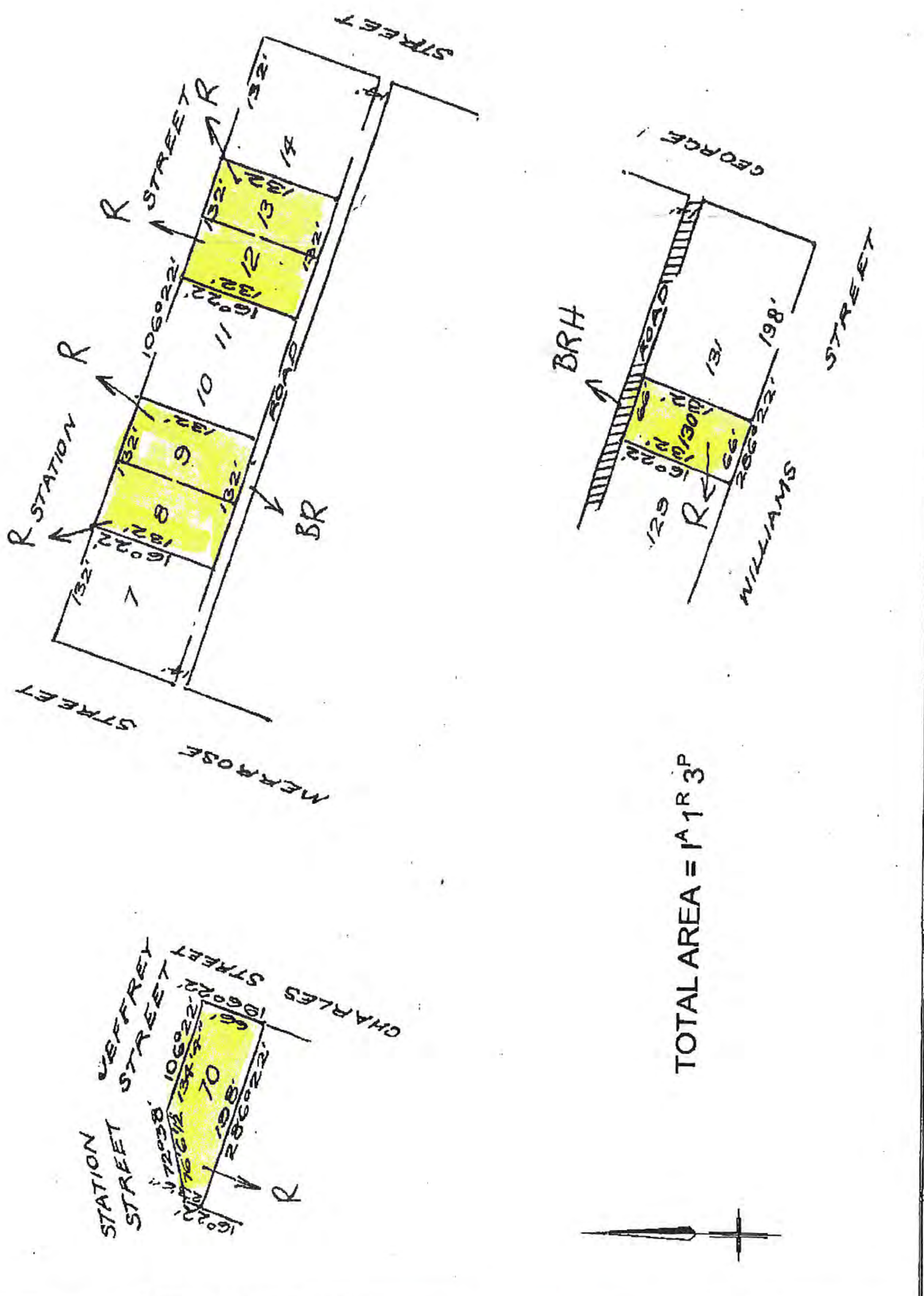


Lot Nos on LP 1928 in red.

* All lots have seperate Certificates of Title. (14 of)

LENGTHS ARE IN METRES	SCALE	DEALING / FILE No:AP132858T/AP133484E/AP133485C/AP133846A DEALING CODE: 60
		GOVERNMENT GAZETTE No: SHEET 1 OF 1

TITLE PLAN		TP 472772U



LENGTHS ARE IN FEET AND INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	LOTS ON LP1928	Sheet 2 of 2 Sheets

TITLE PLAN

EDITION 1

TP 472771W

Location of Land

Parish : JEETHO WEST
Township : -
Crown Allotment: 47 (PT)
Section : -

Base record : DCMB
Last Plan Reference : LOTS 1, 32, 33 & 71 ON LP 1928
Derived From : VOL. 8065 FOL. 315

Depth Limitation : NIL

Notations

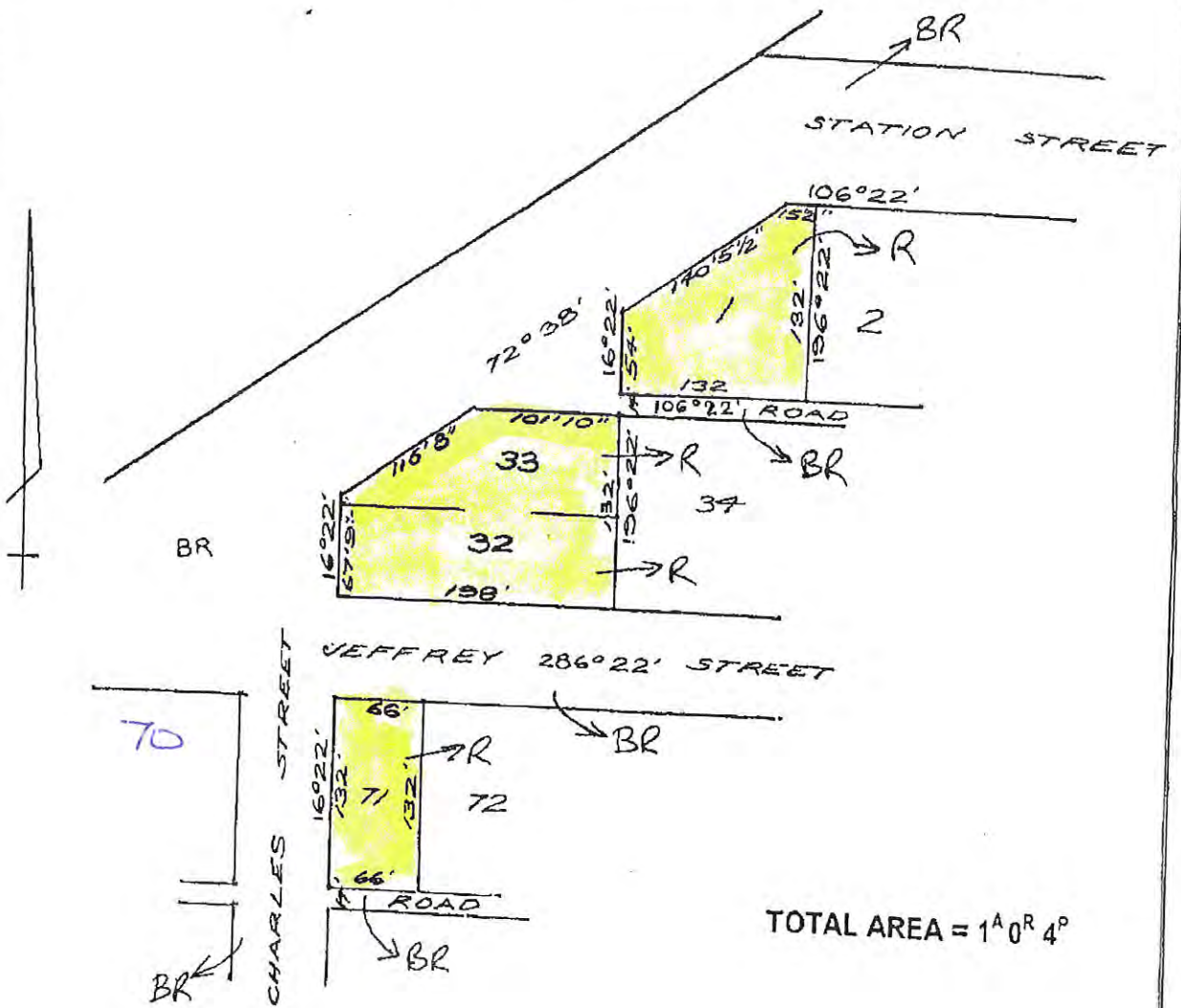
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

