

Tambo Bluff Restructure Plan Review

May 2020

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1. Executive summary

Council has been proactive in implementing a long term strategy to address the inappropriate Tambo Bluff Estate subdivision. These actions include the provision of services and infrastructure through a special charge scheme and the restructure of lots to accommodate environmental matters and site constraints.

The primary mechanism guiding the restructure process is a restructure plan included as an incorporated document in the East Gippsland Planning Scheme. The Tambo Bluff Restructure Plan outlines a preferred reconfiguration of lots and an open space network for the residential estate.

To facilitate the restructure process Council's strategic planning, property and finance officers meet periodically to review progress and address issues arising with individual properties. Each site has its own complexities and the level of Council assistance is assessed on a case by case basis. Several properties have been identified by the internal working group as having merit to amend the Tambo Bluff Restructure Plan to achieve an outcome consistent with the principles underpinning the Plan and accommodate the particular site issues.

The sites identified for review are:

- 7A and 7B Swan Drive and 8B and part 6 Gannet Grove, Tambo Bluff Estate, Metung;
- 3 to 5 Gannet Grove, Tambo Bluff Estate, Metung;
- 17 Stephanie Street, 5A, 5B and 5C Gloria Avenue, Tambo Bluff Estate, Metung;
- Lots 368, 369, 370 and 371 Brolga Grove, Tambo Bluff Estate, Metung;
- 16 to 18 Plover Grove, Tambo Bluff Estate, Metung; and
- 9A and 9B Grevillia Avenue and 17 Foreshore Road, Tambo Bluff Estate, Metung.

Five of these six review sites have been assessed as being appropriate for reconfiguration in a manner consistent with the established strategic outcomes for the Estate.

The next step is the preparation of a planning scheme amendment.

The proposed planning scheme amendment would replace the existing Tambo Bluff Restructure Plan 2018 with an updated version reflecting the review in the East Gippsland Scheme as an updated incorporated document.

2. Background – Tambo Bluff Estate

Tambo Bluff Estate is located on Lake King approximately 4 kilometres west of the Metung coastal settlement. The Estate has a long history of restructure activity and infrastructure development to enable appropriate urban development. The *Blue Horizons Estate*, as it was known at the time of creation in the 1960s, also created a legacy of small lots in an environmentally sensitive area with little to no infrastructure, services or community facilities and poor connections to nearby communities.

Restructure processes have been undertaken for decades to address legacy issues with the Estate. The current Restructure Plan, incorporated into the East Gippsland Planning Scheme, is premised on the 2004 – 2005 Tambo Bluff Review which in a two stage process established a vision for the future of the settlement and provided the framework for future development. The framework addressed an open space network, road network, stormwater drainage systems and the Restructure Plan. The Restructure Plan is the basis of the

Restructure Overlay controls in the Planning Scheme. Concurrent with the implementation of the Restructure Plan through amendment to the Scheme (Amendment C53) a Special Charge Scheme was undertaken to develop the infrastructure required to support a viable restructured residential Estate.

Over time a series of planning scheme amendments have made adjustments to accommodate practical measures to achieve restructure including consolidation of land titles, the removal of redundant controls following consolidation and mapping errors that have arisen from time to time.

Since commencing this restructure process in 2007 there has been a successful progression towards the established strategic outcomes for the Estate. Interest in completing the reconfiguration of lots into the restructure pattern arise in an ad hoc manner, often through inheritance of land or the discovery of ownership through a process of rate arrears recovery action. The status and aspirations of landowners also changes with change in ownership. This is the nature of the catalysts in moving forward to achieve the outcomes of the Restructure Plan. Each site has its own complexities and the level of Council assistance is assessed on a case by case basis.

3. Strategic planning review context

Addressing the inappropriate subdivision on the Tambo Bluff Estate has been a long standing commitment of Council. The first restructure plan to enable development that addressed subdivision standards as well as environmental matters was introduced in 1982. Since this time land capability investigations and the development of further strategies has also seen the introduction of a road network, open space network and reticulated services. With the introduction of reticulated services the restructure plan was reviewed with principles and criteria established for the ongoing development of the Estate.

The vision for the Tambo Bluff Estate established in the Stage 1 Review (2002) and continued in the Stage 2 Review (2005) is as follows:

Tambo Bluff in 2020 will be an attractive, safe and generally low-density residential area that:

- *relates well to its lakeside setting and its internal open spaces and waterways;*
- *has taken active steps to enhance the quality of both the built and the natural environments; and*
- *provides a mix of housing opportunities and recreational facilities for residents and visitors.*

The 2005 vision for 2020 is still considered to hold true into the foreseeable future.

The criteria for land development considers:

- topography including development footprint slope and erosion impacts
- vegetation to minimise the impact of development on vegetation
- drainage and buffer separation between development footprints and drainage lines
- visual impact using analysis of 4 defined character areas that include physical and visual elements
- open space in terms of contributing to the open space network

The criteria for lot boundaries considers:

- density where a minimum lot size of 900 – 1,000m² was adopted as being consistent with the 'generally low density residential' vision for the Estate

- road access where existing and potential road access, and in some instances, access issues created undevelopable lots
- ownership pattern to guide lot boundaries for each developable parcel of land. Ownership patterns has been a key determinant in the Restructure Plan lot configurations. Common ownership allowed for the complete redesign of the subdivision pattern. For areas owned by several parties, existing boundaries were retained being considered appropriate to enable expedient ownership transfer, consolidation in accordance with the Restructure Plan and the Estate achieving the development potential envisaged in the strategic vision.

