

EAST GIPPSLAND

**NEW FORMAT PLANNING
SCHEME**

REPORT OF THE ADVISORY COMMITTEE

JULY 1999

EAST GIPPSLAND NEW FORMAT PLANNING SCHEME

REPORT OF THE ADVISORY COMMITTEE

A handwritten signature in cursive script, reading "Jacka.", positioned above a horizontal dotted line.

ELIZABETH JACKA

JULY 1999

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Review of the East Gippsland New Format Planning Scheme

Report of the Advisory Committee

PART A - ADVISORY COMMITTEE REPORT IN RESPONSE TO THE TERMS OF REFERENCE

1 Introduction

Ms Elizabeth Jacka was appointed under Section 151(1) of the Planning and Environment Act 1987 as an Advisory Committee to provide advice on actions by the East Gippsland Shire Council in preparation of the new format East Gippsland Planning Scheme.

The Terms of Reference for the review set out the tasks for the Advisory Committee. These are:

- To oversee the consultation process on the modification to the exhibited planning scheme, including identification of situations where people may be disadvantaged and to resolve conflicting views.
- To advise the planning authority on the adequacy of the modified planning scheme, taking into account issues raised by the original Panel/Advisory Committee, and the requirements of the Planning and Environment Act 1987.
- To prepare a report for the Minister for Planning and Local Government on the processes followed in the preparation of the modified scheme, and the adequacy of the scheme as a response to the requirements of the Planning and Environment Act 1987.

The Terms of Reference for the review are attached as Appendix A.

This report includes reference to the original Panel/Advisory Committee that reviewed and heard submissions in relation to the exhibited planning scheme, and to the current Advisory Committee. To avoid confusion, reference to the current Advisory Committee will at all times be referred to as the Advisory Committee, and original Panel/Advisory Committee will at all times be referred to as the Panel/Advisory Committee.

2. Background

The report of the Panel/Advisory Committee in relation to the exhibited East Gippsland Planning Scheme recommended that a number of changes be made to the scheme before adoption. Nineteen of the recommended changes followed from the review of the scheme, and thirty nine recommendations were in response to submissions.

Many of the recommended changes were minor amendments to the format of the scheme to bring it in line with the amended VPPs, and to ensure that the scheme is consistent with Ministerial Directions under Sections 7(5) and 12 of the Planning and Environment Act 1987, and the Manual for the Victoria Planning Provisions.

Since the Panel/Advisory Committee prepared its report on the exhibited scheme, the Department of Infrastructure has published a Practice Note on the Format of Municipal Strategic Statements, and Amendment VC5 to the Victoria Planning Provisions has been approved.

The modified planning scheme will also need to give effect to these documents.

3. The Consultation Process

The Panel/Advisory Committee recommended that two proposed changes to the exhibited planning scheme should be exhibited to allow public comment on the proposals. These changes were:

- Changes to the minimum lot size in Schedules to the Rural Zone. The Schedules to the Rural Zone in the exhibited scheme included 5 different minimum areas for subdivision - 100, 50, 30 and 15 hectares and 'no minimum area'. However, in response to submissions received to the exhibited scheme, Council agreed to amend the scheme by deleting the 100 hectare minimum area, and changing the 50 hectare minimum to 40 hectares. The Panel/Advisory Committee considered that other property owners and groups in the Shire could object to the proposed reduction in the minimum subdivision area and recommended that the changes be exhibited.

The proposal to reduce minimum lot size in the Rural Zone from 100 hectares and 50 hectares to 40 hectares was informally exhibited for a period of one month. Letters were sent to all ratepayers who qualify for a 'farm' rate, as well as stakeholder organisations such as the Victorian Farmers' Federation. Advertisements were also placed in the local newspapers and a media release was issued.

Nineteen submissions to the exhibited changes were received. A public hearing in relation to these submissions was held on 18 May, 1999 at the Municipal Offices at Bairnsdale. Four parties appeared before the Advisory Committee at the public hearing. Council's report and the Advisory Committee's comment in relation to these submissions is set out in Part B.

- Rezoning of land bounded by Goold, Morrison and Main Streets, Bairnsdale from Residential 1 to Mixed Use Zone. In response to submission 209 to the exhibited scheme, Council agreed to amend the scheme to give appropriate recognition to existing uses in the precinct. However, the Panel noted that whilst there are three lots in the precinct used for non-residential purposes, there are a further 8 residential properties in the precinct and recommended that the proposed rezoning be exhibited in order to give the owners of these properties an opportunity to comment on the proposed Mixed Use zoning.

The proposal to rezone the precinct bounded by Goold Street, Morrison Street and Main Street, Bairnsdale from Residential to Mixed Use Zone was informally exhibited for a period of one month. Letters were sent to 40 affected ratepayers and advertisements were placed in the local newspapers.

No submissions were received in relation to this amendment,

The Advisory Committee has not identified any other proposed changes to the exhibited scheme that may disadvantage people and therefore should be exhibited.

The Advisory Committee is satisfied that the consultation process in relation to the modifications to the exhibited planning scheme has been appropriate, and has provided adequate opportunity for conflicting views on the modified planning scheme to be expressed.

4 Adequacy of the Modified Planning Scheme

4.1 Municipal Strategic Statement

The Municipal Strategic Statement (MSS) has been redrafted to bring it in line with the preferred format for an MSS as described in the VPP Practice Note 'Format of Municipal Strategic Statements'. The redrafted MSS also adopts recommendations of the Panel/Advisory Committee in relation to the exhibited MSS.

The Panel/Advisory Committee was impressed by the depth of detail included in the exhibited MSS, but considered that the layout was complex and confusing, and that there was a need for clearer links between issues, objectives, strategies and actions.

The redrafted MSS has been rearranged to generally reflect the format recommended in the Practice Note, and in so doing establishes clear links between objectives, strategies and actions.

The Practice Note recommends that the objectives - strategies - actions be set out under the 6 headings of the SPPF. However, the Council has chosen to set out its objectives - strategies - actions under four issue based headings that are appropriate to the Shire. These headings are:

- Meeting Community Needs and Community Development.

- Economic Development and Development.
- Conservation and Natural Resources Management.
- Land Use and Development

A further section is also included in the MSS that sets out detailed area based strategies relating to subregions, towns and localities in the Shire.

The redrafted MSS is still a lengthy document of 87 pages, and the Advisory Committee is concerned that the document is still long and complex. Whilst the Advisory Committee does not recommend any major changes to the MSS at this stage, it does **recommend that in the first review of the planning scheme, the content of the MSS be reviewed with a view to including more of the objectives - strategies - actions in the Council's Corporate Plan; and developing many of the area based strategies as local policies**, rather than including them in the MSS.

In the meantime, the **Advisory Committee has recommended to the Council that it include a Table of Contents in the MSS, and that the Strategic Framework Plan be included in Clause 21.03 relating to the vision for the Shire.**

The Council in its submission to the Panel/Advisory Committee outlined in some detail the mechanisms for monitoring decision making and planning scheme provisions. These mechanisms are set out in the Panel/Advisory Committee's report. The section on Monitoring and Review in the MSS is very brief, and **the Advisory Committee recommends that the section on monitoring and review of the planning scheme should be expanded to include the detail previously provided to the Panel/Advisory Committee.**

4.2 Policies

This report only includes comment on new policies, and policies where the Panel/Advisory Committee has recommended changes.

4.2.1 Industrial Development Policy

The recommendations of the Panel/Advisory Committee have been included in the redrafted Policy, and the Advisory Committee considers that the Policy is in line with guidelines set out in the Manual for the Victoria Planning Provisions and that the Policy is soundly based and justified.

4.2.2 Paynesville Industrial Development Policy

The Panel/Advisory Committee recommended that reference to the Grandview Road industrial area be deleted from this Policy. This change has been made to the Policy, and the Advisory Committee is satisfied that the Policy is soundly based and justified.

4.2.3 Dwellings in Rural Areas Policy

The Panel/Advisory Committee recommended that that this Policy be reworded to bring it in line with the Manual for the Victoria Planning Provisions and that clearer links be established between the Policy and the MSS.

The links as suggested have now been established. However, the Policy still contains the use of the word 'must' - contrary to the guidelines provided in the Manual for the Victoria Planning Provisions.

The Advisory Committee has recommended that the use of the word 'must' (on four of the occasions where it is used) be changed to 'should' to bring the Policy in line with guidelines provided in the Manual for the Victoria Planning Provisions.

4.2.4 Highway Corridor Policy

The Panel/Advisory Committee was satisfied that this Policy was appropriate, but recommended that a DDO be applied to the land affected by the Policy to provide an appropriate level of control over development along the highway. The amended scheme introduces a DDO along the Princes Highway Corridor as recommended, and deletes the Highway Corridor Policy altogether.

4.2.5 Heritage Policy

The Heritage Policy has been expanded since exhibition of the planning scheme to include reference to heritage precincts identified in the City of Bairnsdale Heritage Study. These precincts do not fit well with the Heritage Overlay and for this reason have been included in the Heritage Policy.

The Advisory Committee is satisfied that the amended Policy is soundly based and justified, and that it will assist in day-to-day decision making.

4.2.6 Bairnsdale Mixed Use Zones Policy

A new Policy has been introduced into the planning scheme relating to the Mixed Use Zones in the Bairnsdale. There are 5 Mixed Use Zones in Bairnsdale. All but one of these zones have highway frontage, and each area has undergone considerable change from its original residential use to a mix of residential, office and take-away food outlets. The objective of the

Policy is to encourage appropriate land uses in these zones that will *"complement and strengthen the economic viability of the retail core and that do not impact adversely on the amenity of the area"*.

The introduction of this additional Policy is an appropriate initiative and is supported by the Advisory Committee.

4.2.7 Small Lot Subdivisions in Rural Zones Policy

This is a new Policy that applies to all land in rural zones. The objectives of the Policy are:

- *To ensure that, where lots smaller than the minimum specified for the zone are approved in rural areas, they are in accessible locations, will not have an adverse effect on agricultural productivity, are located on land physically and environmentally capable of sustaining development, and can be serviced effectively and economically.*
- *To ensure high quality agricultural land is protected from inappropriate development that may be a consequence of subdivision.*

The Advisory Committee is satisfied that the Policy has appropriate links to the MSS, that it is soundly based and justified, and that it will assist in day-to-day decision making.

4.2.8 Plantation Development Policy

Development of a local policy on timber plantations was recommended by the Advisory Committee/Panel.

The Council, in its Schedule to the Rural Zone, requires that a planning permit be obtained for timber production on land in excess of 100 hectares in area.

The Advisory Committee/Panel in response to a submission by DNRE agreed with Council that: *"..... plantations in excess of 100 hectares could have social and environmental impacts, including significant landscape impacts, and that the planning approval process provides an appropriate mechanism for evaluating these potential impacts."*

The Advisory Committee/Panel, however, recommended that:

"Council amend its MSS in relation to Plantation and Farm Forestry by deleting reference in item 4.13.3 to 'implications for Shire infrastructure such as roads and bridges', and that it develop a local policy for inclusion in the LPPF, justifying its requirement for a planning permit for timber plantations in excess of 100 hectares in the Rural Zone."