All those pieces of Land, delineated and coloured red on the map in the ----- margin containing One acre and Four perches or thereabouts being Lots One, 32, 33 and 71 on Plan of Subdivision No.1928 lodged in the Office of Titles and being part of- Crown Allotment 47 Parish of Jeetho West County of Mornington - Together with-- a right of carriage way over the roads coloured brown on the said map - -

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
COMPILED: Date 21/02/05
VERIFIED: A. DALLAS
Assistant Registrar of Titles

COLOUR CODE
BL=BLUE G=GREEN
BR=BROWN P=PURPLE
Y=YELLOW R=RED



TOTAL AREA = $1^{A}\ 0^{R}\ 4^{P}$

LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

Submission – part 3

G’day Fiona,

The land 19 Wettenhalls Road Jeetho is in 14 Certificates of Title separately owned by 2 separate families.

Carson family own part of the land – Contact (me) Cliff Carson P.O. Box 47 Cranbourne Vic 3977

Tarr family own part of the land and I have spoken and notified them of the Notice of the Amendment C90 including my submission to Council of support and minor amendment to plan/description.

Should you have any further queries please call me.

Thanks

Cliff Carson

Vanessa Tarr
[redacted]

11 January 2018

Planning Department
South Gippsland Shire Council
9 Smith Street
LEONGATHA VIC 3952

Attention: Fiona Mottram

AMENDMENT C90 – 19 Wettenhalls Road Jeetho

Dear Fiona,

As the registered owner of Titles on the land known as 19 Wettenhalls Road Jeetho, I would like to register my support for the above mentioned C90 Amendment regarding the above site.

The approval of this submission will allow my family (Tarr) and the owners of the balance Title (Carson family) to move forward with each family having a useable allotment each.

We ask that you please take into consideration the following;

- We would like to see the boundary between the restructured lots 1 and 2 relocated Slightly to be in a more practical position which would be along the line of the eastern boundaries of lots 2 and 3 on TP959130A (attached). This will allow both restructured lots to use existing crossovers and create parcels of more balanced land areas (restructured Lot 1 – 5.06 hectares and restructured Lot 2 – 4.63 hectares).

Please find attached copy of the C90 report showing the suggested amendment in red, together with a copy of TP959130A and a copy of plan showing relevant lots on LP1928 which are all separately titled.

If you have any further queries please do not hesitate to contact me.

Kind Regards
Vanessa Tarr
[redacted]

TITLE PLAN

EDITION 1 | TP959130A

LOCATION OF LAND

PARISH: JEETHO WEST
TOWNSHIP:
SECTION:
CROWN ALLOTMENT: 47(PT)
CROWN PORTION:
LAST PLAN REFERENCE: LP1928 (LOTS 2-7, 10, 11, 14, 15, 39-49, 69, 72-89, 110-129, 131-133, R1(PT))
DERIVED FROM:
DEPTH LIMITATION: NIL

NOTATIONS

EASEMENT INFORMATION

E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.

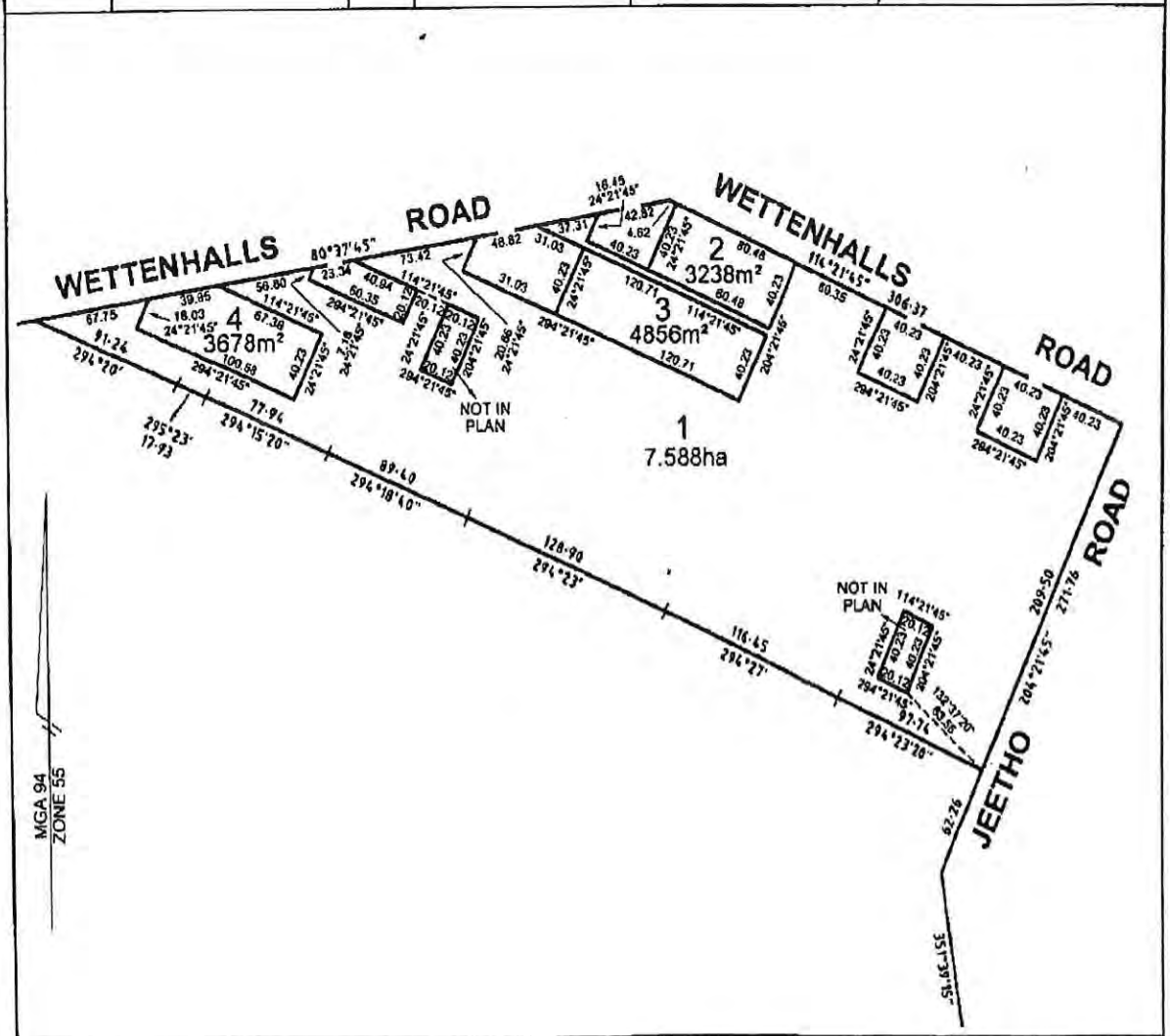
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by: A.J.Ca

