



Amendment C109

Summary of Zone and Overlay Schedule Changes

Summary of zone schedule changes

ZONE	SCHEDULE	RECOMMENDATIONS
Mixed Use	1 <i>Wellington Mixed Use Areas</i>	Introduce exemption from public notice requirements for all applications except subdivision (and applications within 30 metres of a residential zone).
Residential Growth	1 <i>Lake Guthridge precinct – McIntosh Drive</i>	Currently, there is an application requirement for non-residential development to provide a site analysis and design response <i>as required by Clause 54</i> . However Clause 54 only applies to residential development so it is recommended ' <i>as required by clause 54</i> ' should be deleted.
Rural Living Zone	2 & 3	Consolidate RLZ2 and RLZ3 (both have the same minimum subdivision size of 2ha)
Farming	1	Currently an outdated map defines the MID area. The map will be deleted and text will be used to define MID instead ie. "Macalister Irrigation District as defined by Southern Rural Water" Increase the following exemptions: <ul style="list-style-type: none"> • Alteration to existing dwelling – increase from 100sqm to 150sqm • New outbuilding – increase from 100 sqm to 150sqm
Special Use Zone	4 <i>Firebrace Road Transition Zone</i>	<ul style="list-style-type: none"> • Amend the title of the schedule to be geographically specific i.e. FIREBRACE ROAD, HEYFIELD - TRANSITION ZONE • Add legend to the map – currently the map shows industrial operations areas however there is no legend provided to support and explain the colour on the map.
	5 <i>Firebrace Road Group Accommodation Area</i>	<ul style="list-style-type: none"> • Amend the title of the schedule to be geographically specific i.e. FIREBRACE ROAD, HEYFIELD - GROUP ACCOMMODATION AREA • Add legend to the map - currently the map shows industrial operations areas however there is no legend provided to support and explain the colour on the map.

Summary of overlay schedule changes

OVERLAY	SCHEDULE	RECOMMENDATIONS
Environmental Significance Overlay	1 <i>Coastal and Gippsland Lakes Environs</i>	<ul style="list-style-type: none"> Deleted from the residentially zoned lots of Paradise Beach (LDRZ), Golden Beach (LDRZ) and The Honeysuckles (LDRZ). Increases consistency in its application on other coastal settlements (e.g. Loch Sport where ESO1 does not apply) Reduces conflict with other overlays such as the Bushfire Management Overlay (BMO) DDO controls remain in place to allow consideration of vegetation impacts on township character
Significant Landscape	1 <i>Ninety Mile Beach</i>	<ul style="list-style-type: none"> SLO1 be re-titled – “Ninety Mile Beach rural conservation areas”
Design and Development	1 <i>Industrial areas</i>	<ul style="list-style-type: none"> Delete site coverage requirement Delete infrastructure requirements (these will be required anyway by authorities) Transfer the need for a site analysis to the application requirements sub-clause introduce an exemption from notice requirements for subdivision and buildings and works except for land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
	2 <i>Business/Industry Display Area</i>	<ul style="list-style-type: none"> Delete infrastructure (these will be required anyway by authorities) Transfer the need for a site analysis to the application requirements sub-clause Translate the zone control buildings and works exemptions from the Commercial 2 Zone - These exemptions are being introduced into the DDO so there isn't conflict between the Commercial 2 zone and the overlay. Introduce an exemption from notice requirements for subdivision and buildings and works except for land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
	3 <i>Coastal towns</i>	<ul style="list-style-type: none"> DDO3 be deleted from Tarraville and the Planning Scheme. Low levels of development occur in the town. Any development will be assessed against the requirements of the township zone
	8 <i>Heyfield Restricted Residential and Sensitive Use Development Area</i>	<ul style="list-style-type: none"> Re-title the schedule to “Heyfield Sawmill sensitive environs” Add a legend to the map - currently the map shows industrial operations areas however there is no legend provided to support and explain the colour on the map. Transfer the application requirements to the relevant sub-clause Add a notice and review exemption for applications for buildings and works and subdivision except for land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
	9 <i>Port Albert and Palmerston</i>	<ul style="list-style-type: none"> The schedule currently lists some preferred setback and height standards, but still requires a permit even if the standards are met – The proposed amendments to DDO9 changes this so that if you comply with the standards, you are exempt from the need for a planning permit (except where land in the residential precinct is adjacent to a heritage overlay). Insert a permit exemption for subdivision - rely on the zone to control subdivision