Council, in its MSS has maintained reference in relation to timber plantations to *"their implications for provision of Shire infrastructure (such as roads and bridges)"*. Furthermore, whilst the Plantation Development Policy refers to impacts on local communities, landscapes, and high quality agricultural land, it also refers to *"concerns about its ability to fund upgrades or replacement of bridges, culverts and roads to the standards which will be required for*

transport of timber when it is due for harvesting". The Policy acknowledges that the Local Government Act "provides a mechanism for Council's to recoup the costs of damage to Shire roads from heavy vehicles. However, this does not address East Gippsland Shire's problems with ensuring infrastructure is available when required. If large plantations can establish without a permit, the Shire will have no mechanism for requiring contributions from plantation companies towards the cost of upgrading infrastructure."

The decision guidelines set out in the policy include:

"Any requirements for upgrade or replacement of Shire infrastructure which may result from approval of the application, and whether a contribution is required under any Development Contributions Overlay applying to the land, or is desirable by means of an agreement under Section 173 of the Planning & Environment Act."

The Shire's Policy highlights the fact that there are a number of issues associated with the provision of roading to timber plantation sites. These include:

- provision of roads and bridges to an adequate standard to provide for the timber harvesting operations;
- normal maintenance of roads and bridges; and
- repair of damage to roads and bridges as a result of the timber harvesting operations.

The issue of repair to roads and bridges is covered by the new Clause 52.18-4 of the VPPs and Section 207F of the Local Government Act., and maintenance of roads and bridges should be part of Council's normal operations. However, some existing roads and bridges in the Shire may be too narrow to carry timber trucks or they may not have the carrying capacity required. In these cases it is clearly in the interest of both the Shire and the plantation company to ensure that roads and bridges that will be used are adequate and can provide for the safe passage of timber trucks.

This issue was recognised in the discussion paper by Helen Gibson on *Timber Production - A Common Approach to New Format Planning Schemes*, in which it was stated that:

"Maintenance of the road network however, needs to be distinguished from the provision of an adequate network in the first place capable of serving the future needs of the timber industry. There is not much use encouraging a dramatic expansion in the industry if the necessary infrastructure is not put in place to support it. An adequate road network is fundamental. The problem in many rural areas is that existing roads were simply not built for the purpose of accessing timber plantations or for carrying the type of traffic associated with this use.

The provision of an adequate road network, or even parts of it, is not something which should be made the responsibility of individual producers by means of planning permit conditions. It is a matter which requires a broader approach, involving councils on a

regional basis and the State and Commonwealth Governments whose strategy it is to expand the timber industry.

On this issue, Timber Towns (an association of 20 rural municipalities in which the timber industry plays a significant role) is promoting, in conjunction with the timber industry and VicRoads, a number of Timber Industry Roads Evaluation Studies (TIRES). These studies are looking at the road network on a regional basis and prioritising works necessary to develop an adequate road network to meet the needs of the industry, both currently and as it expands in the future.

In conjunction with this approach, there may be a need for additional road funds to be made available to councils as part of the cost of implementing Plantations for Australia: The 2020 Vision. Any actions to secure Commonwealth funds for this purpose would benefit existing and future plantation investment. Where funding from traditional sources is insufficient to establish an adequate network, there are other potential mechanisms available to councils. These include special rate schemes under the provisions of the Local Government Act 1989, and development contributions plans under the provisions of Part 3B of the Planning and Environment Act 1987."

The Advisory Committee considers that it is reasonable that the Policy and MSS include reference to the need for appropriate and safe road access to timber plantation sites. However, whilst the adequacy of the road network is a matter that should be considered when making a decision on a planning application for a timber plantation, the Advisory Committee agrees with the comment in the above report that *"The provision of an adequate road network is not something which should be made the responsibility of individual producers by means of planning permit conditions."*

The Advisory Committee has therefore recommended that the first decision guideline of the Policy refer only to the adequacy of the existing road network to provide appropriate access to the plantation site.

The Advisory Committee has also recommended that the second dot point under 'Policy' be deleted as it merely repeats the provisions of the Environmental Rural and Rural Living Zones with respect to Timber production.

4.3 Zones

This report only includes comment on zones where the Panel/Advisory Committee recommended changes, and comment on any new zone provisions proposed.

4.3.1 Schedules to Zones

In the exhibited scheme, schedules were not included where there were no requirements to be included in the schedules. Schedules have now been included for all zones with 'none specified' notations in the appropriate places.

The Schedule to the Comprehensive Development Zone has also been amended to comply with the Ministerial Direction on the Form and Content of Planning Schemes.

4.3.2 Special Use Zone 1 - Bullock Island, Lakes Entrance

A Special Use Zone has been applied to Bullock Island to encourage quality tourist-oriented uses on the island, and to ensure the use and development of the land is appropriate to its strategic location. In the exhibited scheme the Schedule to the Special Use Zone required that land uses be generally in accordance with an approved Concept Plan which is to be authorised by DNRE. A Development Plan in accordance with the approved Concept Plan was also to be prepared to the satisfaction of the responsible authority, consistent with the purposes of the zone and policies of the MSS.

However, whilst the Panel/Advisory Committee was satisfied that a Special Use Zone was appropriate to the land, it recommended that a Development Plan Overlay be applied to the land, rather than including a requirement for a Development Plan in the zone provisions.

The Schedule to the Special Use Zone has been amended and a Development Plan Overlay has been prepared for the land. The Schedule to the Special Use Zone, under '*2.0 Use of land*':

- requires that a Concept Plan be prepared which is to be authorised by DNRE;
- sets out detailed policies relating to use and development of the land, and development of the Concept Plan;
- lists matters to be included in the Concept Plan.

The Schedule to the Development Plan Overlay requires that a Development Plan be prepared generally in accordance with the Concept Plan, and lists the matters to be included in the Development Plan. It is intended that the Development Plan provide far greater detail in relation to the development proposed than will be required in the broadbrush Concept Plan.

The Advisory Committee is satisfied that the provisions of the DPO are appropriate, except for the inclusion of policies under '*2.0 Use of land*'. The Advisory Committee believes that these policies are not appropriate in the zone schedule and should be included as a local policy.

The Advisory Committee has recommended that the policies set out under '*2.0 Use of land*' be included as a local policy.

4.3.3 Special Use Zone 2 - Lake Tyers Aboriginal Trust

The Panel/Advisory Committee also recommended that Council apply a Development Plan Overlay to the Lake Tyers land instead of including a requirement for a Development Plan in the zone provisions.

A Development Plan Overlay has been prepared. However, as with the Schedule 1 to the Special Use Zone, Schedule 2 relating to the Lake Tyers land requires development of a Concept Plan.

The Advisory Committee has recommended in this case that a Development Plan only be required for the land - such plan to show the matters listed for both the Development Plan and Concept Plan, and that reference to a Concept Plan in the Schedule to the Special Use Zone be replaced with the words 'Development Plan'.

The Panel/Advisory Committee also recommended that the Table of Uses to the Schedule be amended by deleting 'Extractive industry' from the list of Section 3 uses, unless extractive industry is prohibited on the land by an Act of Parliament. 'Extractive industry' is still included in the list of Section 3 uses, and the **Advisory Committee has reiterated the recommendation that 'Extractive industry' should be deleted from the list of Section 3 uses unless the use is specifically prohibited by an Act of Parliament.**

4.3.4 Special Use Zone 3 - Extractive Industry

The Panel/Advisory Committee in response to a submission on behalf of Boral Resources (Vic) Pty Ltd recommended that the extractive industry site known as Granite Rock be zoned Special Use - Extractive Industry. The Special Use 3 Zone has been introduced into the Planning Scheme and applied to the Granite Rock site. The Schedule to the zone is in accordance with the standard schedule set out in the Ministerial Direction on the Form and Content of Planning Schemes.

4.4 Overlays

This report only includes comment on overlays where the Panel/Advisory Committee recommended changes, and comment on any new overlay provisions proposed.

4.4.1 Environmental Significance Overlay - Schedules 1-94

Schedules 1 - 94 to the ESO relate to sites of biological significance. The Panel/Advisory Committee in response to a number of submissions (submission 214 and others), recommended that:

- areas which do not exhibit the values listed in the schedule be exempted from the permit requirement;
- removal and/or cutting of timber for fencing, and harvesting of firewood for personal use be exempted from the permit requirement.

These changes have been made to the schedules.

In response to submissions in relation to timber plantations (submissions 84 and 169) the Panel/Advisory Committee supported a Council resolution to change the schedules to the ESO, EMO and SMO to exempt plantation establishment and plantation related roading from the need for a permit. The Council has amended the Schedules 1-94 to the ESO to exempt from the permit requirement:

".....works associated with plantation development where such development is undertaken on land not supporting the environmental values listed in the table below and as verified to the satisfaction of the responsible authority."

In view of the fact that 'Timber production' is an as-of-right use on land of up to 100 hectares, the Advisory Committee is satisfied that the wording of the exemption provision is appropriate.

4.4.2 Environmental Significance Overlay - Schedule 95

Schedule 95 is a proposed new schedule to the overlay, relating to high quality agricultural land. Whilst introduction of this overlay is an important inclusion in the Planning Scheme, the Advisory Committee believes that the overlay should be exhibited to allow public comment on the extent of the overlay and the provisions of the schedule.

The Advisory Committee has recommended that this overlay be deleted from the current scheme, and that it be included as a future amendment to the approved new format planning scheme.

4.4.3 Vegetation Protection Overlay - Schedules 1-7

The Panel/Advisory Committee recommended that the VPO Schedules be reworded to clearly specify the vegetation that is protected by the overlay. The Schedules have been amended to provide a more specific description of the protected vegetation.

4.4.4 Vegetation Protection Overlay - Schedule 8

A new Schedule to the VPO has been introduced relating to Conservation Covenanted Land. The Schedule has been introduced in response to a submission by the Trust for Nature (submission 195), that all private land covenanted under the Trust for Nature Scheme be included in the ESO.

Council considered that it was more appropriate to apply a VPO to this land because the land affected by the ESO is derived from a DNRE database, whilst the VPO is derived from Council information. The 13 owners of covenanted land were advised of the proposal to apply a VPO over their covenanted land. Only one land owner objected to the proposal and the VPO has been deleted from that property.

The Advisory Committee notes that whilst the Decision guidelines for the Schedule refer to the need to: *'Ensure that any buildings, works and vegetation comply with the requirements of the conservation covenant'*, the VPO has a permit requirement for vegetation removal only. The Advisory Committee considers that the permit requirements of the ESO are more appropriate to covenanted land, in that they include buildings, works and subdivision.

The Advisory Committee has recommended that an ESO be applied to covenanted land as originally proposed.

4.4.5 Heritage Overlay

The Panel/Advisory Committee recommended that the Schedule to the Heritage Overlay be amended to include recommendations of DOI, Heritage Victoria and the National Trust. Most of these amendments have now been made to the Schedule.

4.4.6 Design and Development Overlays 1 - 6

The exhibited planning scheme contained Schedules to the DDO that described the circumstances where a permit was required, rather than where a permit is not required. The Schedules have now been reworded to describe situations where a permit is not required.