Date: 15/12/2015

Assistant Registrar of Titles

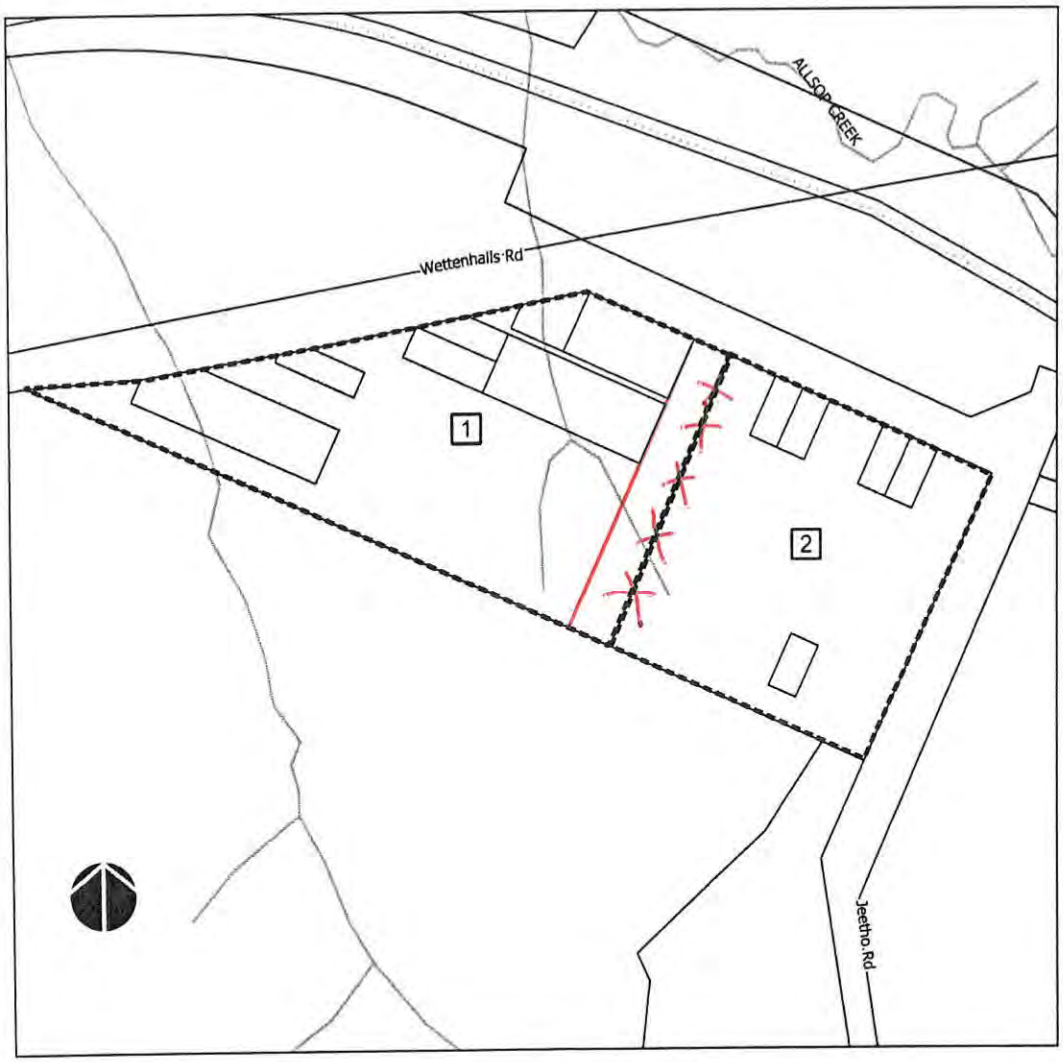


LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No:AP132858T/AP133484E/AP133485C/AP133846A DEALING CODE: 60
		GOVERNMENT GAZETTE No: SHEET 1 OF 1

Vanessa Tarr
[redacted]

Figure 4

Figure 4 - Wettenhalls Road Restructure Plan - Jeetho



Legend

50 0 50 100 150 m

Restructure Lot boundary

1 Restructure Lot number

Close road reserve

Former railway line

Watercourse

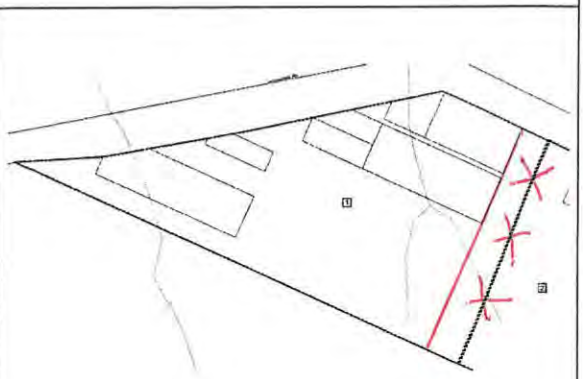
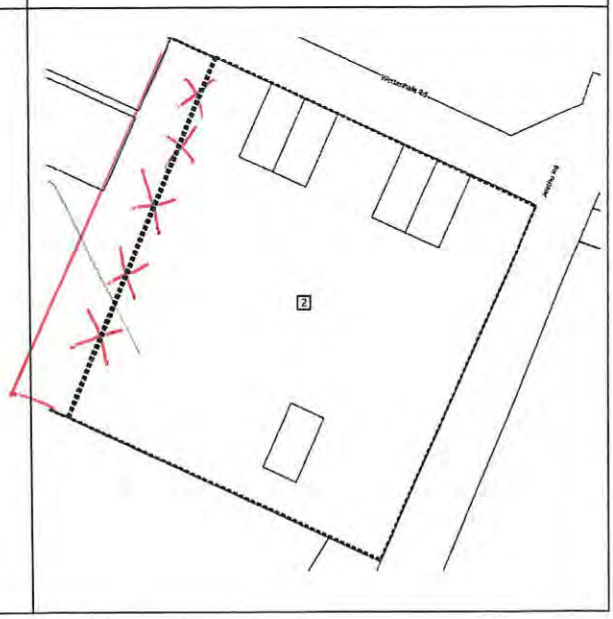
Only 1 dwelling may be permitted per Restructure Lot

Wettenhalls Road Restructure Plan contains 13 land parcels within an area of 9.7ha

Vanessa Tarr

[redacted]

Table to Figure 4

Restructure Lot No. Address and Total Area (rounded)	**Title details**	**Zones Overlays and Description**	**Restructure Lot Maps**
1 Part 19 Wettenhalls Rd (6 parcels) Total area 5.7ha	Lots 8-9, 12-13 and 130 LP1928 Parish of Jeetho West Part of L1 TP959130 Parish of Jeetho West	FZ ESO5 ESO9 Pasture – grazing Affected by waterways	
2 Part 19 Wettenhalls Rd (8 parcels) Total area 4.5ha	Lots 1, 32 and 70 LP1928 Parish of Jeetho West Part Lot 1 and Lots 2-4 TP959130 Parish of Jeetho West	FZ ESO5 ESO9 (possibly) Pasture - grazing	

Jumbunna

Jumbunna Restructure Plan

7 submissions

Angela Child

Arne Sorensen

Cheryl and Reg Smith

Jean and Eric Judd

Kellie Dean for MJ and KA Dean Pty Ltd

Kerry Trewin

Shirley Cowling

Jumbunna rezoning

2 submissions

Mark Burns

Robyn Hill

Submission

Objection to Amendment C90 - 14 Rees Rd, Jumbunna

Good afternoon

To provide context to this objection, I am coming from the position of wanting less development in the area and not more.

Please can you confirm receipt of my email.

The fact that Jumbunna had fields, cows, sheep and horses and very few houses with large blocks and lots of open land visible from my property was the very reason I chose the Jumbunna area in which I live in (south of the main road) and also because the adjoining Jumbunna township was small with few houses and little local traffic.