The restructure plans have been successful with more than 90% of the restructure lots being achieved and more than 90% of the land required for the open space network has been acquired by Council.

Minor reviews have been undertaken periodically to amend the Restructure Plan to achieve outcomes consistent with the principles and criteria as established in the strategic planning work. This review considers sites where restructure has not been achieved and minor modifications to the Restructure Plan will see development outcomes consistent with the strategic principles and criteria.

4. Analysis of sites

4.1 7A and 7B Swan Drive and 8B and part 6 Gannet Grove

Current restructure configuration

As shown in the diagram the current Tambo Bluff Restructure Plan requires the consolidation of four lots being lots 7A and 7B Swan Drive and 8B and part of 6 Gannet Grove.

Issue(s)

The ownership pattern is unlikely to be resolved with the current restructure configuration. However, Council owns lot 8B Gannet Grove and is in the process of acquiring 7A Swan Drive in lieu of unpaid Council debt. The owner of 6 Gannet Grove also owns the adjacent lot to the west.

Proposed reconfiguration

A reconfiguration was proposed to facilitate Council disposal of surplus land in its ownership or currently being acquired.

Two options for reconfiguration have been proposed both creating an additional lot to that shown on the restructure plan.

The first option creating long skinny lots with frontage to both Swan Drive and Gannet Grove.

The second option sees each of the lot new lots with exclusive frontage to either Swan Drive or Gannet Grove.

Future vision

The development footprint opportunities for option 1 may result in an appearance of built form that is characteristic of higher rather than low density residential areas. It is not considered to be consistent with the low density residential vision for the Tambo Bluff Estate.

Topography

A deep gully with a watercourse transects the two lots fronting Swan Drive making this option unviable as a future development site.

Vegetation

There are no issues with vegetation on the site

Drainage lines and development footprints

A watercourse in a deep gully transects the two lots fronting Swan Drive making this option unviable as a future development site.

Visual impact

Being located in the interior of the Estate with rises surrounding the site in Swan Drive there are no identified significant vista lines or long views from this site.

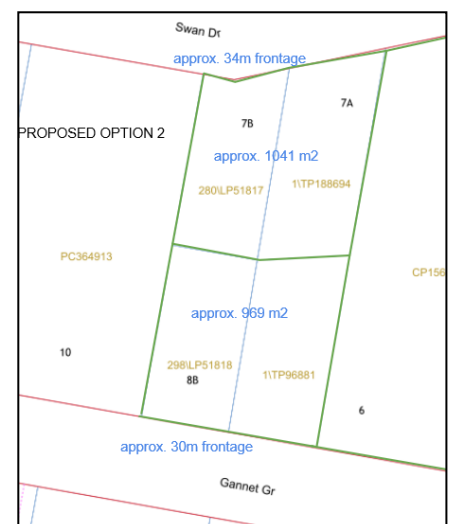
Open space requirements

None of these lots are required for the open space network. The Council owned land is surplus to requirements.

Low density attributes – lot shape, size, dimensions

Long skinny lots were addressed in the C53 Panel Report. Council advocated and Panel concurred that long skinny lots would not result in a good planning outcome and did not contribute to the low density residential character of the strategic vision established for the Tambo Bluff Estate Restructure.

The narrower frontages in option 1 have been considered to be more a characteristic of a conventional suburban area than a low density neighbourhood.



Road access

No road access issues are created under either option under consideration.

Ownership patterns

The ownership pattern comprises 3 private owners (of which 1 site is currently being acquired for Council debt) as well as a Council owned parcel.

The Council land is not required for the public open space network.

Owner 3 has achieved a consolidated lot to enable development as well as a lot which forms part of a separate restructure lot as envisaged in the Tambo Bluff Restructure Plan.

Conclusion(s)

No change to the Tambo Bluff Restructure Plan 2018 is recommended for this restructure lot at this time.



4.2 3 – 5 Gannet Grove

Current restructure configuration

The current Tambo Bluff Restructure Plan seeks the consolidation of 1 to 3 Gannet Grove with 5 Gannet Grove.

Issue(s)

A dwelling and detached shed was developed at 5 Gannet Grove (occupancy permit under the Building Act was issued in December 2004) before the introduction of restructure provisions in the East Gippsland Planning Scheme (Amendment C53 gazetted on 5 July 2007)

Council acquired the land at 1 to 3 Gannet Grove in 1998.

Proposed reconfiguration

The proposed reconfiguration of the Restructure Plan is shown in the accompanying diagram. No additional lots are created and no additional dwellings can be developed under the proposed reconfiguration which maintains the integrity of the Restructure Plan.

Future vision

The future vision for a low density residential area is not compromised by the reconfiguration.

Topography

There are no issues with the site topography.

Vegetation

There are no issues with site vegetation.