4.4.7 Design and Development Overlay 7

The Panel/Advisory Committee recommended that a DDO be applied to non-urban freehold land within 300 metres of either side of the Princes Highway in order to maintain the efficiency and amenity of the highway corridor. This overlay has been introduced into the scheme, and has been extended to cover the Great Alpine Highway corridor as well.

The Schedule exempts from the permit requirement, buildings and works that are as-of-right in the zone that applies to the land, and buildings and works that are 40 metres or more from the highway frontage.

Requirements relating to additional access to the highway and building materials and colours have also been listed under the permit exemptions. The Advisory Committee believes that these two requirements should be listed as separate requirements, and not listed under the permit exemptions.

The Advisory Committee supports the introduction of this overlay, and **has recommended that the last two dot points under '2.0 Buildings and works' be listed as additional requirements in the clause rather than as circumstances where a permit is not required.**

4.4.8 Design and Development Overlay 8

The Panel/Advisory Committee in response to a submission in relation to approach gradients to airfield runways (submission 173) recommended that:

- *The Vegetation Protection Overlay - Schedule 1 be removed from the land within the required runway approach gradient to the airfield as specified in CAAP No 92-1(1).*
- *A Design and Development Overlay, with a Schedule as set out in the Council report, be applied to the approach gradients to runways of all appropriate airfields in the Shire.*

DDO8 has been introduced into the Planning Scheme in response to that recommendation and has been applied to the 5 airfields in the Shire. The Advisory Committee supports the introduction of this overlay, but **has recommended that the first two dot points under '2.0 Buildings and works' be deleted from the Schedule as no permit is required under the overlay provisions for the planting of trees, and the provisions of the second dot point are contrary to the objectives of the overlay.**

4.4.9 Erosion Management and Salinity Management Overlays

The Permit requirement of the Schedules to the EMO and SMO have been amended in response to a recommendation of the Panel/Advisory Committee in relation to timber plantations (see 4.4.1). In the modified Schedules a permit is not required:

"For works associated with plantation development where such development does not require the removal, destruction or lopping of any vegetation and to the satisfaction of the responsible authority."

In view of the importance of vegetation retention in controlling soil erosion and salinity, the Advisory Committee is satisfied that the wording of the exemption provision is appropriate.

The Council has also included permit exemptions for removal of vegetation for farm fencing and firewood for personal use.

Furthermore, the Council has included permit exemptions for buildings and works, where it can be demonstrated that no erosion hazard or salinity hazard exists on the land.

The Advisory Committee considers that these exemption provisions are also appropriate.

4.4.10 Schedules to Overlays

In the exhibited scheme, Schedules were not provided for the Land Subject to Inundation Overlay, Public Acquisition Overlay and Restructure Overlay.. Schedules have now been included for these overlays, and the Schedules comply with the Ministerial Direction on the Form and Content of Planning Schemes.

4.5 Mapping

A careful review of the Planning Scheme maps has been carried out by Council and changes made in response to the Panel/Advisory Committee recommendations (including recommendations by DOI and DNRE), and to correct errors identified by Council since the scheme was exhibited. These changes are extensive and are listed in Appendix B.

4.5.1 Map notations

DOI had expressed concerns in relation to some of the map notations on the Planning Scheme maps. Notations in relation to the Rural Zone and Special Use Zones have now been made in line with the requirements of DOI.

4.5.2 Maurice Avenue/Genoa Road, Mallacoota

The Panel/Advisory Committee in response to a submission by the Mallacoota Business and Tourism Association Inc. (submission 86) recommended that the land fronting the south side of Maurice Avenue/Genoa Road to Bastion Point Road be rezoned from Residential 1 to Mixed Use. The Council has supported the requested rezoning on the ground that this part of Maurice Road/Genoa Road contains a mixture of land uses.

Council has since reassessed the area and now considers that the rezoning would be inappropriate, as the predominant land use is residential, and residential development rather than commercial development is more appropriate to this gateway to the township.

The Advisory Committee accepts the Council's reassessment of the zoning of this area.

4.5.3 Cabbage Tree and Club Terrace settlements

The settlements of Cabbage Tree and Club Terrace were incorrectly zoned Rural in the exhibited Planning Scheme. These two settlements are acknowledged as small residential settlements in Council's MSS, and they should be zoned Township.

The Advisory Committee supports the application of the Township Zone to the settlements of Cabbage Tree and Club Terrace.

4.5.4 Benambra

The settlement of Benambra contains some small Crown Allotments that have been subject to lease or license arrangements. However, DNRE has closed roads that provide access to a number of these allotments, as it considers these lots are unsuitable for township use. The Council proposes to rezone these allotments from Township to Rural in response to these initiatives by DNRE.

The Advisory Committee supports the rezoning of the relevant land from Township to Rural Zone.

4.6 Other

The exhibited Planning Scheme contained no schedules to Clauses 52.01, 52.02, 52.03, 52.05, 52.17, 52.28 and 61.01 - 61.04. These schedules have now been included in the scheme.

PART B - CONSIDERATION OF SUBMISSIONS

Submission No.: 1

Submitter: K. Parker & J. Simmonds

Location: Deddick

Existing Zone:

Proposed Zone/Overlay:

Requested Zone/Overlay:

Summary

Disagrees with the reduction of lot size from 100ha. to 40ha. on the grounds that it is:-

Contrary to government attempts to reduce farm fragmentation.

The reduction to 40ha. doesn't account for farm viability.

Smaller farm sizes mean higher prices per hectare, fine for those who wish to sell but a penalty for those seeking to remain in farming and attempting to increase holdings.

More lots mean an increased demand on services resulting in higher rates.

Decreased tourism due to smaller lots.

Environmental disadvantages with increased densities.

Related Submissions

Nil

Assessment

Council received many submissions during the original exhibition of the scheme, expressing the opinion that the 100ha. minimum lot size would restrict farming opportunities throughout the Shire and that 40ha. would be more practical. This would be particularly true for small lot enterprises, such as animal husbandry of exotic animals (alpacas, llamas, deers etc), aquaculture, ginseng and other horticultural practices requiring small lots.

In addition, restructuring of farming properties is occurring and the 40ha. minimum lot size provides greater flexibility to facilitate a wider range of lot sizes and new enterprises.

With proper administration of the planning scheme, in relation to future subdivision applications for 40ha., the concerns of the submitter relating to issues of environmental degradation and farm fragmentation, can be satisfactorily addressed. For instance, management controls in the planning scheme, such as the averaging provision combined with the use of small lots, rather than subdividing a property into 40ha. lots will retain the balance of the farm and overcome the issue of farm fragmentation.

Similarly, proper administration can adequately address the issue of increased densities, particularly clustering of a number of small lots, that may then require increased services such as the provision of sealed roads, drainage systems etc.

In addition, the use of overlays & other environmental evaluation mechanisms will help identify areas where subdivision should not proceed.

On the other hand, appropriate administration of increased densities, can provide support to existing under utilised infrastructure, such as schools, shops and council facilities, in many of the shire's towns.

Council Recommendation

That the 40ha. minimum lot size for the Rural Zone remain and the submission be referred to the Ministerial Advisory Panel.

Advisory Committee Comment:

This was the only submission received that argued that the original 100 hectare minimum lot size should be retained. The Advisory Committee agrees with the Council assessment that issues such as fragmentation of agricultural land, protection of landscape character and prevention of environmental impacts can be addressed through appropriate administration of the planning scheme. A permit will not necessarily be issued for subdivision in the Rural Zone, and the decision guidelines at Clause 35.01.6 set out a wide range of issues that must be considered before a permit is issued.

The Advisory Committee recommends that the minimum lots sizes for the Rural Zone, as set out in the re-exhibited planning scheme be retained.

Submission No.: 2

Submitter: RW & GF Lucas
Location: Colquhoun Road area, Lakes Entrance
Existing Zone:
Proposed Zone/Overlay: RUZ (50ha)
Requested Zone/Overlay:

Summary

Considers that a 15ha. minimum lot size should be applied to the area rather than 50ha. for a range of reasons including that farming in the area has changed and that smaller subdivision has already been approved.

Related Submissions

Nil

Assessment

This submission is outside the parameters of the exhibition, that being to advise landowners that the minimum lot size for subdivision, as originally exhibited, be changed from 100ha. to 40ha. in the Rural Zone. The purpose of the exhibition was to provide the opportunity to comment on the appropriateness of the 100ha. provision, not to again discuss the suitability of smaller lot sizes than the 40ha.

This submission is discussing issues that have been addressed at the previous Panel Hearing. The hearing recommended that a study be undertaken to identify the appropriate development distribution and density taking account of topography, native vegetation, the need to protect the catchment of North Arm, and the proximity of the airfield north of Lakes-Colquhoun Road.

This study has commenced. The results will be incorporated into the new scheme after adoption.

Council Recommendation

Accept Panel-Hearing recommendation.

Advisory Committee Comment:

Mr and Mrs Lucas appeared before the Advisory Committee in support of their submission. Mr and Mrs Lucas were advised that a study of the Colquhoun area has commenced, and that during the course of that study they will be given an opportunity to make submissions in relation to the appropriate minimum lot size and other relevant issues. The Advisory Committee agrees with Council's assessment and recommends that the minimum lot size of 40 hectares proposed for the area be retained until the Colquhoun area study has been completed.

Submission No.: 3

Submitter: CM & JA Goddard

Location: Hagers Rd Sarsfield

Existing Zone:

Proposed Zone/Overlay:

Requested Zone/Overlay:

Summary

Agrees with the proposal to change the minimum subdivision area from 100ha. to 40ha.

Related Submissions

Nil

Assessment

Nil required

Council Recommendation

Supports submission. Refer to Ministerial Advisory Committee.

Advisory Committee Comment:

The Advisory Committee makes no recommendation in respect of this submission.

Submission No.: 4

Submitter: East Gippsland District Council Victorian Farmers Federation

Location: Shire wide

Existing Zone:

Proposed Zone/Overlay:

Requested Zone/Overlay:

Summary

Reluctantly accepts the proposed change to 40ha. Would prefer the minimum was lifted altogether on the grounds that farming in East Gippsland is not homogeneous as such requires flexibility for new farming enterprises that may require smaller lots.

They also express concern relating to the preparation of the Environmental Significance Overlay.

Related Submissions

Nil

Assessment

The Panel dealt with both of the issues raised by the submitter, as such no further assessment is provided.

Council Recommendation

Nil required. Refer to Ministerial Advisory Committee.

Advisory Committee Comment:

The Advisory Committee makes no recommendation in respect of this submission.

Submission No.: 5

Submitter: Mr. M Sadler (Crowther and Sadler)

Location: Shire wide general submission

Existing Zone: Not relevant

Proposed Zone/Overlay: Not relevant

Requested Zone/Overlay: Not relevant

Summary

Submitter supports proposes however questions Council's ability to assess the increased number of future applications and suggests Council produce a policy that provides guidance for applicants applying for small lot excisions.

Related Submissions

Nil

Assessment

Council has prepared and included in the previously exhibited draft planning scheme a policy to be known as the 'Dwelling in Rural Areas' Policy. The Panel endorsed the intent of the Policy, however required some rewording to provide stronger links with the MSS. It should also be noted that the Decision Guidelines in the Rural Zone of the planning scheme provide an appropriate assessment framework for the consideration of subdivision applications in the Rural Zone.