My objection points are as follows:

1. What is the exact definition of rural in this Jumbunna area?
2. Can the government overturn the current rural definitions and rulings?
3. For example can the current single dwelling on the sites shown be a maisonette ie housing two families or a duplex of say 4 units all attached…essentially constituting 1 dwelling. I do not agree with that being allowed.
4. I am also concerned with the subdivisions granted to properties 13, 14 and 15 because housing development this will directly affect my view (currently view is of fields only) and was the very reason I purchased the property.
5. Housing development on sites 13,14 and 15 will send chemicals (washing powder, bleach (toilets)) and septic line waste into the watercourse shown on the map.
6. Housing development on sites 13,14 and 15 will increase traffic on what is a poorly maintained and diveted dirt road and will adversely affect the road I use to access my property.
7. Development of commercial enterprises on 13,14 and 15 eg a Wedding venue or B&B will exacerbate this further from a traffic increase, watercourse septic contamination and chemical contamination point of view.
8. Contamination of watercourses will adversely affect the values of properties in the area including mine.
9. The fact that sites 13,14 and 15 can be subdivide and developed may bring people who are anti rural smells and sights and with them, laws that will restrict certain land use eg piggeries, sheep, hose, poultry and cattle keeping – due to the smell of the animals and their manure. This will affect the current purpose to which the land is being put to use ie rural use and the reason I bought the land in the first place.
10. I object to any changes which affect the existing land use as this will prevent me from the enjoyment of my land as I acquired it.

Kind regards

Angela Child

A tt :Lorraine Brunt,Mayor.
9 Smith St Leongatha 3953

I have enclosed documentation that has been delivered to Planning manager, Paul Stampton, in the unlikely event that this correspondence should be misplaced.
Yours sincerely
Arne Sorensen

Arne Sorensen
30 Cruickshank Rd
Jumbunna VIC 3951
[redacted]
8/1/2018

Att: Paul Stampton
Planning Manager

Re: EF/16/1068;197253

As always, lots of strategies rules and regulations but no finer details such as which road is to be used to access the proposed outlying development. I have included some previous correspondence from 15/ 11/2012. The suitability of Taverners Rd has not been considered in dollar terms, there is potential for landslip and underground seepage and after all it is ratepayers money that is at stake.
My view is still the same as on the previous strategy plan, Re: Ref 2009/260 where the ratepayer will eventually pay for the infrastructure (road upgrade). The council should be more transparent regarding its intentions as to which road will be used to access this outlying "settlement."
Surely it is not the intention to run traffic through Jumbunna with its winding road and family and child centred community, when the alternative road is McLeans Rd which has direct access to the highway with non of the problems associated with Taverners Rd. Surely some dust and noise should be part of the windfall from the potential 4 block development. Needless to say I see 4 blocks as being the thin end of the future wedge.

I look forward to a fruitful and positive response to my concerns.

Yours sincerely
Arne Sorensen

Arne Sorensen

30 Cruickshank Rd

Jumbunna VIC. 3951

Att: Victor Ng

Response to Sth. Gippsland Housing & Settlement Strategy (Jumbunna)

The map provided for the consultation process shows what I will describe as a polka dot development, any further away we will be linking up to Mornington. That much for protecting farmland. If there is to be a development one would think that access would have to have priority over a red line in the middle of a cow paddock or are you telling me that after the owner has taken the money it is left to the ratepayer to pick up the cost of servicing the area with roads.

Let me help you, there is Mc Leans Rd east of area 2 , turns west on the northern border, an excellent choice due to the fact it is all contained within the same property which is selling the land.

The road Mc Leans formerly Kitchinmans Rd named after the abattoir's original owner, if it is important to build on this former site then it must be equally important to use the road provided for the abattoirs.

It is important to have all the details sorted before anything is finalised or we will have the same underhand process as when the town centre was developed with one talkfest and bingo a new town plan, of course excluding the old Victoria Hotel site which one would think was part of the township.

The plan supplied for the meeting in Jumbunna 15/ 11/12 excluding the polka dot proposal has very little information except some numbers and railway lines whereas the drawing/map in the booklet had some detail and this is what people want to know and as we all know the devil is in the detail and it would be good to have it sorted before any further decisions are made. Hopefully we are dealing with professional people not the mateship business which has happened previously.

I sincerely hope that you will consider my concerns and I look forward to your response.

Submission

Strategic Planning Team (Jumbunna)

As per my wife's meeting with a female Council representative (Possibly Fiona), at about 12.20hrs on Wednesday 06.12.2017 at the Kongwak Hall regarding the South Gippsland Scheme Amendment C90-Housing and Settlement Strategy.

We, Cheryl Anne and Reginald Charles SMITH of 41 Rees Road Jumbunna would like to express **our strong interest in purchasing from Council, ALL or Part, of the disused Roadways abutting our property, those roadways being Myrtle Street and Mine Road Jumbunna.**

This expression of interest is being made as per the suggestion of the Council Representative my wife spoke with. Over the past 12 years we have made several requests to buy the two disused roadways and have maintained both roadways to reduce fire and vermin hazards, at NO expense to the Council.

We will both be pleased to be kept in the loop with regard to the process and progress of the South Gippsland Planning Scheme Amendment C90- Housing and Settlement Planning Team.

Kind regards,

Cheryl Anne Smith

Reginald Charles Smith

Submission

To whom it may concern,

After speaking with Fiona in the office, who was very helpful in explaining the C90 Settlement Strategy. We move understand and we agree to it, having no objections to the Amendment C90.

Kind Regards,

Eric & Jean Judd

51 Rees Rd,

Jumbunna,
VIC 3951

Our Reference: 304638

8 January 2018

Attention: Amendment C90
South Gippsland Shire Council
Private Bag 4
LEONGATHA 3953

To whom it may concern:

AMENDMENT C90 – SOUTH GIPPSLAND PLANNING SCHEME
76 REES ROAD, JUMBUNNA

We write to you representing the registered proprietors of the property known as 76 Rees Road, Jumbunna (subject property), being MJ and KA Dean Pty Ltd. Enclosed is a plan which shows the subject property and the proposed two lot subdivision layout for which Council has recently issued a Notice of Decision to Grant a Planning Permit (Council Ref:2017/273).

The subject property is affected by Amendment C90 as parcels 21 and 22 on the Jumbunna Restructure Plan are located within this property. 76 Rees Road, Jumbunna is almost 50 hectares in area, and is currently in 14 titles. As stated above, a Notice of Decision has been granted to consolidate the land into two titles – one of 1.62 hectares and one totalling approximately 48 hectares in area.

Generally the registered proprietors of the subject property are supportive of the proposed Planning Scheme Amendment C90.

The following comments are provided:

- The deletion of Morris Road from the Road Closure Overlay is supported as the subject property gains its access from Morris Road. It is expected the existing legal access to the subject property from Morris Road remains as it currently is.
- It is respectfully requested the unmade portion of Rees Road, south of Morris Road and shown as Unmade on the enclosed plan, be included in the Road Closure Overlay. This request is made as the reserve is currently within the subject property; is not, and appears never to have been constructed; and is not required for access to any other property. If Council considers this request favourably, following addition of this portion of Rees Road to the Road Closure Overlay, it would be greatly appreciated if Council could update their Road Register to exclude this portion of Rees Road, and provide a letter to the owners stating that Council does not consider this portion of the road a public highway.
- As stated above, there is currently a Notice of Decision for the 2 lot subdivision of the subject property, and the use of one of the lots for a dwelling. The balance lot will be over 40 hectares, and it is considered this area should negate the need to obtain a planning permit to use the lot for a dwelling, subject to the provisions of the Environmental Significance Overlay, which also affects the land. We seek clarification from Council that following gazettal of Amendment C90, planning approval will not be required for the use of the balance lot for a dwelling, if it is the only dwelling on the lot, as the lot exceeds 40 hectares. This is consistent with the provisions of the Farming Zone.

Spiire Australia Pty Ltd ABN 55 050 029 635 **T** 03 9993 7888
Level 4, 469 La Trobe Street Melbourne VIC 3000 PO Box 16084 Melbourne VIC 8007

Should you wish to discuss please contact the undersigned.