Drainage lines and development footprints

There are no issues with drainage lines or watercourses.

Visual impact

No material change in the built environment than would otherwise be permitted will be facilitated by this proposed reconfiguration consequently no issues with visual impact are created.

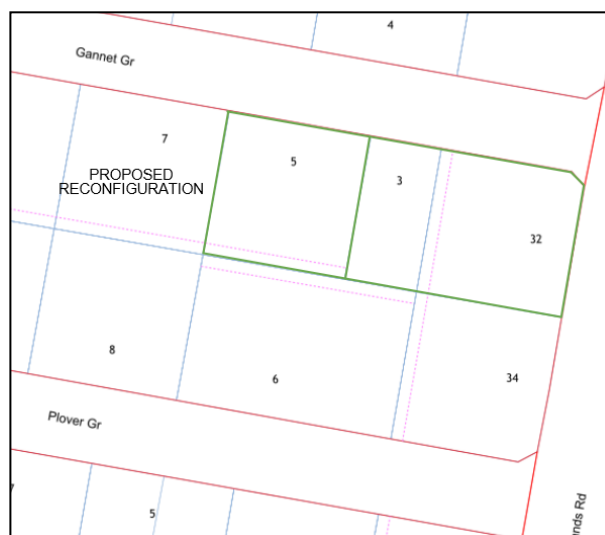
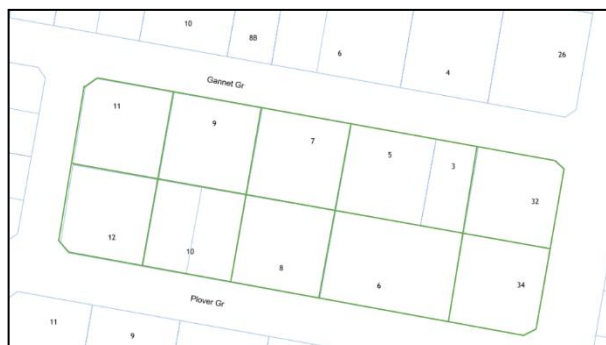
Open space requirements

The land at 1 to 3 Gannet Grove has not been identified as part of the open space network for the Tambo Bluff Estate and is considered surplus to Council requirements.

Low density attributes – lot shape, size, dimensions

The proposed reconfiguration will create a lot marginally smaller (866m²) than the minimum used as the basis for the low density design of the restructure plan (900 - 1000m²). However, the street frontage is consistent of the pattern on the south side of the Gannet Street frontage (approximately 30m).

Consolidating 3 Gannet Grove with 32 Broadlands Road creates a lot greater than the minimum (1329m²) but is still considered to consistent with the low density residential vision for the Estate. As



stated previously no additional dwellings will be developed providing a development outcome that is consistent with the vision.

Road access

No road access issues are created.

Ownership patterns

Council owns 3 Gannet Grove. Five Gannet Grove and 32 Broadlands Road are in separate private ownerships.

Conclusion(s)

To facilitate the sale of Council surplus land without compromising the objectives of the Tambo Bluff Restructure Plan 2018 it is considered appropriate to reconfigure these restructure lots as proposed.

4.3 17 Stephanie, 5A, 5B and 5C Gloria Avenue

Current restructure configuration

The current restructure configuration requires four lots to be consolidated. Two of these four lots are in the ownership of the adjacent property at 17 Stephanie Street. The remaining two lots are in two separate ownerships.

Issue(s)

The ownership and development pattern are incongruent with the current Tambo Bluff Restructure Plan.

The dwelling at 17 Stephanie Street (a road determined not to be constructed in this locality of the Estate and subsequently made available as part of the pedestrian network along the extent of the Bluff) was developed before the restructure provisions were introduced into the East Gippsland Planning Scheme (Amendment C53 gazetted on 5 July 2007).

Proposed reconfiguration

It is proposed to include two additional lots (approximately 670m² and 1,060m² respectively) in the property with the street address of 17 Stephanie Street creating a lot of approximately 4,887m².

This would result in no additional lots being created, however, a smaller restructure lot would be created with an approximate size of 1,332m².

Future vision

The future vision for a low density residential area is not compromised by the proposed reconfiguration. No additional dwellings to those enabled by the current Restructure Plan will be facilitated and the frontage can sustain the built form low density streetscape.

Topography

There are no major issues with the site topography – the land falls away from the frontage but not prohibitively as demonstrated by the construction of the adjacent dwelling located to the east.

Vegetation

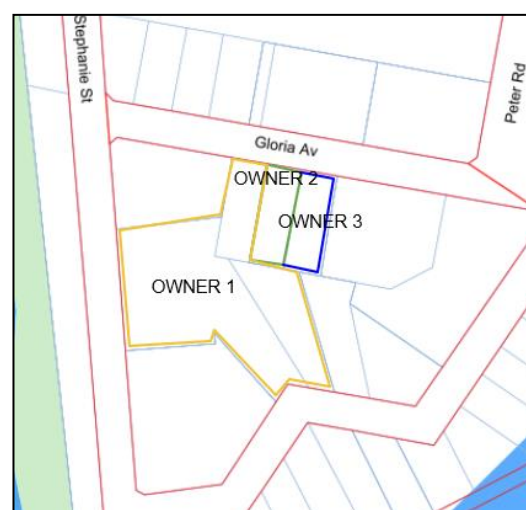
There are no issues with site vegetation.