Council Recommendation

That Council accepts the recommendation of the Panel in relation to this submission. Refer to Ministerial Advisory Committee.

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

Submission No.: 6

Submitter: T&K Crombie

Location: Normans Road Metung

Existing Zone: Rural A (RU1)

Proposed Zone/Overlay: Rural Zone & Erosion Management Overlay

Requested Zone/Overlay:

Summary

Agrees with the intent of the proposed amendment, however seeks flexibility in the scheme to subdivide property in the future.

Related Submissions

Nil

Assessment

The new scheme will provide the flexibility to apply for an excision of a house lot.

Council Recommendation

Refer to Ministerial Advisory Committee. No recommendation required in relation to the submission

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

Submission No.: 7

Submitter: Education Victoria

Location: Shire wide

Existing Zone:

Proposed Zone/Overlay:

Requested Zone/Overlay:

Summary

The Department supports the proposed amendments to the minimum lot sizes in the Rural Zone. In addition, the Department is suggesting the continuation of the tenement provision to allow the erection of dwellings on land within the 1ha. minimum zone.

Related Submissions

Nil

Assessment

The land zoned Rural Zone 1ha is high quality agricultural soil and is included in the Rural Zone, High Quality Agricultural Soil Schedule. The purpose of this zone and schedule is to protect the soils for agricultural purposes and not to allow the erection of any additional dwellings.

Council Recommendation

Refer to Ministerial Advisory Committee, no alteration recommended.

Advisory Committee Comment:

The Advisory Committee makes no recommendation in respect of this submission.

Submission No.: 8

Submitter: Mr. K Anderson

Location: Land bounded by Lanes, Jennings, and Commins Rds., Broadlands area, Bairnsdale

Existing Zone: F3 Mixed Farm Zone

Proposed Zone/Overlay: RUZ(40ha.) Rural

Requested Zone/Overlay: RLZ(2ha.) Rural Living

Summary

A change of zone to facilitate subdivision of their property is requested.

Related Submissions

Nil

Assessment

The Panel considered this submission (no.10 and 53) at its hearing and recommended no change, other than the change from 100ha. to 40ha.

Council Recommendation

Refer to Ministerial Advisory Committee. No amendment recommended.

Advisory Committee Comment:

Mr Anderson appeared before the Advisory Committee in support of his submission. Mr Anderson made submissions in relation to the original exhibited planning scheme. The Panel/Advisory Committee, in relation to those submissions supported the reduction in the minimum lot size from 100 hectares to 40 hectares, but otherwise made no recommendation in respect of those submissions.

The Advisory Committee makes no recommendation in respect of this submission.

Submission No.: 9

Submitter: K.L. & M. Scott

Location: Beynons Rd. Mt Lookout

Existing Zone: Broad Area Farming

Proposed Zone/Overlay: Rural Zone. Environmental Significance Overlay36& Wildfire Management Overlay1

Requested Zone/Overlay: Nil

Summary

Supports a reduction to 40ha., however considers a smaller lot size is appropriate in their area, as farming is not viable.

Related Submissions

Nil

Assessment

This submission is outside the parameters of the exhibition, that being to advise landowners that the minimum lot size for subdivision, as originally exhibited, be changed from 100ha. to 40ha. in the Rural Zone. The purpose of the exhibition was to provide the opportunity to comment on the appropriateness of the 100ha. provision, not to again discuss the suitability of smaller lot sizes than the 40ha.

Council Recommendation

Refer to Ministerial Advisory Committee. No amendment recommended.

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

Submission No.: 10

Submitter: H. Livingstone

Location: Buchan area

Existing Zone: Rural A RU1

Proposed Zone/Overlay: Rural (40) Erosion Management Overlay

Requested Zone/Overlay: Nil

Summary

Suggests the 40ha. lot size is excessive, given farming enterprises in the area require less land.

Related Submissions

Nil

Assessment

This submission is outside the parameters of the exhibition, that being to advise landowners that the minimum lot size for subdivision, as originally exhibited, be changed from 100ha. to 40ha. in the Rural Zone. The purpose of the exhibition was to provide the opportunity to comment on the appropriateness of the 100ha. provision, not to again discuss the suitability of smaller lot sizes than the 40ha.

Council Recommendation

Refer to Ministerial Advisory Committee. No amendment recommended.

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

Submission No.: 11

Submitter: N. & A. Prowse-Brown

Location: Jenners Lane Forge Creek

Existing Zone: Broad Area Farming Zone

Proposed Zone/Overlay: Rural Zone

Requested Zone/Overlay:

Summary

Supports change.

Related Submissions

Nil

Assessment

Nil required.

Council Recommendation

Refer to Ministerial Advisory Committee. No amendment recommended.

Advisory Committee Comment:

The Advisory Committee makes no recommendation in respect of this submission.

Submission No.: 12

Submitter: N & J Freestone

Location: CA 46C Section A Garnett's Track Orbost

Existing Zone: Rural A

Proposed Zone/Overlay: Rural(30) Wildfire Management Overlay

Requested Zone/Overlay:

Summary

Seeks assurance that they will receive a planning permit for a dwelling on each lot of a five lot subdivision that was approved a number of years ago.

Related Submissions

Nil

Assessment

This submission is not relevant to the exhibited change to the minimum lot size for subdivision and can be addressed separately, by writing to the submitter advising that the consent granted by the previous subdivision remains valid under the new scheme.

Council Recommendation

The submitter be advised that the consent granted by the previous subdivision remains valid (whilst the permit is current) under the new scheme.

Advisory Committee Comment:

Mr Freestone appeared before the Advisory Committee in support of his submission. The Advisory Committee agrees with Council's assessment that the matter is not relevant to the exhibited changes of the planning scheme. Council assessment of the submission suggests that Council write to the submitter to reassure him of the status of his subdivision under the new planning scheme. The Advisory Committee agrees with this suggestion but makes no other recommendation in respect of this submission.

Submission No.: 13

Submitter: Mr. E.R. & J. Ah Yee

Location: Bay Rd. Eagle Point

Existing Zone: Urban Zone

Proposed Zone/Overlay: Rural & Erosion Management Overlay

Requested Zone/Overlay: Residential1 Zone

Summary

The applicant is seeking a change from the exhibited Rural Zone to Residential1 Zone.

Related Submissions

Nil

Assessment

The subject land is zoned residential (Urban Zone) under the current Shire of Bairnsdale Planning Scheme and it was an oversight in the new scheme that it is shown as Rural. The zone should have been Residential 1

Council Recommendation

Support a change from the exhibited Rural Zone to Residential1 Zone.

Advisory Committee Comment:

Mr Yee appeared before the Advisory Committee in support of his submission. Mr Yee has pointed out an mapping error in the planning scheme, and Council has agreed to amend the planning scheme maps to correct the error. The Advisory Committee recommends that the mapping changes be made as agreed to by Council.

Submission No.: 14

Submitter: L. Edgley for B.W. P.C. & L.M. Edgley

Location: Shire wide

Existing Zone: Not applicable

Proposed Zone/Overlay: Not applicable

Requested Zone/Overlay: Not applicable

Summary

Suggests that the 40ha. minimum lot size is still too large and will lead to poorly maintained properties.

Related Submissions

Nil

Assessment

This submission is outside the parameters of the exhibition, that being to advise landowners that the minimum lot size for subdivision, as originally exhibited, be changed from 100ha. to

40ha. in the Rural Zone. The purpose of the exhibition was to provide the opportunity to comment on the appropriateness of the 100ha. provision, not to again discuss the suitability of smaller lot sizes than the 40ha.

Council Recommendation

Refer to Ministerial Advisory Committee. No amendment recommended.

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

Submission No.: 15

Submitter: Mr. P Knigge

Location: 23 Gregory Rd Nicholson

Existing Zone: Rural A

Proposed Zone/Overlay: Rural Zone (40ha.)

Requested Zone/Overlay: Possibly the Rural Living Zone(4ha.)

Summary

Advises that the proposed zoning boundary runs along an easement on their western boundary between Pages and Gregory Roads. This proposed zoning arrangement would divide two existing houses and perhaps prevent future subdivision.

Related Submissions

Nil

Assessment

The Rural Zone has a provision that permits with consent the excision of an existing dwelling therefore will not prevent the future subdivision of the property.

Council Recommendation

Refer to Ministerial Advisory Committee. No amendment recommended.

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

Submission No.: 16

Submitter: Australian Paper Plantations P/L

Location: Shire wide

Existing Zone:

Proposed Zone/Overlay:

Requested Zone/Overlay:

Summary

Supports the decrease of the minimum lot size from 100ha. to 40ha.

Related Submissions

Nil

Assessment

Nil required

Council Recommendation

Refer to Ministerial Advisory Committee.

Advisory Committee Comment:

The Advisory Committee makes no recommendation in respect of this submission.

Submission No.: 17

Submitter: Ms. R. Cichello

Location: Princess Hwy. Opposite Lake Tyers Rd intersection

Existing Zone: Rural A RU1

Proposed Zone/Overlay: Rural (40ha.) Erosion Management Overlay
Vegetation Protection Overlay

Requested Zone/Overlay: Possibly Rural Living Zone

Summary

Considers the proposed 40ha is still too large and should be altered to 5ha.

Related Submissions

Nil

Assessment

This submission is outside the parameters of the exhibition, that being to advise landowners that the minimum lot size for subdivision, as originally exhibited, be changed from 100ha. to 40ha. in the Rural Zone. The purpose of the exhibition was to provide the opportunity to

comment on the appropriateness of the 100ha. provision, not to again discuss the suitability of smaller lot sizes than the 40ha.

Council Recommendation

Refer to Ministerial Advisory Committee. No amendment recommended.

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

Submission No.: 18

Submitter: K.R. & I.M. Weaver

Location: 255 Gravelly Point Road Raymond Island

Existing Zone: Rural C Zone

Proposed Zone/Overlay: Rural Living Zone, Environmental Significance Overlay, Vegetation Protection Overlay & Wildfire Management Overlay

Requested Zone/Overlay: Possibly Low Density Residential Zone

Summary

Supports the exhibited change to 40ha. and takes the opportunity to advise that the minimum lot size for the Rural Living Zone of 4ha. on Raymond Island is inappropriate and should be reduced to 2ha. Also discusses a number of other issues they consider relevant to planning for the island, such as deterioration of the natural habitat and encouraging mature age people to take up residence in the rural section.

Related Submissions

Nil

Assessment

The issues raised by the submitter are not relevant to the exhibition and have been previously considered by the Panel.

Council Recommendation

Refer to Ministerial Advisory Committee. No amendment recommended.

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

Submission No.: 19

Submitter: Y. Yeates & K. Tuffley
Location: Cobungra
Existing Zone: Not Zoned
Proposed Zone/Overlay: Rural Zone (40ha)
Wildfire Management Overlay
Requested Zone/Overlay: Nil

Summary

Supports the 40ha. proposal and suggests that a policy be adopted that all subdivision applications be advertised to allow neighbours to comment. This is on the basis that the increased density could impact on important landscapes and lifestyles of the community

Related Submissions

Nil

Assessment

It is policy that subdivisions complying with the minimum site area provisions of the planning scheme are not advertised. It is recommended that this policy be retained.