Yours Sincerely,

Kellie Dean
Principal

enc

PROPOSED 2 LOT PLAN OF SUBDIVISION

CURRENT TITLE BOUNDARIES

PROPOSED TITLE BOUNDARY

OE — OVERHEAD ELECTRICITY TRANSMISSION LINES (APPROX. LOCATION BASED ON AUTHORITY RECORDS)

LOT 1 - 1·62ha

LOT 2 (COMPRISED OF 3 PARTS) - 48ha (Approx)

ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO SURVEY

CONTOURS ARE DERIVED FROM VICMAP DIGITAL CONTOURS

APPROX. TRUE NORTH

PROPOSED LOT 1
1·62ha

PROPOSED PIPELINE EASEMENT

REES ROAD

MORRIS ROAD

REES (UNMADE) ROAD

GOVERNMENT (UNMADE) ROAD

PROPOSED LOT 2
(INTERNAL TITLES NOT SHOWN)

PROPOSED DWELLING LOCATION - LOT 2

SEE SHEET 2

DRAFT

spiire
469 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE		ORIGINAL SHEET	SHEET
1: 2500	25 0 25 50 75 100 LENGTHS ARE IN METRES	SIZE: A3	1

Licensed Surveyor:
Ref: PROPOSED PLAN
Version: 1

PROPOSED 2 LOT PLAN OF SUBDIVISION

CURRENT TITLE BOUNDARIES

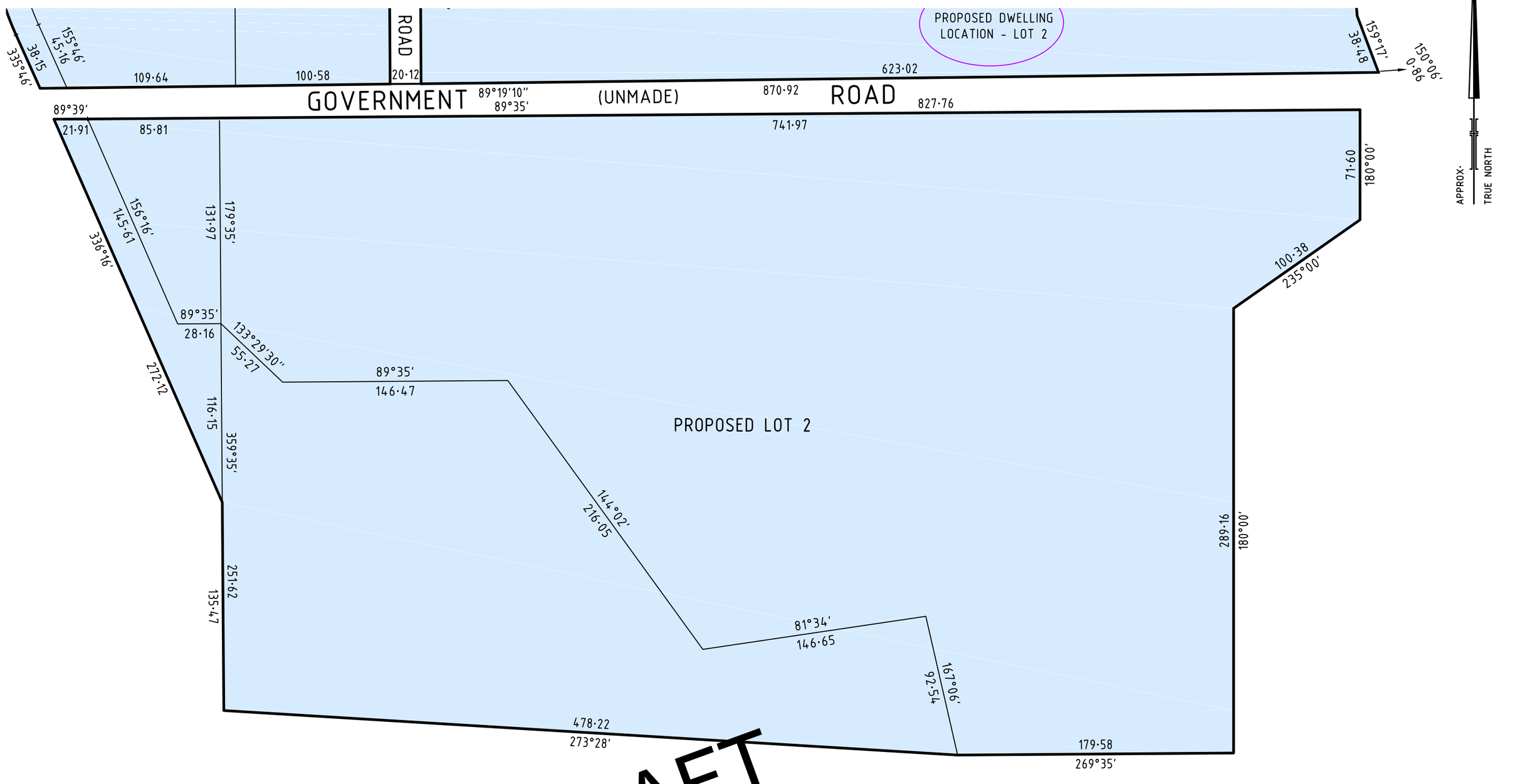
PROPOSED TITLE BOUNDARY

LOT 1 - 1·62ha

LOT 2 (COMPRISED OF 3 PARTS) - 48ha (Approx)

ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO SURVEY

SEE SHEET 1



DRAFT

spiire
469 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE		ORIGINAL SHEET	
1: 2500	25 0 25 50 75 100 LENGTHS ARE IN METRES	SIZE: A3	SHEET 2

Licensed Surveyor:
Ref: PROPOSED PLAN
Version: 1

Submission

C90 Planning Scheme

To whom this may concern.

1) I am happy with the re-structed plan like the plan shows for my property.
2) The Laneway that is joining my property if this lane closes i would like a share in that land.

Name: Kerry Trewin

Property Address In this matter: 27 Rees Road Jumbunna

Kind Regards Kerry Trewin

C90 Jumbunna Restructure Plan

18 Taverners Road,
Jumbunna 3951

Paul Stampton
Planning Manager
South Gippsland Shire Council
Leongatha 3953

8th January 2018

Dear Paul,

Further to my visit to the Council Chambers (meeting room) in Leongatha, I am now writing to you with my submission as suggested by you within the time frame 8th January.

As you were aware I was disappointed to say the least that there was no provision for my subdivision. I was also most surprised considering that my area was the original Jumbunna Township and I have negotiated and had meetings with councilors as well as Victor Ng yourself and also Craig Lyon, and Phil Stone. over many years now.

Originally I had taken my wish to have one subdivision 1.5 acres before council and after five years and costs of $5,000 plus, I was successful in having it passed, with a minor adjustment, however as my new neighbour did not want any neighbours near them or wishing to share the public road which accesses both our properties it went before a judge at a V.C.A.T. hearing. He suggested it should wait until such time as the South Gippsland Shire was ready to establish a strategic plan for the township, as he did not believe in subdividing farm land, although my property was less than 12 acres and therefore not considered of importance for farming, it adjoined my neighbour who had over 100 acres. (It therefore appears from this latest plan that 100 acres can be subdivided yet 12 acres because it is adjoining 100 acres has not being allowed in this instance. I am hoping this is not the case.)

Since then I had numerous talks to Victor Ng and he suggested two minor subdivisions in addition to the area where I now have my house. He later changed his mind and came up with an additional plan. Since then there has been another plan in October 2013 with three subdivision of which I was not happy about as I propose to use my property for Riding for the Disabled as soon as I see my way clear to finance it. This subdivision would not allow that. The recent plan has yet again changed. The proposed plans for subdivision, now allowing none, i.e. allowing no subdivision.

Following our discussion the suggestion was made regarding possibilities. However the access for those suggestions left me with grave concerns.