Drainage lines and development footprints

There are no issues with drainage lines or watercourses.

Visual impacts

No material change in the built environment would result from the proposed reconfiguration than would otherwise be permitted by this proposed reconfiguration and consequently there are no issues with creating a poor outcome on visual impact.



Open space requirements

No lots are required for the public open space network.

Low density attributes – lot shape, size, dimensions

The proposed reconfiguration creates two lots that are consistent with the low density character of the Estate. The restructure lot that is reduced in size is still larger than the minimum established in the criteria for subdivision design and has a frontage (approximately 30m) typical of the Estate. The created lot has dimensions that allows the siting of buildings, including passive solar orientation, in a manner consistent with development across the Estate.

Road access

There is no detrimental impact on road access.

Ownership pattern(s)

The proposed reconfiguration would reflect ownership patterns.

The reconfiguration would only require two property owners to negotiate a property transfer to enable the creation of a consolidated lot and consequent development of a single dwelling as envisaged in the strategic vision for the Estate.

Conclusion(s)

Given no material impact to the streetscape will result from the proposed reconfiguration and that the restructure is in accordance with the strategic vision and plan it is considered appropriate to take action to amend the Restructure Plan through a planning scheme amendment process which will include the formal opportunity for public input during the exhibition of the amendment.



4.4 Lots 368, 369, 371 Brolga Grove

Current restructure configuration

The current restructure configuration requires four lots to be consolidated.

Issue(s)

Council has acquired land. The land is considered surplus to Council requirements. Creating two lots would facilitate consolidation and disposal of surplus Council land.

Proposed reconfiguration

It is proposed to create two consolidation lots from the four existing lots.

The first proposed consolidation comprises lots 370 and 371 creating a property of approximately 913.45m² with a frontage of 30m.

The second proposed consolidation comprises lots 368 and 369 creating a property of approximately 934.8m² with a frontage of 30m.

Future vision

The proposed creation of an additional lot will facilitate an additional dwelling. Given that the frontages are 30m, a typical dimension within the Restructure Plan for the Estate, it is not considered to detract from the strategic low density residential vision for the estate.

Topography

The proposed consolidation of lots 370 and 371 creates an area suitable for a development footprint towards the front of the property. The land drops away into a gully at the rear and development would need to be engineered to accommodate the slope not unlike other dwellings in the estate that use elevated stumps.

There are no issues with accommodating development due to topography on proposed consolidation lot 368 and 369.

Vegetation

There are no issues with vegetation on the sites.

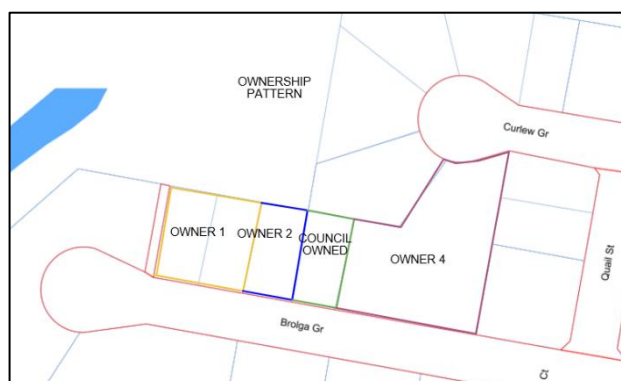
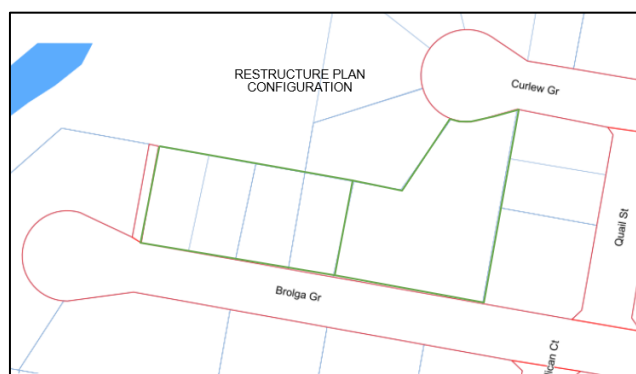
Drainage lines and development footprints

A drainage line is indicated on the Council map base. Onsite inspection revealed that the drainage line has been altered through fill redirecting drainage to the rear of the properties and into the gully. Consequently, drainage lines and development footprints are not an issue.

Visual impacts

While the proposed creation of an additional lot will facilitate an additional dwelling the properties are not in an area identified as having significant vista lines in and out of the estate nor long views within the estate. It is considered that no detrimental visual impacts will be created that compromise the Restructure Plan.

Open space requirements



No lots are required for the public open space network.

Low density attributes – lot shape, size, dimensions

The proposed 30 metre frontages, a typical dimension within the Restructure Plan for the Estate, is not considered to detract from the strategic low density residential vision for the Estate. Both proposed lots would be greater than the 900m² minimum established in the strategic criteria underpinning the restructure plan.