Council Recommendation

That the submission be referred to the Ministerial Advisory Committee

Advisory Committee Comment:

The Advisory Committee agrees with Council's assessment and makes no recommendation in respect of this submission.

PART C - CONCLUSION

The Advisory Committee is satisfied that proper processes have been followed in preparation of the modified planning scheme, and that apart from the few recommended changes outlined in this report, the scheme is in accordance with the Ministerial Direction on the Form and Content of Planning Schemes, the Manual for the Victoria Planning Provisions and is an appropriate response to the requirements of the Planning and Environment Act 1987.

APPENDIX A - TERMS OF REFERENCE

TERMS OF REFERENCE

ADVISORY COMMITTEE ON ACTIONS TO IMPLEMENT THE EAST GIPPSLAND PLANNING SCHEME

The terms of reference for the Advisory Committee to be appointed under Section 151 of the *Planning and Environment Act 1987* by the Minister for Planning and Local Government to review and advise on action by the East Gippsland Shire Council in implementing a new planning scheme, are as follows:

1 Background

- The East Gippsland Shire Council as planning authority prepared a new planning scheme as required by Section 18 of the *Planning and Environment (Planning Schemes) Act 1996*, and in accordance with the requirements of the *Planning and Environment Act 1987*, gave notice of the preparation of that scheme.
- Having considered submissions about the scheme, the planning authority referred the scheme and the submissions to a Panel and Advisory Committee established to review the submissions, and the scheme generally.
- The Panel/Committee reported to the Minister and the planning authority on 9 December 1998. The Panel/Committee reached the conclusion (for reasons documented thoroughly in its report) that:
 1. The amended Schedule to the Rural Zone should be exhibited prior to changes being incorporated in the planning scheme.
 2. Land bounded by Main Street, Goold Street, and Morrison Street Bairnsdale be rezoned from Residential to Mixed Use Zone after seeking public comment in order to enable the proposal to be fully canvassed.
 3. An investigation into the matter of maintaining runway approach gradients to airfields clear of obstructions in order to address safety issues.
 4. A Design and Development Overlay be applied to non-urban freehold land within 300 metres of either side of the Princes Highway, in order to maintain the efficiency and amenity of the highway corridor.
 5. A Restructure Overlay be added for Fernbank, continuing the existing plan.

2 Action on the Scheme

- Consultation between the Department of Infrastructure and the planning authority led to the following actions:
 1. The proposal to reduce the minimum subdivision lot size in the Rural Zone from 100 hectares to 40 hectares be informally exhibited for one month. Letters were sent to all ratepayers who qualify for the 'farm' rate, as well as stakeholder organisations such as the Victorian Farmers' Federation. Advertisements were placed in the local newspapers and a media release was issued.
 2. The proposal to rezone the precinct bounded by Goold Street, Morrison Street, and Main Street Bairnsdale from Residential to Mixed Use Zone be informally exhibited similarly to the Rural Zone proposal above. Letters were sent to approximately 40 different ratepayers. Advertisements were placed in the local newspapers.
 3. The development of a Design and Development Overlay for the runway approach gradients to airfields.
 4. The rezoning of various parcels of land at Cann River and Cabbage Tree from Rural Zone to Township Zone.

5. The restructure of all the Schedules to the Design and Development Overlay so that they are performance related rather than prescriptive.
6. The insertion of the High quality agricultural land Schedule to the Environmental Significance Overlay.
7. Modifications to the planning scheme maps and ordinance to correct errors found since exhibition.

3 The Committee's task

The Committee is to generally oversee the process of consultation on the modification to the exhibited planning scheme, to provide comments on the proposed modifications to the scheme. The Committee is also to assist the planning authority in identifying any situations where people may be disadvantaged by the proposed modifications, and to resolve conflicting views.

The Committee is to generally advise the planning authority on the adequacy of the modified planning scheme, particularly in terms of its compliance with the *Planning and Environment Act 1987*, taking into account of the issues raised by the original Panel/Committee.

At the time the planning authority submits the modified scheme or within one month after that date, the Committee is to prepare a report for the Minister for Planning and Local Government on the processes followed and the outcomes.

The Committee is to:

- Identify which (if any) proposed modifications to the planning scheme have significant potential to cause material detriment to land owners and others, in comparison to the provisions which are in the existing planning schemes, and to the exhibited planning scheme.
- Review submissions about the proposed changes to the Schedules to the Rural Zone, and any of the proposed modifications to the planning scheme, and the planning authority's response to those submissions, and prepare reports to the planning authority.
- In cases where the planning authority has not agreed with a submission about a proposed modification to the planning scheme, provide an independent review of the action proposed to be taken by the planning authority. This should include providing the opportunity for the person who made the submission to be heard in support of that submission (generally following the principles applicable to a Panel established to carry out responsibilities under Section 24 of the *Planning and Environment Act 1987*). The Committee must prepare a report on those matters for the planning authority and for the Minister for Planning and Local Government.
- Advise the planning authority on whether the modifications proposed to the scheme are such that the scheme as modified will comply with the requirements of the *Planning and Environment Act 1987*.

When the scheme has been (or is about to be) adopted by the planning authority for submission for approval, the Committee is to prepare a report for the Minister for Planning and Local Government covering:

- The processes followed by the planning authority in considering the modifications to the exhibited scheme.
- Whether any of the modification to the exhibited scheme are likely to have disadvantaged land owners or others, relative to the exhibited scheme and existing planning provisions, and if so:
 1. The nature of that disadvantage.

2. Whether concerns about that have been adequately considered.
3. Whether the action proposed by the planning authority is in the circumstances reasonable.
 - The adequacy of the modified scheme as a response to the requirements of the *Planning and Environment Act 1987*.
 - Any further modifications that the Committee suggests that the Minister should make to the scheme as submitted by the planning authority.

4 Method

The advisory Committee is to consult with Council officers and any planning consultants working for the Council in finalising the scheme, with members of the public (particularly those who believe they may be disadvantaged by modifications to the exhibited planning scheme), with other affected agencies and service providers, and with officers of the Department of Infrastructure regional office. Otherwise, the Committee may inform itself in any way it sees fit.

The Advisory Committee is to give an opportunity to be heard to any person who considers that they are disadvantaged by a proposed modification to the exhibited scheme.

The Advisory Committee is to take part in conferences as required and to provide both written and verbal advice to the planning authority throughout the preparation of modifications to the planning scheme. A copy of written advice should be provided to the Department of Infrastructure regional office.

Day to day liaison for the project will be through the East Gippsland Shire Council planning office. The Department of Infrastructure contact person is Mrs Heather Hadley-Powell, Planner, Gippsland Region.

5 Timing

The planning authority is required to prepare the planning scheme with modifications for submission for approval by 28 May 1999, or such extended time as may be agreed.

The Committee's advice will be provided in a timely manner throughout the project, and its final report to the Minister for Planning and Local Government not later than one month after the scheme is adopted by the planning authority.

6 Fees

Fees for the Advisory Committee will be set at the current rate for panel members.

APPROVED


Leigh Phillips
Acting Executive Director
Planning and Development

Date: 22 APR 1999

APPENDIX B - MAPPING CHANGES

MAP 1

Reference	Location	Map change – From	To	Remarks
Panel App D. No. 18	Glen Wills	Spelling correction	WILLS	
Panel APP E. Schedule 1	Mitta Mitta R	Reserves	PCRZ	
Panel APP E. Schedule 3	C/A 18A Sect 2 Wollonaby	PCRZ	RUZ	
Panel E Schedule 2	Part 59 Sec 2 P/Wollonaby	No change		

MAP 2

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Mitta Mitta R	RUZ	PCRZ	
Panel E. Schedule 1	C/A 15B, 15C, Guttamura	RUZ	PCRZ	
Panel E. Schedule 3	Jinderboine C/A 28D, 28C	RUZ	PCRZ	
Panel E. Schedule 3 and Shire	Dartmouth: Mowamba C/A 17, 42, 42E, 18, Pt C/A 40	Boundaries corrected		
Panel E. Schedule 3	Mowamba C/A 19	PCRZ	RUZ	
Panel E. Schedule 3	Guttamura C/A 16B, 16, 4	PCRZ	RUZ	
Panel E. Schedule 2	C/A 44 No Sec Mowamba	No change		Tower site. Must stay Crown land

MAP 3

Reference	Location	Map change – From	To	Remarks
DNRE Road Closures Jan 99	Benambra-Pender Lewis Streets, Govt Road, Young, Degraes Streets	TZ	RUZ	DNRE road closures preclude use as part of township

MAP 4

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Suggan Buggan R. Limestone Creek	RUZ	PCRZ	
Panel E. Schedule 3	Ingeegoodbee C/A A	PCRZ	RUZ	

MAP 5

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	Ingeegoodbee C/A A	PCRZ	RUZ	

MAP 6

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Livingstone Creek, Cobungra River, Bundara River	RUZ	PCRZ	
Panel E. Schedule 3	Bingo Munjie C/A 32F	RUZ	PCRZ	
Panel E. Schedule 3	Bingo Munjie C/A 13A	Not changed		RUZ appropriate
Panel E. Schedule 3	Bingo Munjie C/A 21D	RUZ	PCRZ	
Panel E. Schedule 3	Bingo Munjie C/A 9J (Public Park & Rec Reserve)	Zone	PPRZ	PPRZ on map 7
Panel E. Schedule 3	Bingo Munjie C/A 5B (Historic Interest Reserve)	No change		Zone is PCRZ
Panel E. Schedule 3	Bundara Munjie C/A 17B	RUZ	PCRZ	
Panel E. Schedule 3	Jirnkee C/A 13A	RUZ	PCRZ	
Panel E. Schedule 3	Omeo C/A 73A	RUZ	PCRZ	
Panel E. Schedule 3	Omeo C/A 66, 66A, 66C, 67, 76A	PCRZ	RUZ	
Panel E. Schedule 3	Bingo Munjie C/A 19A & Part 19	PCRZ	RUZ	
Shire Records	Bingo Munjie C/A 9 & 10 Sec 2	PCRZ	RUZ	Freehold title
Panel Rec 5.1/36	Omeo, corner Halletts Rd & McCoy St	RUZ	PUZ 1	Water storage
Panel D A42	Township Cassilis	Delete whole RO map sheet		Cassilis restructure N/A

MAP 7

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 86C, 86H Township Omeo	Change PPRZ	PUZ7	DNR depot
DNRE map (not on schedule)	Water Reserve C/A 23 corner Beaver/Sebastopol	TZ	PCRZ	
Panel E. Schedule 2	C/A 86A, 86D, 86F Township Omeo	TZ	IN1Z	
Panel E. Schedule 2	C/A 14, 15 Sec 3 Coughlan Street	No change	Not appropriate in isolation (topo)	
Panel E. Schedule 2	C/A 86H Township Omeo	Change PPRZ	PUZ7	Part DNRE depot Schedule 1
Panel E. Schedule 3	Channel reserve in C/A 10 Sec 1 Township Omeo	No change	Base map detail to be added	
Panel E. Schedule 3	Channel reserve in C/A 61A no Sec Township Omeo	No change	Base map detail to be added	
Panel A/43 and Rec 39	Township Omeo	No change		Inadequate information
DNRE	C/A 37P Township Omeo HERITAGE OVERLAY MAP	Include in	HO231	Former DNRE office included