1 One proposed possibility was for an allotment with access at the main street of Jumbunna, Cruickshanks road.

- As I pointed out the drainage and seepage would cause a problem plus the fact of the fall of the land for accessing the property would require a deep cut causing erosion problems and also viability to traffic which does frequent this area.

2. The second option suggested was further around on Cruickshanks road. This would have the same problems with even worse visibility for traffic as there is a corner on this road, and the land is far steeper.

3 My preferred option as discussed with you was for an allotment (1.5 3 3 3 Acres) coming off McLeans road. (This area was the site originally agreed to by the Shire when I first bought the land at Jumbunna, however later preferring it to be from Taverners Road as this road came all the way to the rear of the property and electricity was available)

- If we could examine these possibilities looking at the arael photograph along with the full plan for Jumbunna as I notice the one sent to me with your letter of the 8th November was not complete, i.e. only one section of McLeans road was visible.
- McLeans road is a public road which the shire have been maintaining on a regular basis.
- This area does not have seepage problems the natural fall of the land has always had less problems.
- this is improved by the fact that there have since had tree plantings which I did with the assistance of Landcare.

- There is safe access onto the highway with suitable vision.
- There is also already an access point into the property for which I paid the appropriate permit and meet the requirements.
- A peculation test has already revealed the land suitable.

I am therefore requesting that you consider my proposed option as the far more suitable not only for myself but also for the township of Jumbunna and the people living in it and there safety which must be of main consideration.

Yours sincerely

Shirley Cowling

Mark Burns
6/163 Commercial Road
South Yarra 3141
[redacted]

19th January 2018

Attention: Fiona Mottram
Strategic Planning Department
South Gippsland Shire Council
9 Smith Street
(Private Bag 4)
Leongatha 3953

Dear Fiona,

Re Planning Scheme Amendment 90

Dear Fiona,

I am writing to express my support for the proposed Planning Scheme Amendment 90 that was recently exhibited, inasmuch as it applies to the village of Jumbunna,
And to offer my congratulations on finally getting the seemingly never-ending amendment to exhibition.

In relation to Jumbunna it tidies up and rationalises some very curious mapping anomalies that have led, amongst other things to my property being covered by 2 different zones.

It also deals with the host of old and inappropriate subdivisions which must have arisen from the time when Jumbunna was envisaged to be something akin to a Welsh mining village.

However, the mapping supplied in your letter of 8th November is also still a little curious:

1. It appears to show Lynn Street terminating at Cruickshank Road, whereas in reality (AND on the Planning Schemes Online mapping SGSC PS Map 11) Lynn Street continues North-West for about another 120 metres.
   It is also shown and described on the title to my property which dates back to 1903.
2. In relation to the old and inappropriate subdivisions, the maps supplied in your 8th November letter are not consistent with the on-line versions of the Planning Scheme

...../2.

Map 11 which shows, albeit without any Lodged Plan number descriptors, small scale subdivision on my property and on the Township Zone land bounded by Lynn Street, Cruickshank Road and Gooches Road.

In the interests of consistency of documentation, is it possible that these anomalies can be rectified as part of the C90 proceedings?

I have attached copies of the mapping supplied, marked up to indicate the alignment of Lynn Street, as well as a copy of the on-line Planning Scheme Map 11 (to demonstrate the anomalies) and a copy of the history of the title to 24 Lynn Street Jumbunna to demonstrate the historic existence of Lynn Street.

Please note my changed address (at the top of the preceding page) for further correspondence.