Road access

There will be no detrimental impact on road access.

Ownership pattern(s)

Two of the four lots are in one ownership, the third is in separate private ownership and Council owns the fourth lot.

Conclusion(s)

To facilitate the sale of Council surplus land without compromising the strategic objectives of the Tambo Bluff Restructure Plan 2018 it is considered appropriate to reconfigure these four lots into two as proposed. The matter would be subject to public exhibition as part of a formal planning scheme amendment process.



4.5 16 – 18 Plover Grove and 15 – 17 Gannet Grove

Current restructure configuration

The Restructure Plan seeks to reconfigure 5 lots to create 3 lots.

Issue(s)

The existing ownership pattern lends itself to the creation of two lots meeting the aspirations of the owners.

Proposed reconfiguration

It is proposed to create two lots. The Gannet Street lot is proposed to have a frontage of approximately 50m and an area of 1,519m². The Plover Street lot is proposed to have a frontage of approximately 45m and an area of 1,342m².

Future vision

The future vision for a low density residential area is not compromised by the reconfiguration.

Topography

There are no issues with site topography.

Vegetation

There are no issues with site vegetation.

Drainage lines and development footprints

There are no issues with drainage lines or watercourses.

Visual impacts

A reduced material change in the built environment would result from the proposed reconfiguration consequently no issues with visual impact are created.

Open space requirements

No lots are required for the public open space network.

Low density attributes – lot shape, size, dimensions

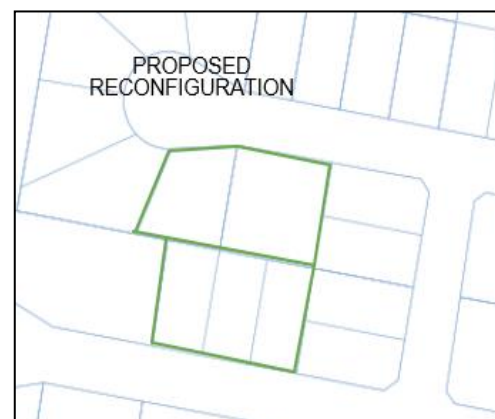
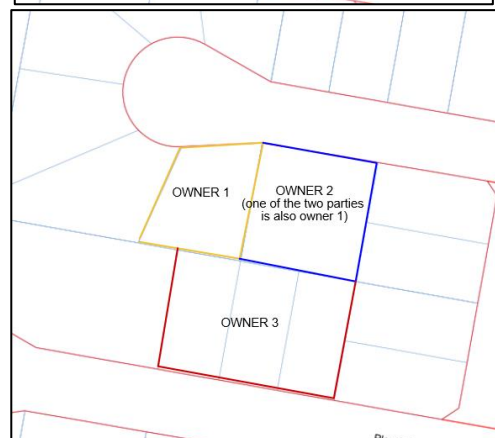
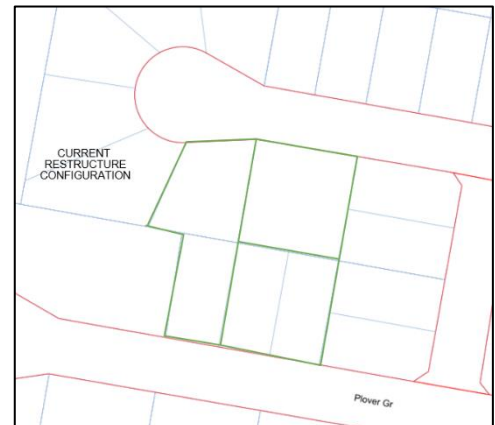
The proposed 2 lot reconfiguration creates a better planning outcome. As discussed at the Panel hearing for Amendment C53 the larger lots with wider frontages characterise low density residential areas.

Road access

There are no issues with road access.

Ownership pattern(s)

The ownership pattern is conducive to the proposed lot reconfiguration.



Conclusion(s)

The proposed reconfiguration would enable consolidation that would not detract from the strategic vision for the Tambo Bluff Estate.



4.6 9A and 9B Grevillia Avenue and 17 Foreshore Road

Current restructure configuration

The Restructure Plan seeks to create two lots from four lots.

Issue(s)

The land is in one ownership and the restructure lots constrain the siting of development to either of the two lots. This is due to existing planning controls creating issues with the siting of buildings and outbuildings associated with the dwelling and potentially less than optimal built form and functional outcomes.

Proposed reconfiguration

A single lot with a frontage to Grevillia Avenue of approximately 35m and size 2,559m².

Future vision

The future vision for a low density residential area is not compromised by the reconfiguration.

Topography

There are no issues with topography.

Vegetation

There are no issues with vegetation.

Drainage lines and development footprints

There are no issues with drainage lines or watercourses.

Visual impacts

A reduced material change in the built environment would result from the proposed reconfiguration than would otherwise be permitted by this proposal consequently no issues with visual impact are created.

Open space requirements

No lots are required for open space purposes.

Low density attributes – lot shape, size, dimensions

The removal of the 'battleaxe' lot creates a better planning outcome giving all dwellings in the street a street address and presence. The creation of this larger lot does not compromise the ability to provide and fund infrastructure services to the Estate.