MAP 8

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Tambo River, Swifts Creek, Rileys Creek, stream and reserves	RUZ	PCRZ	
Panel E. Schedule 1	C/A 57A Tongio Munjie West (Swifts Creek)	RUZ	PUZ7	DNRE office
Panel E. Schedule 1	C/A 56A Tongio Munjie West	RUZ	PUZ7	DNRE depot
Panel D. Att. A38	Township Swifts Creek	Township zone (TZ) boundary redefined	Flood prone and rural land excluded based on new information	
Panel Rec 5.1/36	McNamara Rd, Omeo	RUZ	PUZ1	Sewerage treatment

MAP 9

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 1B Parish Woolgulmerang West	RUZ	PCRZ	
Panel E. Schedule 1	C/A 19A Sec B Chilpin and C/A 20A Sec B	RUZ	PCRZ	
Panel D. Att. A/14	C/A 3 Sec A Suggan Buggan	No change necessary		Correct on new maps
Planning Authority	C/A 30 Parish Gelantipy East	PCRZ	RUZ	Title shows freehold land

MAP 10

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 5 Township Deddick	RUZ	PUZ7	
Panel E. Schedule 1	C/A 3A, 4A Township Deddick	RUZ	PCRZ	
Panel E. Schedule 1	C/A 2E Parish Cabanandra	RUZ	PUZ5	
Panel E. Schedule 1	C/A 10A Parish Tubbut	RUZ	PCRZ	
Panel E. Schedule 1	C/A 3B Parish Bonang	RUZ	PCRZ	
Panel E. Schedule 1	Deddick River & Tingary Creek, stream and stream frontages	RUZ	PCRZ	
Panel E. Schedule 3	C/A 6A, & 8 Parish Jingalla	RUZ	PCRZ	

MAP 11

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	River and stream reserves & frontage: Delegate Bendoc Bonang Rivers	RUZ	PCRZ	Little River on next Map (10) no change necessary
Panel E. Schedule 3	C/A 3C Dellicknora C/A 2A Dellicknora	RUZ	PCRZ PCRZ	
Panel E. Schedule 3	C/A 18A Parish Bidwell	RUZ	PCRZ	
Panel E. Schedule 3	C/A 27A, 27D Parish Cabanandra	RUZ	PCRZ	
Panel E. Schedule 3	C/A A Parish Bidwell	PCRZ	RUZ	
Panel E. Schedule 3	C/A 31B Parish Kirkenong	PCRZ	RUZ	
Panel E. Schedule 3	C/A 7 Parish Kirkenong	PCRZ	RUZ	
Panel E. Schedule 3	C/A 19A Parish Cabanandra	PCRZ	RUZ	
Panel E. Schedule 2	C/A 9D Sec A Parish Cabanandra and C/A 9E Sec A	PCRZ	RUZ	9E included (not in schedule) because of road surround
Panel E. Schedule 2	C/A 9H Sec A Parish Cabanandra	PCRZ	RUZ	

MAP 12

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 7A, 10 Township Bendoc	TZ	PUZ7	
Panel E. Schedule 1	Bendoc River, reserves	RUZ	PCRZ	
Panel E. Schedule 2	Pt 15 Sec H Township Bendoc	PCRZ	TZ	To match new boundaries
Panel E. Schedule 2	16 Sec H Township Bendoc	PCRZ	TZ	

MAP 13

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Cann River stream reserve frontage	RUZ	PCRZ	
Panel E. Schedule 3	C/A 6 Parish Kowat	No change		Status not clear. Parish plan shows reserve, leave as PCRZ

MAP 14

Reference	Location	Map change – From	To	Remarks
Panel APP D attach A	Bullumwaal township	Freehold RUZ C.L. RUZ	LDRZ PCRZ	Note DNRE E Schedule 1
Panel E. Schedule 1	Wentworth & Mitchell River reserves	RUZ	PCRZ	Note: Mitchell river included
Panel E. Schedule 3	C/A 8A, 9B Tyirra	PCRZ	RUZ	Part DNRE lots are PCRZ
Panel E. Schedule 3	C/A 1 Parish Koorin	PCRZ	RUZ	
Panel E. Schedule 3	C/A 8, 10, 13, 17 Parish Cobbannah	PCRZ	RUZ	C/A 7 is shown RUZ
Panel E. Schedule 3	C/A 9A Parish Bullumwaal	No change		Zone is RUZ
Panel E. Schedule 3	C/A 3, 1, 2 parish Bullumwaal	PCRZ	RUZ	
Panel E. Schedule 3	C/A 1 & 4A Parish Nungatta	PCRZ	RUZ	C/A 4 is RUZ

MAP 15

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	C/A 9, 11A Parish Eumana	RUZ	PCRZ	
Panel E. Schedule 3	C/A 11C, 16A of 3 Parish Numbie-Munjie	RUZ	PCRZ	
Panel E. Schedule 3	C/A 5A Parish Noyong	RUZ	PCRZ	
Panel E. Schedule 3	C/A 2 & 4 Township Stirling	PCRZ	RUZ	
Panel E. Schedule 3	C/A 29E, 29C Parish Nurong (not Omeo)	No change		Zone is RUZ
Panel E. Schedule 3	C/A 21 Parish Yambulla	RUZ	PCRZ	Not freehold Shire & DNRE records
Panel E. Schedule 3	C/A 1 of B Parish Maneroo	PCRZ	RUZ	
Panel D. Att A/17	Waterholes Road at Deptford	Designations & zone corrections		

MAP 16

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Snowy River & Buchan River reserves, Murrindal River/Timbarra River	PPRZ	PCRZ	Murrindal River, Buchan River, Timbarra River included
Panel E. Schedule 1	C/A 25A Sec C Parish Buchan	RUZ (100)	PCRZ	
Panel E. Schedule 1	C/A 3A Parish Buchan Stream Reserve (5A) P.P Reserve (6B)	RUZ (100)	PCRZ	Stream Reserve & PP Reserve included
Panel E. Schedule 1	C/A 10D Parish Buchan Rubbish Depot	RUZ (100)	PUZ1	
Panel E. Schedule 1	C/A 10C Parish Buchan Cemetery	RUZ (100)	PUZ5	
Panel E. Schedule 1	C/A 22B, 22C, 22D, 22E, 22A Sec B Parish Buchan	RUZ (100)	PCRZ	C/A 22A also included
Panel E. Schedule 1	C/A 23C, 26H, 29A Parish Buchan	RUZ (100)	PCRZ	C/A 29A is correctly zoned
Panel E. Schedule 1	C/A 46A Sec F Parish Buchan	RUZ (100)	PCRZ	
Panel E. Schedule 2	C/A 23D Sec B Parish Buchan also 31B Sec B	RUZ (100)	PCRZ	River frontage reserves (change is opposite to DNRE) 31B also included
Panel E. Schedule 3	Part C/A 4 Parish Ninnie	RUZ (100)	PCRZ	
Panel E. Schedule 3	C/A 17C Parish Windarra	RUZ (100)	PCRZ	
Panel E. Schedule 3	C/A 10(I t) Parish Buchan	RUZ (100)	PCRZ	
Panel E. Schedule 3	C/A 32B, 32C Parish Detarke	RUZ (100)	PCRZ	
Panel E. Schedule 3	C/A 9B Parish Kaerwut	RUZ (100)	PCRZ	
Panel E. Schedule 3	C/A 9C Parish Kaerwut	No change		Crown land in both records
Panel E. Schedule 3	C/A 1A Parish Kaerwut	PCRZ	RUZ	4B & 4C freehold on both records

MAP 16 continued

Panel E. Schedule 3	C/A 7A, 7B Parish Gillinal	PCRZ	RUZ	
Panel D. Att A.6	Buchan Township	No change		Insufficient information
Planning Authority	Timbarra Road	To be shown		Base map correction

MAP 17

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Brodribb River reserve	RUZ (100)	PCRZ	Also PPRZ to PCRZ
Panel E. Schedule 3	C/A 41B Parish Murrungower	RUZ (100)	PCRZ	42D is PCRZ
Panel D. Attach A	Map 17 ESO	ESO61	ESO91	

MAP 18

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	River reserves & frontages	RUZ	PCRZ	All on map included
Panel E. Schedule 3	C/A 20D & 21H Parish Bungywarra	RUZ	PCRZ	
Panel E. Schedule 3	C/A 22A Parish Murrungower	PCRZ	RUZ	
Panel E. Schedule 3	C/A 1, 2, 5, 6, 8 Township Murrungower	PCRZ	RUZ	
Panel E. Schedule 3	C/A 9E and Part 14A Parish Tonghi	PCRZ	RUZ	
Planning Authority	C/A 22F Parish Wingar	PCRZ	RUZ	Freehold title
Planning Authority	Part Township Club Terrace	RUZ	TZ	Developed area identified. Has Township services

MAP 19

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	River reserve & frontages-Cann River	RUZ	PCRZ	
Panel E. Schedule 3	C/A 14A, 14B Parish Tonghi	PCRZ	RUZ	
Panel E. Schedule 3	C/A 3 Parish Tonghi	RUZ	PCRZ	
Panel E. Schedule 3	C/A 35 Parish Tonghi	No change		Occupied & rated. Leave as RUZ
Panel E. Schedule 3	C/A 3P Parish Weeragua	RUZ	PCRZ	
Panel E. Schedule 3	C/A 25E Parish Noorinbee	PCRZ	RUZ	
Panel E. Schedule 2	Part 15L, 15F Sec A Noorinbee	PCRZ	INIZ	Timber Mill
Planning Authority	C/A 7C, 7D Parish of Noorinbee	PCRZ	RUZ	Shire records

MAP 20

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	River Reserves & frontages Cann River	RUZ	PCRZ	
Panel E. Schedule 1	C/A 18, 19 Sec 10 Township Cann River	RUZ	PCRZ	
Panel E. Schedule 3	C/A 12A Sec 10 Township Cann River	PPRZ	TZ	
Panel E. Schedule 2	C/A 21 to 30 Sec 14 Township Cann River	PPRZ	TZ	
Panel E. Schedule 2	C/A 2A Sec 5 Township Cann River	No change		Not appropriate

MAP 21

Reference	Location	Map change – From	To	Remarks
Final E. Schedule 1	River Reserves & frontages Geno River & Wallagarough River	RUZ	PCRZ	
Panel E. Schedule 1	C/A 26 Sec F Parish Mallacoota	No change		Service & utility
Panel E. Schedule 3	C/A 19 Parish Maramingo			Will be changes as part of river frontage
Panel E. Schedule 3	C/A 1, 10, 11, 12 Parish Karlo and Creek Reserve	RUZ	PCRZ	Reserves included
Panel E. Schedule 3	C/A 13D, 13J, 13C, 13F, 13G, 13H Parish Maramingo	PCRZ	RUZ	
Panel Rec 5.1/22	9, 9A 9B Parish Maramingo	RUZ	RLZ	
Panel Rec 5.1/51	Mallacoota Aerodrome		DDO8	Apply to aerodrome

MAP 22

Reference	Location	Map change – From	To	Remarks
Planning Authority	Geno River reserves and frontages	PPRZ	PCRZ	Consistency-river reserves to be PCRZ