Yours faithfully

Mark Burns

SOUTH GIPPSLAND PLANNING SCHEME

LEGEND

TZ **Township Zone**

Part of Planning Scheme Map 11

AMENDMENT C90

| Planning Mapping Services |
| Planning Information Services |
| Planning |

VICTORIA State Government | Environment, Land, Water and Planning

012

SOUTH GIPPSLAND PLANNING SCHEME

LEGEND

Part of Planning Scheme Map 11ESO5

D-ESO5 **Area to be deleted from a Environmental Significance Overlay (D-ESO5)**

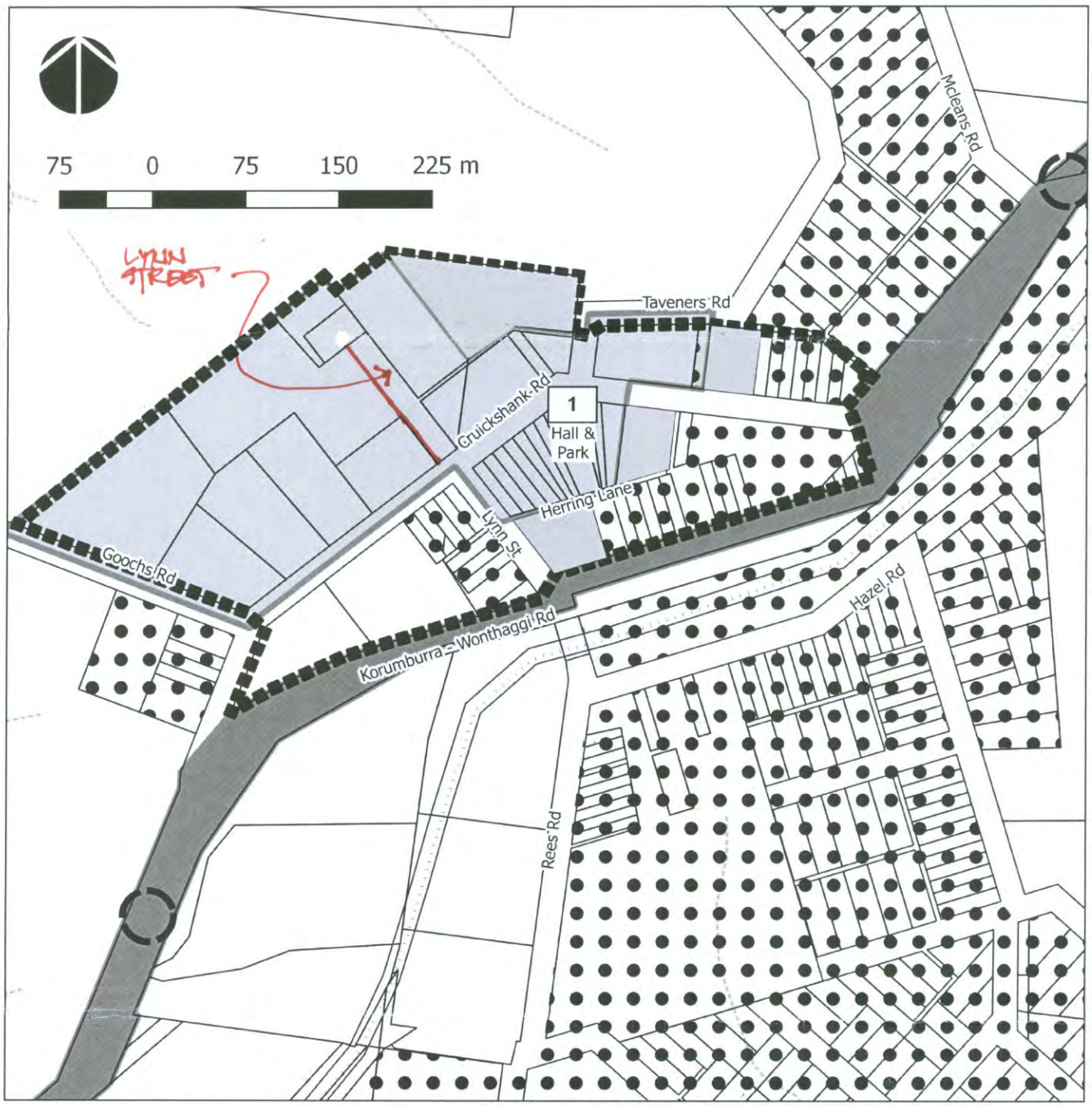
AMENDMENT C90

| Planning Mapping Services |
| Planning Information Services |
| Planning |

VICTORIA State Government | Environment, Land, Water and Planning

013

Jumbunna Framework Plan



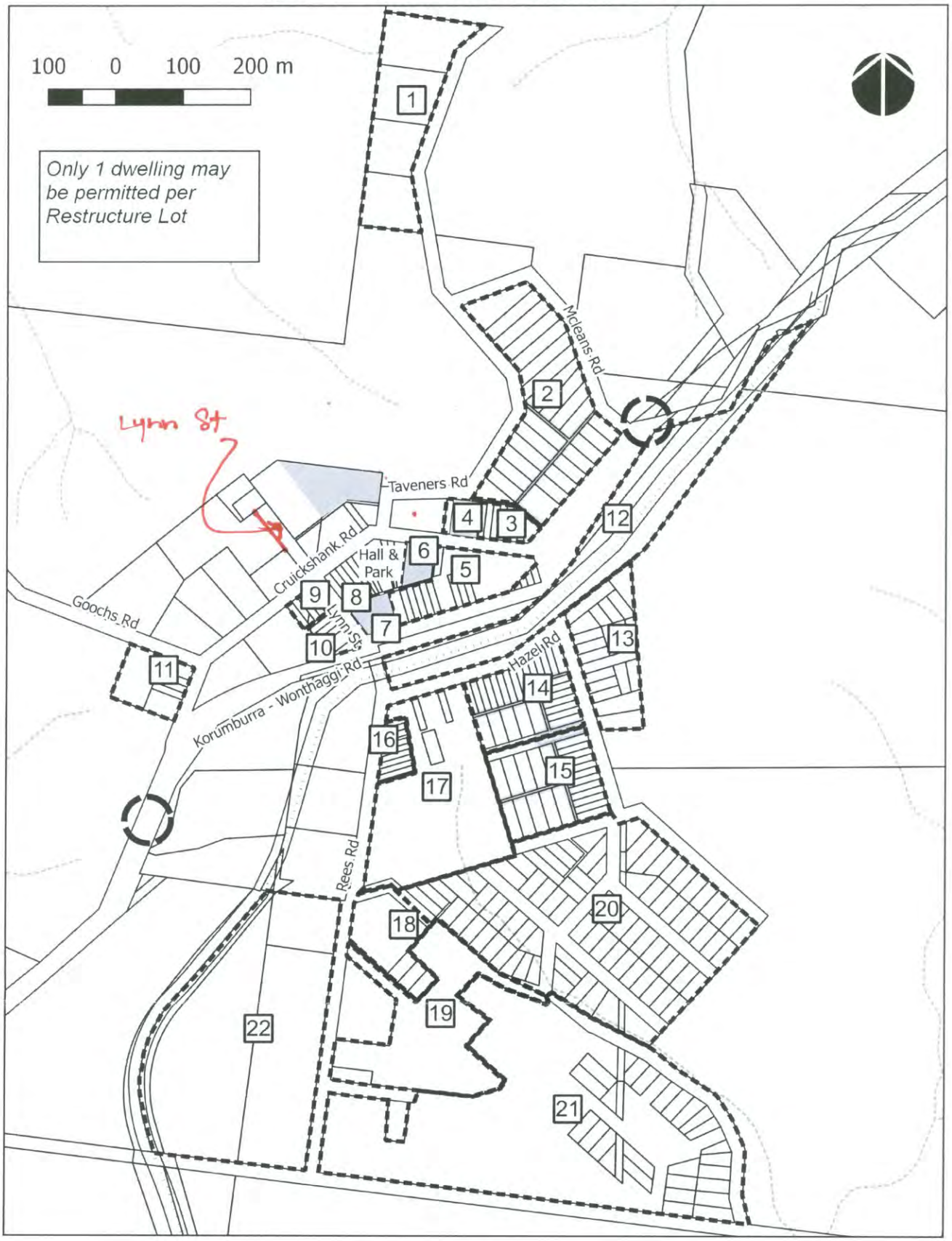
Legend

- Settlement Boundary
- Settlement Gateway
- Restructure Area
- Urban zoned land
- Rural zoned land
- Major route
- Watercourse

SUPPORT TOURISM OPPORTUNITIES

1 **Jumbunna Market**

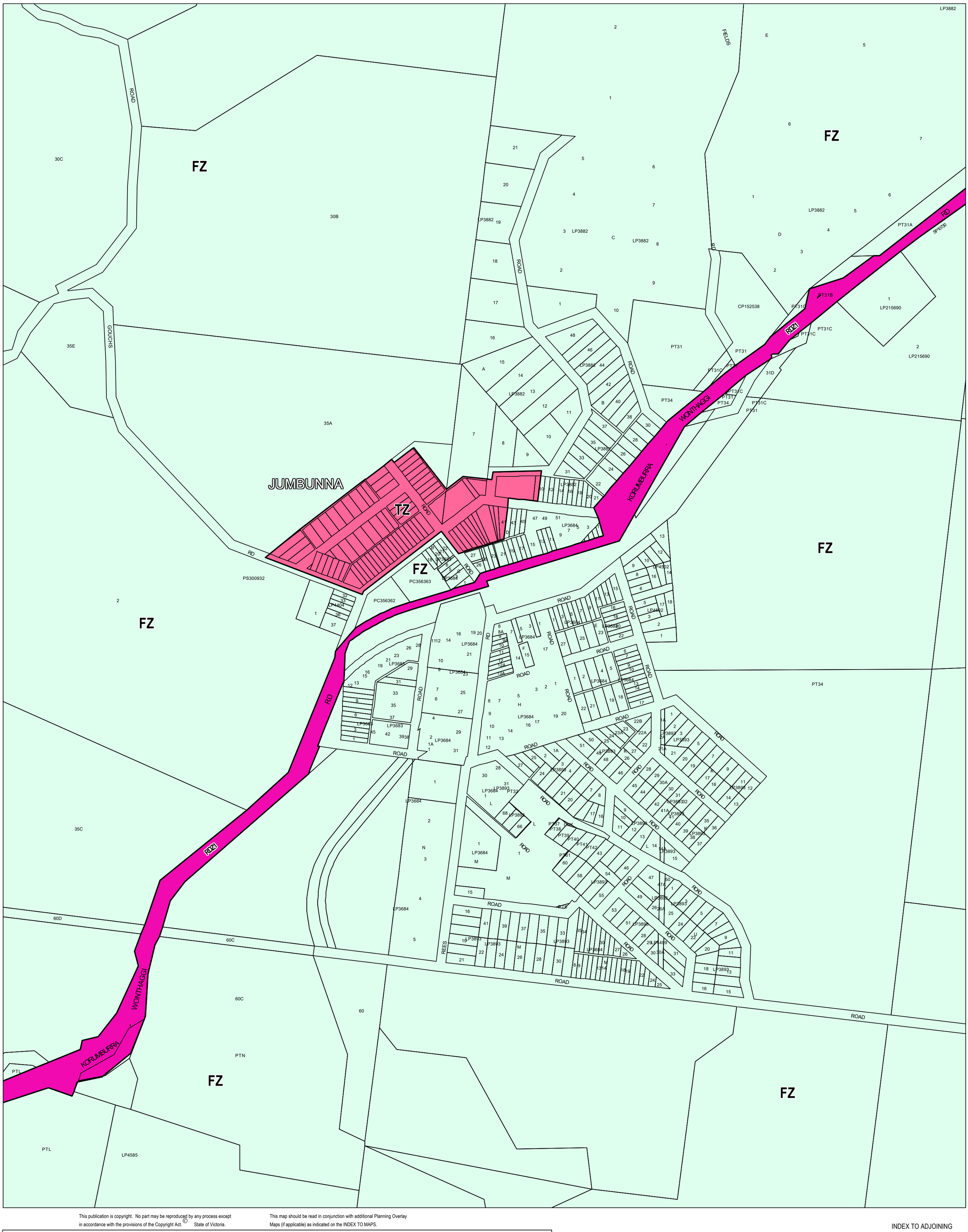
Figure 7 - Jumbunna Restructure Plan



Legend

- Restructure Lot boundary
- Close road reserve
- Watercourse
- 1 Restructure Lot number
- Former railway line