Road access

Resolves the road access issue created through the closure of Foreshore Road for environmental reasons associated with cliff stability on the Bluff.

Ownership pattern(s)

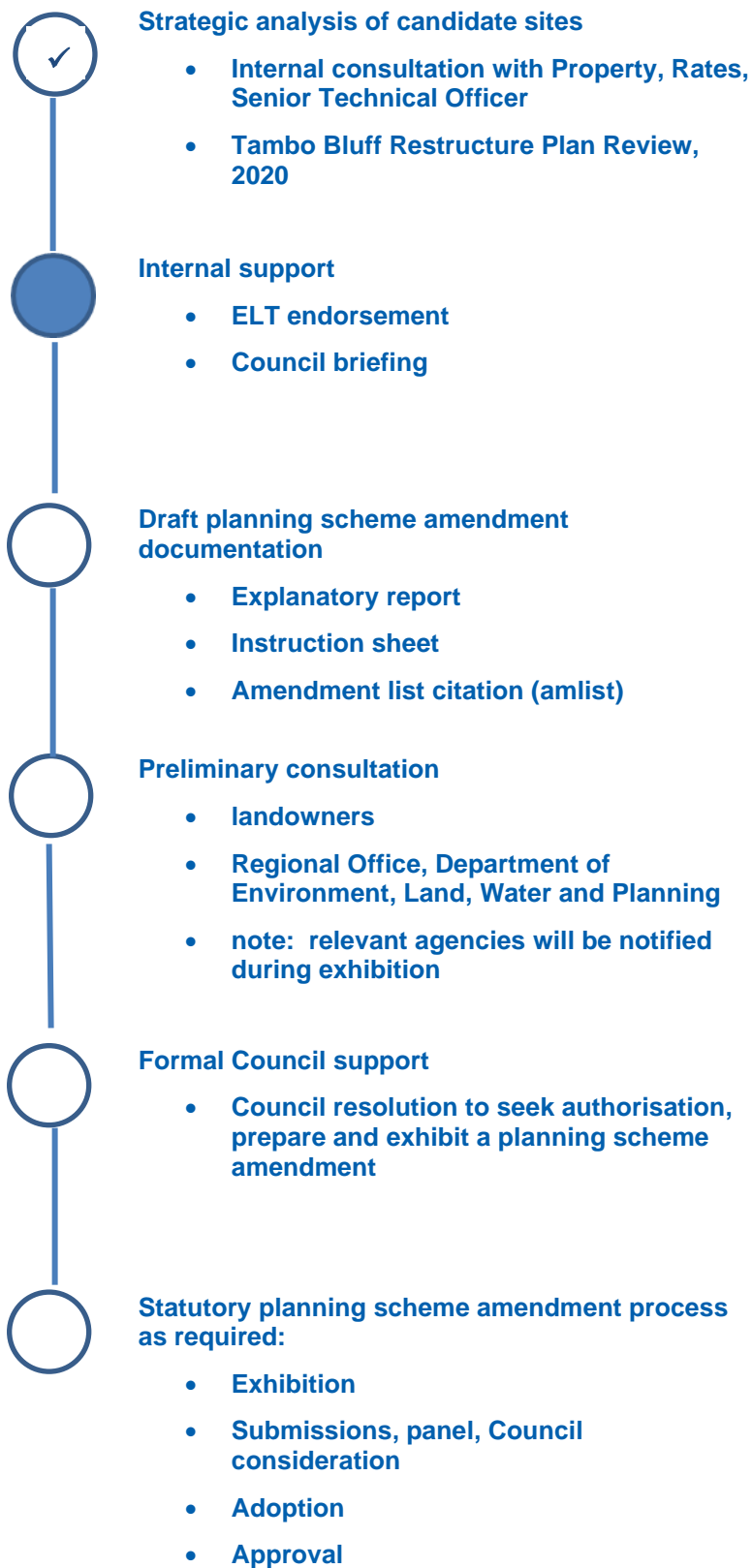
The land is in one ownership.

Conclusion(s)

The proposed reconfiguration would enable consolidation that would not detract from the strategic vision for the Tambo Bluff estate.



5. Implementation timeline



Contact us

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Residents' Information Line: 1300 555 886 (business hours)

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EAST GIPPSLAND PLANNING SCHEME

AMENDMENT C159EGIP

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the East Gippsland Shire Council which is the planning authority for this amendment.

The amendment has been made at the request of East Gippsland Shire Council.