MAP 23

Reference	Location	Map change – From	To	Remarks
	Lake Side Drive & foreshore & Road connection	PPRZ	PCRZ	Correction of error and for uniformity
Panel E. Schedule 1	C/A 10 Parish Mallacoota	Part PCRZ	IN3Z	Agreed zone
Planning Authority	Mallacoota Inlet	No designation	PPRZ	Technical error
Panel D. Item 22	Mallacoota foreshore – map shore line	Show shoreline		
Panel Rec 5.1/44	Mallacoota Industrial Estate	IN3Z	Part PCRZ	Industrial Estate defined
Map 21 comment	C/A 26 Sec C Parish Mallacoota	No change		Service & utility
Panel E. Schedule 2	C/A 7A Sec 12 Parish Mallacoota	No change		Presently MUZ
Panel E. Schedule 2	C/A 7A, 8A, 9, 10, 11, 24, 25, 26, 27, 28 Sec 13 Parish Mallacoota	PPRZ	R1Z	
Panel D. Att A/23	Mallacoota	Base map corrections		
Panel Rec 5.1/33	Mallacoota-Maurice Ave (south) to Bastion Point Road	No change		See report
Panel Rec 5.1/33	Lot 7 corner Lees & Betka Roads	MUZ	R1Z	
Technical error	Lake Side Drive	Boundary correction		
Base map correction	Mallacoota Part Sec 4 (Toohey)	PCRZ	RLZ	Boundary corrections
Panel Rec 5.1/49	Industrial estate			Corrected as part of boundary adjustment 5.1/44
Technical error	Mallacoota Lot 1 LP 336627 and reserve	PPRZ	RUZ & PCRZ	PAO for Lot 1

MAP 24

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Gabc Island	No change		Not part of Shire
Panel E. Schedule 1	C/A 14 Part 13 Sec A, Parish Wau Wauka	RUZ	PCRZ	

MAP 25

MAP 26

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	C/A 25B Part 27B Parish Marloo	PCRZ	RUZ	

MAP 27

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 1A (cemetery) parish Glenadale	RUZ	PUZ5	
Panel E. Schedule 1	River reserves & frontages (Iguana Creek)	RUZ	PCRZ	
Panel E. Schedule 1	C/A 11A (reserve) parish Coongulmerang	RUZ	PCRZ	
Panel E. Schedule 3	C/A 14 Parish Nindoo	RUZ	PCRZ	
Panel E. Schedule 3	C/A 6C Wuk Wuk C/A 62A, 62B Coongulmerang	PPRZ	RUZ	
Panel E. Schedule 1 DNRE advice	River reserves & frontages (Mitchell River)	PPRZ	PCRZ	
Panel Rec 5.1/36	Lindenow South	TZ RUZ	PUZ1 PUZ1	
Panel Rec 5.1/46	Railway Reserve	RUZ & LDRZ	PUZ4	
Planning Authority	Cemetery Reserve	RUZ	PUZ5	
Planning Authority	Recreation Reserve	RUZ	PPRZ	

MAP 28

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Stream Reserve & frontages (Prospect [Boggy] Creek)	RUZ	PCRZ	
Panel E. Schedule 1	C/A 27F Parish Wuk Wuk	RUZ	PCRZ	
Panel E. Schedule 1	C/A 199A, 199B Parish Coongulmerang	RUZ	PCRZ	
Panel E. Schedule 1 DNRE advice	Rivers reserves & frontages (Mitchell River)	PPRZ	PCRZ	
Panel E. Schedule 2	C/A 66A Wy Yung	PCRZ	RUZ	
Panel Rec 5.1/36	Part C/A 26 Parish Wuk Wuk	RUZ	PUZ1	Water basin
Panel Rec 5.1/46	Railway Reserve	RUZ	PUZ4	
Panel Rec 5.1/56	Racecourse Road, Bairnsdale east of railway	RLZ (8ha)	RLZ (2ha)	

MAP 29

Reference	Location	Map change – From	To	Remarks
Panel Rec 5.1/36	Racecourse Road, Lindenow	RUZ	PUZ1	Waste water disposal

MAP 30

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 101D, 101G Parish Moormung	RUZ	PUZ7	
Panel E. Schedule 1 DNRE advice	River & frontages Mitchell River to Bullumwaal Road	PPRZ	PCRZ	
Panel E. Schedule 3	All township Bairnsdale Part C/A 37A Part C/A 37B Part C/A 15A Part C/A 15A Part C/A 28	RUZ R1Z No change R1Z PUZ1	PCRZ PCRZ PCRZ PCRZ	1 st notation –on LP's freehold
Panel E. Schedule 2	C/A 4C Sec D Township Bairnsdale	PPRZ	RUZ	
Rec 55	Princes Highway N-W Mill Street	IN1Z	MUZ	Extent corrected
Planning Authority	Grant Street, Bairnsdale	PPRZ	R1Z	Bowls & Tennis Club land freehold
Panel D. Att A/13	Heritage Precincts, Bairnsdale	No change		To be reviewed
Panel D. Att A/15	Heritage Francis/Ligar	Extend to Francis Street		
Panel Rec 5.1/20	158 Bullumwaal Road	R1Z	MUZ	
Panel Rec 5.1/46	Bairnsdale Railway reserve west of Princes Highway	RUZ	PUZ4	
Panel Rec 5.1/46 and Planning Authority	SMO overlay Bairnsdale-south of Highway	Boundary change area reduced		Railway excluded. Built up area excluded
Planning Authority	EMO overlay Bairnsdale-McGee's Gully and Dalmahoy Street	Boundary change areas reduced		Built up areas excluded
Panel Rec 5.1/56	Racecourse Road, Bairnsdale east of railway	RLZ (8ha)	RLZ (2ha)	

MAP 31

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 14C Parish Sarsfield	PPRZ	RUZ	School plantation and speedway
Panel E. Schedule 1	C/a 14C Sec B Parish Tambo	RUZ	PCRZ	
Panel E. Schedule 1	C/A 1F Sec C Parish Tambo	RUZ	PCRZ	
Panel E. Schedule 1	C/A 3A Parish Tambo	RUZ	PCRZ	
Panel E. Schedule 1	C/A 27D, 27E Parish Sarsfield	RUZ	PCRZ	C/A 27E included
Panel E. Schedule 2	C/A 14C Sec 1 Parish Sarsfield	Done – see above		
Panel E. Schedule 3	Mitchell River Backwater			See Map 33
Panel D. A/11	Key for enlargement change	'31' to '33'		
Panel Rec 5.1/25	Granite Rock	RUZ	SUZ3	
Panel E. Schedule 1	Nicholson River	PPRZ	PCRZ	Above railway bridge
Panel E. Schedule 1/DNRE	Mitchell River & reserves	PPRZ	PCRZ	
Planning Authority	Lots 1 & 2 PS 321701 & C/A 4 Sec B parish Tambo	PCRZ	RUZ	Title shows as freehold land

MAP 32

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 28A Sec A Township Sarsfield	No change		Is RUZ (100)
Panel E. Schedule 1 DNRE Planning Authority	Nicholson River & reserves	PPRZ	PCRZ	
Roads	Omeco Highway	To be Great Alpine Road		

MAP 33

Reference	Location	Map change – From	To	Remarks
Panel D. No 20	Nicholson, Pyke, Main, McCulloch Streets	RIZ & PUZ7	B1Z	Bounds correction
Panel Rec 5.1/21	Macleod Street; corner Macarthur Street	PU24	MUZ	Freehold; not previously identified
Panel E. Schedule 1 & 3	C/A 1A Parish Bairnsdale (game reserve)	RUZ	PCRZ	
Panel E. Schedule 2	Part A 11 Sec A Wy Yung	PPRZ	R1Z	
Panel D. AttA/12	Heritage overlay 199 Main Street	No change necessary		Buildings covered
Panel D. AttA/20	Main/Pyke Streets, Bairnsdale	PUZ7 And boundary corrections	B1Z	
Planning Authority	Mitchell River reserve & frontages south of Broadlands Road	RUZ	PCRZ	Mapping error not previously identified
Planning Authority	Howitt Avenue, Eastwood	R1Z	PUZ2	New school site identified
Panel Rec 5.1/35	267 Main Street, Bairnsdale	Delete HO82		
Panel Rec 5.1/37	St Mary's school Francis Street, Bairnsdale	R1Z	B1Z	
Planning Authority	SMO overlay Bairnsdale south of Dalmahoy Street	Boundary change area reduced		Built up area excluded
Panel Rec 5.1/46	Bairnsdale railway reserve west of Prince's Highway	RUZ	PUZ4	
Panel Rec 5.1/46 and Planning Authority	SMO overlay Bairnsdale south of Highway	Boundary change area reduced		Railway excluded. Built up area excluded
Planning Authority	EMO overlay Bairnsdale McGee's Gully and Dalmahoy Street	Boundary change areas reduced		Built up areas excluded
Panel Rec 5.1/56	Racecourse Road, Bairnsdale east of railway	RLZ (8ha)	RLZ (2ha)	
Panel Rec 5.1/58	Prince's Highway, East Bairnsdale nos. 125-131	RLZ	R1Z	
Panel E. Schedule 3 (from map 31)	Mitchell River Backwater	No change		Backwater is Crown land
Planning Authority	Part Lot 10 LP 1026 Dalmahoy/Macarthur, Bairnsdale	PUZ4	IN1Z	Not railway land

MAP 34

Reference	Location	Map change – From	To	Remarks
Panel D. No 24 and Panel E Schedule 3	C/A 10B Sec 1	PCRZ	RLZ	
Planning Authority and DNRE	Tambo River reserve & frontages	PPRZ	PCRZ	
Panel E. Schedule 1	C/A 41B, 44C Parish Bumberrah	RUZ	PUZ5	Cemetery reserve
Panel Rec 5.1/36	Reynolds Road, Metung	RUZ	PUZ1	Waste water disposal
Panel E. Schedule 1	C/A 55F; 89B Parish Tambo/Bumberrah	RUZ	PCRZ	
Panel E. Schedule 1	C/A 52B, 52C, 52D, Parish Bumberrah	RUZ	PCRZ	
Panel E. Schedule 1	C/A 89C Parish Bumberrah	RUZ	PCRZ	
Panel E. Schedule 1	C/A 52D Parish Tambo	RUZ	PCRZ	
Panel 5.1/52	Lot 1 PS 320822V Tambo Boulevard, Metung	RUZ	ERZ	
sc map error	Swan Reach	Johnsonville	Swan Reach	Technical errors

MAP 35

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	C/A 16D Township Bruthen	PCRZ	LDRZ	
Panel E. Schedule 3	Lots 1, 2 Bruthen	PCRZ	RLZ	
Planning Authority/DNRE	Tambo River reserve & frontages	PPRZ	PCRZ	

MAP 36

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1 Planning Authority & DNRE	Tambo River reserve & frontages	PPRZ	PCRZ	
Panel Rec 5.1/36	Princes Highway, Swan Reach	TZ	PUZ1	Pump station