SOUTH GIPPSLAND PLANNING SCHEME - LOCAL PROVISION



This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

Public Land
RDZ1 Road Zone - Category 1

Residential
TZ Township Zone

Rural
FZ Farming Zone

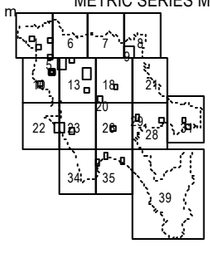
100 0 100 200 300 400 500 m

AUSTRALIAN MAP GRID ZONE 55

N

Victoria
The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP



Printed: 2/7/2009

AMENDMENT C47

ZONES

MAP No 11

Produced 19/01/2018 03:24 PM

Volume 02945 Folio 937
Folio Creation: Created as paper folio continued as computer folio
Parent titles :
Volume 02548 Folio 434
Volume 02881 Folio 128

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 12/09/2002 05:01 AM

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
03/06/2014	03/06/2014	AL126301R	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
JOSEPHINE BERNADETTE LOMAGNO
ROSS PAUL LOMAGNO
TO:
SUSAN PEPPER BURNS
MARK ANDREW BURNS

RESULTING PROPRIETORSHIP:
Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
SUSAN PEPPER BURNS of UNIT 12 628 ST KILDA ROAD MELBOURNE VIC 3004
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
MARK ANDREW BURNS of UNIT 12 628 ST KILDA ROAD MELBOURNE VIC 3004
AL126301R 03/06/2014

28/02/2017	28/02/2017	AN602825J	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
SUSAN PEPPER BURNS
MARK ANDREW BURNS
TO:
MARK ANDREW BURNS

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
MARK ANDREW BURNS of UNIT 12 628 ST KILDA ROAD MELBOURNE VIC 3004
AN602825J 28/02/2017

STATEMENT END

VOTS Snapshot

VOLUME 02945 FOLIO 937
124050813637P
Produced 03/06/2014 11:42 am

LAND DESCRIPTION

Lot 1 on Title Plan 707044B (formerly known as part of Crown Allotment 35 Parish of Jumbunna East).
PARENT TITLES :
Volume 02548 Folio 434 Volume 02881 Folio 128
Created by instrument 475000 22/07/1903

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
JOSEPHINE BERNADETTE LOMAGNO of GOOCH'S RD OUTTRIM
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
ROSS PAUL LOMAGNO of GOOCH'S RD OUTTRIM
N539669Y 27/06/1988

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP707044B FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

2945/937 - Version 0, Date 01/04/2000

Entered in the Register Book

Vol 2945 Fol 588937

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

Laura Jane Cruickshank of Jumbunna Married Woman is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, containing Two acres twenty-three perches and six tenths of a perch or thereabouts being part of Crown allotment thirty-five Parish of Jumbunna East County of Mornington Together with a right of carriage-way over Lynn Street colored brown on plan of Subdivision No. 3702 lodged in the Office of Titles and also over the road delineated and colored brown on the said map

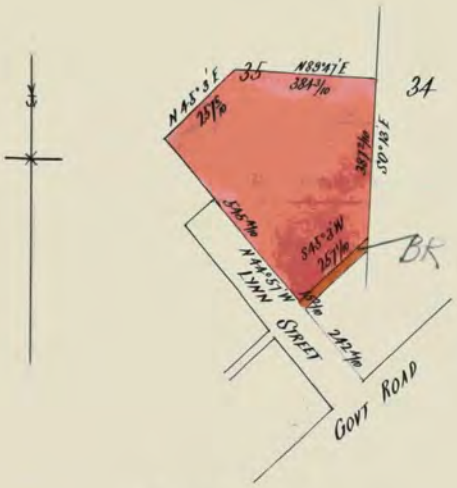
Dated the Twenty second day of July One thousand nine hundred and three

W. M. Byrne

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

As to part of the above land The reservation contained in Instrument of Transfer Vol 372543 in the Register Book to The West Jumbunna Coal Proprietary No Liability of the right to mine for coal and other minerals other than gold under the said land



The Measurements are in Links

T02945-937-1-8

ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

Vol. 2548 Fol. 509434 Transfer 474999
2561 976128. 475000

Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
Mortgage DISCHARGED Assistant Registrar of Titles.	Thr 10 12 December 1903 at 2.3 pm	Laura Jane Cruickshank to Alexander Thomson A.W. Heatley Assistant Registrar of Titles.	224000
Frederick Robinson of Jumbunna Laborer is now the proprietor of the within described estate by transfer from Laura Jane Cruickshank registered on 5th October 1921 and numbered 1015850 21.10.21 Assistant Registrar of Titles.		JAMES PASCOE CRUICKSHANK died on 14th February 1976 Probate of his Will has been granted to BETTY CRUICKHSANK Registered 27th April 1977 No.G601400 F.W.M. Assistant Registrar of Titles.	
Red Ink No. 2558390. Frederick Robinson died on 13th August 1924. Probate has been granted to George Robinson of Brandy Creek Road Warragul. Farmer. DATED 14th January 1925 Assistant Registrar of Titles.		BETTY CRUICKSHANK of Jumbunna Widow is now the proprietor Registered 27th April 1977 No.G601401 F.W.M. Assistant Registrar of Titles.	
Ida Lillian Cruickshank of Jumbunna Married Woman is now the proprietor of the within described estate by transfer registered on 27th January 1927 and numbered 1303038 F.W.M. Assistant Registrar of Titles.		EMANUEL MICHAEL LOMAGNO and ROSS PAUL LOMAGNO both of Outtrim Farmers are now proprietors as TENANTS IN COMMON IN DQUAL SHARES Registered 16th March 1979 No.H446860 R. L. Assistant Registrar of Titles.	
JAMES PASCOE CRUICKSHANK of Jumbunna Farmer is now the proprietor by Transfer B40706 Registered 22nd August 1960 V.L.		MORTGAGE to THE COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED Registered 16th March 1979 No.H446863 DISCHARGED 27 JUN 1988 P.K.B. A.L. Assistant Registrar of Titles.	
MORTGAGE to THE COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED Registered 28th November 1963 No.B807465 DISCHARGED 27 APR 1977 F.W.M. L.B.		PROPRIETORS TENANTS IN COMMON IN EQUAL SHARES JOSEPHINE BERNADETTE LOMAGNO & ROSS PAUL LOMAGNO OF GOOCH'S RD. OUTTRIM REGISTERED 27/6/88 N539669Y P.K.B. Assistant Registrar of Titles.	

Submission – Jumbunna Rezoning

South Gippsland Planning Scheme Amendment c90

Attention Fiona
Thank you for your time when I met with you 12/12/17, along with my neighbour Lorraine Finch.
After doing some research and looking on the Council's website, I wish to advise I strongly disagree with my property at 37 Cruickshank Road Jumbunna being restructured from farming zone on the basis that I can have up to 5 animals and will need to apply for permits if it were changed to residential.
I bought this property in 2009 and have complied with environmental and building requirements and wish to enjoy my options under the farming zone regulations.
I am not in favour of the land next door and bordering my rear lane access via Herring Lane being re zoned to allow multiple dwellings as it will spoil the peace and serenity I treasure about living here along with causing extra traffic on Cruickshank Rd and/or Herring Lane.
Kind regards
Robyn Hill
37 Cruickshank Rd
Jumbunna 3951
[redacted]

Additional submission

Thanks Fiona & apologies for any confusion. I am objecting to the proposed Rezoning of my property from farming zone to Township zone.
Appreciate the follow up and update.

Kind regards,

Robyn