Land affected by the amendment

The amendment applies to:

- 3 Gannet Grove, Metung (lot 464 on LP51818 in the Parish of Bumberrah)
- 5 Gannet Grove (PC 365389 in the Parish of Bumberrah)
- 17 Stephanie Street, Tambo Bluff Estate, Metung (lots 572 and 584 on LP 56278 lot 2 on PS 649958 in the Parish of Bumberrah)
- 5A Gloria Avenue (lot 570 on LP 56278 in the Parish of Bumberrah)
- 5B Gloria Avenue (lot 571 on LP 56278 in the Parish of Bumberrah)
- lot 368 Brolga Grove (lot 368 on LP 51819 in the Parish of Bumberrah)
- 22B Brolga Grove (lot 369 on LP 51819 in the Parish of Bumberrah)
- 22C – 22D Brolga Grove (lots 370 and 371 on LP 51819 in the Parish of Bumberrah)
- 16 to 18 Plover (lots 319, 320 and 321 on LP 51818 in the Parish of Bumberrah)
- 15 Gannet (PC 359262 in the Parish of Bumberrah)
- 17 Gannet Grove (lot 312 on LP 51818 in the Parish of Bumberrah)
- 9A and 9B Grevillia Ave and 17 Foreshore (lots 172, 173, 190 and 191 on LP 51820 in the Parish of Bumberrah)

What the amendment does

The amendment replaces the existing Tambo Bluff Restructure Plan 2018 with a new Tambo Bluff Restructure Plan 2020.

Strategic assessment of the amendment

Why is the amendment required?

East Gippsland Shire Council has been proactive in implementing a long term strategy to address the inappropriate Tambo Bluff Estate subdivision. The first restructure plan introduced in 1982 enabled development that improved subdivision standards and importantly addressed environmental issues in this lakeside settlement. Since this time continuous improvement through strategic planning activities such as land capability investigations and land use strategies has seen the introduction of a road network, open space network and reticulated services. The outcomes being a growing community with appropriate services sensitive to its environment contributing to Council's liveability and rate base.

The restructure plan has been successful with more than 90% of the restructure lots being achieved and more than 90% of the land required for the open space network acquired by Council.

The primary mechanism guiding the restructure process is a restructure plan included as an incorporated document in the East Gippsland Planning Scheme. The Restructure Plan operates through a Restructure Overlay in the Scheme.

The current Tambo Bluff Restructure Plan 2018 outlines a preferred pattern of lot reconfiguration and an open space network. Minor reviews have been undertaken periodically to amend the Restructure Plan in the Planning Scheme to achieve outcomes consistent with the principles and criteria as established in the strategic planning work. A recent review in 2020 has considered a number of sites where restructure has not been achieved and minor modifications to the Restructure Plan will see development outcomes consistent with the strategic principles and criteria.

The 2020 review has identified properties that can meet the strategic principles of the restructure plan as well as accommodating the particular site issues that are inhibiting restructure. The findings of the review are that an amendment of the Restructure Plan will still achieve outcomes consistent with the principles underpinning the Restructure Plan as well as accommodating the particular site issues. Amending the Restructure Plan will both enable the completion of the restructure process and facilitate development opportunities.

How does the amendment implement the objectives of planning in Victoria?

The objectives of planning in Victoria as set out in section 4(1) of the *Planning and Environment Act 1987* (the Act) amongst others include:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land;*
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
- (e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*
- (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);*
- (g) to balance the present and future interests of all Victorians.*

The amendment gives effect to fair and orderly planning by revising the strategic restructure plan to achieve the best outcomes for the Tambo Bluff community.

How does the amendment address any environmental, social and economic effects?

The amendment addresses environmental, social and economic effects as follows:

- a positive effect on the environment - the proposed reconfiguration of a number of restructure parcels remains consistent with the environmental outcomes and principles established in the original 2005 Tambo Bluff Estate Review which established the strategic approach and process.
- A positive social effect as the amendment will facilitate the consolidation and development of land enabling completion of the Tambo Bluff Estate which will contribute to the creation of community cohesiveness and sense of place.
- a positive effect on the economic well-being of the community as the amendment will clarify land use and development opportunities which will in turn encourage new development and investment. This new development and investment will progress the Tambo Bluff Estate towards completion creating a fully formed community neighbourhood.
- A positive economic effect from providing for population growth contributing to the vitality and viability of existing agriculture, industry, tourism, commercial and retail activity for both local and regional industry sectors

Does the amendment address relevant bushfire risk?

Clause 13.02-1S provides policy guidance in relation to bushfire planning where land is subject to the Bushfire Management Overlay, within a bushfire prone area or proposed to be used or developed in a way that may create a bushfire hazard. Tambo Bluff Estate is not covered by the Bushfire Management Overlay but is within a bushfire prone area. The amendment will not create changes that will result in an increase bushfire hazard, that is, the amendment will not increase the number of potential dwellings that could be built in the future compared to what is possible under the existing controls. Future development in the Tambo Bluff Estate will be exposed to low bushfire hazard. The nearest significant hazard in the landscape is the forested foothills of the Great Dividing Range more than 15 kilometres to the north and north-west. Otherwise the landscape setting on the Gippsland Lakes provides an expansive water body to the west and south which provides relief to the landscape bushfire hazard.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act and the Ministerial Directions issued under section 12(2) (a) of the Act.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the following clauses of the Planning Policy Framework:

Settlement at the State policy level (C11.01-1S)

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- developing settlements that will support resilient communities and their ability to adapt and change.
- balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.

Coastal settlement at the State policy level (C11.03-4S)

Under the objective *to plan for sustainable coastal settlement* the amendment supports the following strategies:

- plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.
- support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.
- encourage urban renewal and redevelopment opportunities in existing settlements to reduce the demand for urban sprawl.
- support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.
- avoid linear urban sprawl along the coastal edge and ribbon development in rural landscapes.
- protect areas between settlements for non-urban use.

- encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.
- ensure a sustainable water supply, stormwater and sewerage treatment for all development.

Strategy 7 encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment is the most relevant being the key driver for this amendment.

Settlement at the Gippsland regional level (C11.01-1R)

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment is consistent with the Municipal Strategic Statement which includes the vision at Clause 21.02-2 which has a liveability principle that supports *strong and vibrant communities create healthy, productive and fulfilling places to live*.

The amendment is consistent with local *Coastal Settlement* policy (C21.03-2) which has the objective *to facilitate a broad range of sensitive uses and developments at appropriate locations in the coastal zone* and in particular the strategy *to ensure that privately owned coastal areas are planned and developed in sympathy with the values of adjoining or nearby Crown land*.

The amendment is consistent with the local policy for the Tambo Bluff Estate set out in *Strategies for sub-regions, towns and localities* (C21.12) and specifically the objective *to achieve low density residential development that is respectful of the environment of Tambo Bluff*. Strategies ensure that land is configured into a low density pattern is through consolidation achieved through the application of a restructure overlay guided by a restructure plan as included in the Scheme as an Incorporated Document.

How does the amendment support or implement the Municipal Planning Strategy?

Not applicable as this strategic consideration only applies if the planning scheme includes an MPS at Clause 02.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by applying the most appropriate planning controls to achieve the planning and development outcomes sought under the strategic plan for the Tambo Bluff Estate.

How does the amendment address the views of any relevant agency?

The amendment is not likely to impact any relevant agency, however, their views will be sought during the exhibition process.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not considered to have any additional impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The new planning controls will not result in additional costs to the responsible authority, from both an administrative and resource perspective. The introduction of a revised restructure plan will facilitate efficient land consolidation and set the foundation for future elimination of unnecessary planning permit applications. Council is aware of the future resource implications

Where you may inspect this amendment

The Amendment is available for public inspection, free of charge, on the East Gippsland Shire Council website www.eastgippsland.vic.gov.au.

The Amendment can also be inspected free of charge at the Department of Environment, Land Water and Planning website [www.planning.vic.gov.au/public inspection](http://www.planning.vic.gov.au/public%20inspection)

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **[insert submissions due date]**.

A submission must be sent to: East Gippsland Shire Council P. O. Box 1618 Bairnsdale 3875 or by email to feedback@egipps.vic.gov.au.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**]

How to use this template:

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Planning and Environment Act 1987

EAST GIPPSLAND PLANNING SCHEME

AMENDMENT C159EGIP

INSTRUCTION SHEET

The planning authority for this amendment is the East Gippsland Shire Council.

The East Gippsland Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Particular Provisions** – Clause 51.01, replace the Schedule with a new Schedule in the form of the attached document.

30/07/2018

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS**1.0****Specific sites and exclusions**

30/07/2018

Address of land	Title of incorporated document
The Crown Land identified in the Schedule to the Metung Land Act 1991	Storth Ryes Boat Harbour and Marina Development, (May 1999)
Lot 2 PS 420967K Storth Ryes, Hardys Road, Metung	Resort Hotel/Motel and Convention Facility Development, (May 1999)
Lot 3 PS 420967K Storth Ryes, Hardys Road, Metung	Storth Ryes Service Commercial Centre, (May 1999)
Lot S2 PS 323054A and Common Property on PS 323054A, 220 Baades Road, Lakes Entrance	220 Baades Road, Subdivision of Approved Development, (June 1999)
Lot 3 PS 336041H, Ellasville Road, Nicholson	Ellasville Road, Nicholson, Subdivision Process.
Land identified in the map "Lakes Entrance Business District" October 2010	Lakes Entrance Business District Interim Use and Development Control, Incorporated Document, (December 2011)
1015 Bairnsdale – Dargo Road, Hillside being lot 1 on TP102160W and lots 1, 2, 3 & 4 on TP842498C.	Specific control for land at 1015 Bairnsdale – Dargo Road, Hillside (October 2010)
26 Phillips Road LUCKNOW VIC 3875 being Lot 2 LP 542296	Site Specific control – 26 Phillips Lane, Lucknow – (May 2012)
870 Princes Highway, Hillside being Lot 2 PS 516537	Newspaper Printing and Production Facility, 870 Princes Highway, (March 2011)
73 Ewing Marsh Road, Corringale	Patricia Baleen Gas Plant, (June 2014)
Crown Allotment 10 Section 4 Parish of Guttamurra (Residential Village site) Crown Allotments 3 and 4 Section 7A Township of Benambra (Car Park site) Crown Allotment 6 Section 11 Parish of Hinno-Munjie (Borefield site) All land depicted in the maps attached to the Stockman Base Metals Project Incorporated Document, along Limestone and McCallums Roads associated with the linear infrastructure corridors and road widening	Stockman Base Metals Project Incorporated Document, (April 2016)
Land affected by Schedules 15 and 16 to the Design and Development Overlay	Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, (June 2017)
<u>Tambo Bluff Estate, Metung</u>	<u>Tambo Bluff Restructure Plan 2020</u>