MAP 37

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	C/A 10E, 10D, 41H, Part 4A Tildesley west	RUZ	PCRZ	
Panel E. Schedule 3	C/A 9, 3, Part 11 Sec B, 14, 15, Part 6, Part 10, 9, 4, 7, 3, Sec B	RLZ or RUZ	PCRZ	
Panel E. Schedule 3	Part C/A 3, 2, Sec D, C/A 5, 6 Parish Minnio	RUZ	PCRZ	
Panel E. Schedule 3	Part LF 119141 Parish Tildesley West	PCRZ	RUZ	
Panel E. Schedule 3	Part C/A 4, C/A 3 of A Parish Colquhoun East	PCRZ	RLZ	
Panel Rec 5.1/51	Colquhoun Road corner Hogg's, Lakes Entrance		DDO8	Campbell's aerodrome

MAP 38

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 2	Part 4A, Sec C Tildesley West	No change		DNRE not able to identify land
Panel E. Schedule 1	C/A 42, 46A Township Nowa Nowa & C/A 10B Parish Tildesley West	RUZ	PUZ7	
Panel E. Schedule 3	C/A 10C, 10L Parish Tildesley West	RUZ	PCRZ	
Panel E. Schedule 3	Part LF 119141 Parish Tildesley West	PCRZ	RUZ	
Panel E. Schedule 2	C/A 1, 2, 3, 4, 7, Sec A, 1E, 33 Sec C Township Nowa Nowa	PCRZ	TZ	

MAP 39

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Hartland River frontage	RUZ	PCRZ	
Panel E. Schedule 1	C/A 20 Sec A Parish Tildesley East (19A)	RUZ	PCRZ	C/A number corrected to 19A
Panel E. Schedule 1	C/a 43 41a PARISH Tildesley West	RUZ	PCRZ	
Panel E. Schedule 3	C/A 20 A Parish Tildesley East	RUZ	PCRZ	
Panel E. Schedule 3	C/A 14 B Parish Waygara (18D)	RUZ	PCRZ	C/A number wrong 18D correct

MAP 40

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	DNRE depot Orbost north	PUZ1	PUZ7	
Panel E. Schedule 1/3	Rec reserve, Newmerella	RUZ50	PPRZ	
Panel E. Schedule 3	C/A 2A, 22B Parish Waygara	RUZ	PCRZ	
Panel E. Schedule 3	Part 2A Parish Bete Belong south	RUZ	PCRZ	
Panel E. Schedule 3	C/A 4A Newmerella	No change		Freehold Lot 1 PS 309040
Panel E. Schedule 3	Part C/A 6 Parish Newmerella	No change		Shown freehold
Panel E. Schedule 3	C/A 3 Sec B Parish Orbost	PCRZ	RUZ	
Panel E. Schedule 1 DNRE & Planning Authority	River frontages/reserves Snowy River	PPRZ	PCRZ	
Panel Rec 5.1/23	Fishers Road	No change		Reserves correct

MAP 41

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 7B2 Township Orbost	RIZ	PUZ1	
Panel E. Schedule 2	C/A 18, Part 16 Sec 10 Township Orbost	No change		Municipal buildings change inappropriate
Panel E. Schedule 1 DNRE & Planning Authority	Snowy River reserve & frontages	PPRZ	PCRZ	
Planning Authority	Part C/A 12 Sec 30 Parish Orbost	RIZ	MUZ	Part of transport depot

MAP 42

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Within 19L Parish Orbost East [stone reserve] now 19P	RUZ	PCRZ	Still freehold land
Panel E. Schedule 1	Within 19G Parish Orbost East [stone reserve] now 19Q	No change		Still freehold land
Panel E. Schedule 1	Crown land in township Tabbara	RUZ	PCRZ	
Panel E. Schedule 1	C/A 3D, 37E Parish Orbost East	RUZ	PUZ2	
Panel E. Schedule 1	River reserve & frontage, Cabbage Tree Creek	RUZ	PCRZ	
Panel E. Schedule 3	Part C/A 14A Parish Tabbara	PCRZ	RUZ	
Panel E. Schedule 1 DNRE & Planning Authority	River reserve & frontage Brodribb River, Snowy River	PPRZ	PCRZ	

MAP 43

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	Part 1A Township Marlo	PPRZ	RIZ	
Panel E. Schedule 1 DNRE & Planning Authority	Snowy River reserve & frontages	PPRZ	PCRZ	

MAP 44

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	Cabbage Tree Creek reserve & frontages	RUZ	PCRZ	
Panel E. Schedule 3	C/A 5A Parish Bemm	PCRZ	RUZ	
Panel E. Schedule 2	C/A 3A Sec A Parish Bemm	No change		Below size in zone-not appropriate for RUZ
Planning Authority	Cabbage Tree Creek Township	RUZ	TZ	Additional information recognises built up area and community facilities

MAP 45

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1 DNRE & Planning Authority	Bemm River reserves & frontages	PPRZ	PCRZ	
Panel E. Schedule 3	C/A 16 Sec A Township Bemm	TZ	PPRZ	

MAP 46

MAP 47

MAP 48

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 30E Parish Nindoo	RUZ	PCRZ	
Panel E. Schedule 1	C/A 38C Sec B Parish Nindoo	RUZ	PCRZ	
Panel E. Schedule 1	Emu Creek & Toms Creek reserves & frontages	RUZ	PCRZ	
Panel E. Schedule 3	C/A 17, 17A Parish Bengworden	RUZ	PCRZ	
Panel D. AttA/34	Township Fernbank	RUZ	LDRZ & PUZ4	
Panel Rec 5.1/46	Railway reserve	RUZ	PUZ4	
Panel D. AttA/34	Township Fernbank	New RO map		

MAP 49

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	Part C/A 2A Parish Bengworden	RUZ	PCRZ	
Panel E. Schedule 3	Frontage to Lake Victoria	RUZ	PCRZ	
Planning Authority Panel 5.1/51	Bairnsdale Aerodrome Bengworden Road	RUZ	PUZ4	Omission-also DDO8

MAP 50

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 243A Parish Bairnsdale	RUZ	PCRZ	
Panel E. Schedule 1	C/A 78D Parish Bairnsdale Goon Nure township	RUZ	PCRZ	Re-formatted to correct errors
Panel E. Schedule 3	C/A 215A1 Parish Bairnsdale	Re-define boundary		
Panel E. Schedule 3	C/A 8D Parish Bumberrah	RUZ	PCRZ	Foreshore
Panel E. Schedule 3	Township Goon Nure	Re-formatted		
Panel D A/10	Eagle Point foreshore	No change		Land is freehold
Panel Rec 5.1/52	Lot 1 PS 326 822 Tambo Boulevard, Metung	RUZ	ERZ	
Panel Rec 5.1/45	C/A 15A Parish Boole Poole		ERZ	Map corrections needed
Panel E. Schedule 1 DNRE	Mitchell River & reserves	PPRZ	PCRZ	

MAP 51

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 140C Parish Bairnsdale (cemetery)	RUZ	PU Z5	
Panel E. Schedule 3	C/A 2,80,67 part 67 Township Paynesville	No change		Shire land is included in zone
Panel D. A4/21. 9, 21 etc.	Paynesville township	Base map corrections, zoning corrections		
Panel D. A5	Grandview Road, Paynesville	Delete colouring		Panel oppose IN3Z
Panel Rec 5.1/28	No 10 Langford Parade, Paynesville	B1Z	R1Z	
Panel Rec 5.1/53	North East portion Lot 823 LP 147968 Newlands Arm	RUZ	R1Z	
Planning Authority	Gilsenan Reserve, Paynesville	Overlay map	PAO3	Brought forward from Bairnsdale Planning Scheme
Map error	Eagle Point Bay Road, Part C/A 142 Parish Bairnsdale	RUZ	R1Z	Incorrect transposition from Bairnsdale Shire Scheme
Planning Authority	Paynesville Road, east of Burden Place	MUZ	R1Z	Boundary correction
Planning Authority	Paynesville, fronting future canals north of Canal Road	Extend DDO2 overlay		

MAP 52

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 13B, 14B etc. Parish Colquhoun	RUZ	PCRZ	Nyerimilang Park
Panel E. Schedule 1	C/A 21A Township Nungurner	LDRZ	PCRZ	
Panel E. Schedule	C/A 11F Parish Boole Poole and C/A 37A	BRZ	PCRZ	
Panel Rec 5.1/52	Lot 1 PS 320322Y Tambo Boulevard, Metung	RUZ	EFZ	

MAP 53

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	Frontage to Lake King	LDRZ	PCRZ	
Panel E. Schedule 3	C/A 6A,6B Sec W, Metung	R1Z	PPRZ	
Panel Rec 5.1/36	Reynolds Road, Metung	RUZ	PU Z1	Waste water disposal
Panel Rec 5.1/54	70 Metung Road, Metung	B1Z boundary to south		

MAP 54

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 3	C/A 13B, 85B Parish Colquhoun	RUZ	PCRZ	
Panel D App.A/39	C/A 27D Township Kalimna	R1Z	PCRZ	
Panel D App.A/39	North of Highway at Kalimna	No change		Existing zoning correct
Panel Rec 5.1/24	Corner Hunters Lane/Princes Highway, Lakes Entrance	IN3Z	RUZ	
Panel Rec 5.1/29	Albatross Road, Lakes Entrance	LDRZ	R1Z	
Panel Rec 5.1/50	Lakes Entrance corner Princes Highway & Comers Road	Shorten VPO1 on VPO map		

MAP 55

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 1	C/A 38A,38B Township Lakes Entrance	PUZ1 & R1Z	PFRZ	
Panel E. Schedule 3	C/A 81A,81B Township Lakes Entrance	No change		Old depot
Panel E. Schedule 2	C/A 41 Part 15 50A, no Sec Cunnighame	PPRZ	R1Z	
Panel D. ATT.A8	Former Shire Depot, Lakes Entrance	PUZ1	RUZ	
Panel Rec 5.1/36	Thorpes Lane, Lakes Entrance	RLZ	PUZ1	Water storage
Panel Rec 5.1/51	Colquhoun Road corner Hoggs, Lakes Entrance		DDO8	Campbell's aerodrome

MAP 56

Reference	Location	Map change – From	To	Remarks
Panel E. Schedule 2	21 No Sec East Cunnighame	PCRZ	R1Z	
Panel E. Schedule 3	C/A 2B Township East Cunnighame	LDRZ	PCRZ	
Panel E. Schedule 3	Part 131D [Lot 4/312020] Parish Colquhoun	PPRZ	RUZ	
Panel E. Schedule 3	Part C/A 4 Parish Colquhoun	PPRZ	RUZ	

MAP 57

MAP 58

VARIOUS MAP NUMBERS

Reference	Location	Map change – From	To	Remarks
Rec 5.1/9	Princes Highway-full length maps, 18,19,20,21,22,28,30,33,34,36,37,38,39,40,41,42,44,48,49,52,54,55,56	Apply DDO7 overlay		Overlay applies in RUZ
Rec 5.1/34	Various maps-Vic Roads advice	RDZ1	Inserted	Roads in addition to declared roads have been left RDZ1
Rec 5.1/21	Whole Shire WMO maps	Delete all existing maps. Insert new maps CFA format		Information available – brought forward to 'Before Adoption'
Planning Authority	Great Alpine Road-full length Maps 31,32,34,35 15,8,7,6.	Apply DDO7 overlay		Overlay applies in RUA. Inserts some controls for both major highways.