OVERLAY	SCHEDULE	RECOMMENDATIONS
	10 <i>Emergency Service Flight Path Area</i>	<ul style="list-style-type: none"> • insert a permit requirement for a fence • insert a permit exemption for the subdivision of land. • Introduce an exemption from notice requirements for subdivision and buildings and works <i>except for land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.</i>
	11 <i>Emergency Service Flight Path Area</i>	<ul style="list-style-type: none"> • Amend permit trigger so that a permit is only triggered for a fence or buildings and works over a certain height rather than all buildings and works • insert a permit exemption for the subdivision of land. • Introduce an exemption from notice requirements for subdivision and buildings and works <i>except for land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.</i>
	12 <i>Cobains Road Homemaker Centre and Bulky Goods Retailing</i>	<ul style="list-style-type: none"> • Delete site coverage requirement • Delete infrastructure requirements (these will be required anyway by authorities) • Replace the 10 and 20 metre landscaping requirement with 5 metres • introduce an exemption from the notice requirements for subdivision and buildings and works except for land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre
	13 <i>Golden Beach / Paradise Beach</i>	<ul style="list-style-type: none"> • Delete design objective 5 as it is unmeasurable and imprecise • Consolidate design objectives 2, 3 and 6 that relate to visual bulk issues • Insert a permit exemption for subdivision • Delete the subdivision design objective and the subdivision decision guideline • Reduce the 2 metre side setback exemption to 1 metre • Increase the floor area exemption for buildings and works from 150sqm to 200sqm and make it specific to works associated with a dwelling • Insert a new exemption for an outbuilding at 50sqm • Amend the fence permit requirement to exempt side fencing behind the front setback of the dwelling and rear boundary fencing
	14 <i>The Honeysuckles</i>	<ul style="list-style-type: none"> • Delete design objective 4 as it is unmeasurable and imprecise • Consolidate design objectives 2, 3 and 5 that relate to visual bulk issues • Insert a permit exemption for subdivision • Delete the subdivision design objective and the subdivision decision guideline • Reduce the 2 metre side setback exemption to 1 metre • Increase the floor area exemption for buildings and works from 150sqm to 200sqm and make it specific to works associated with a dwelling • Insert a new exemption for an outbuilding at 50sqm • Amend the fence permit requirement to exempt side fencing behind the front setback of the dwelling and rear boundary fencing
	15 <i>Seaspray</i>	<ul style="list-style-type: none"> • Delete design objective 4 as it is unmeasurable and imprecise • Consolidate design objectives 2, 3 and 5 that relate to visual bulk issues • Insert a permit exemption for subdivision • Delete the subdivision design objective and the subdivision decision guideline • Reduce the 2 metre side setback exemption to 1 metre • Insert a new exemption for an outbuilding at 50sqm

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	16 <i>Woodside Beach</i>	<ul style="list-style-type: none"> Delete design objective 4 as it is unmeasurable and imprecise Consolidate design objectives 2, 3 and 5 that relate to visual bulk issues Insert a permit exemption for subdivision Delete the subdivision design objective and the subdivision decision guideline Reduce the 2 metre side setback exemption to 1 metre Increase the floor area exemption for buildings and works from 150sqm to 200sqm Insert a new exemption for an outbuilding at 50sqm Amend the fence permit requirement to exempt side fencing behind the front setback of the dwelling and rear boundary fencing
	17 <i>McLoughlins Beach</i>	<ul style="list-style-type: none"> Delete design objective 4 as it is unmeasurable and imprecise Consolidate design objectives 2, 3 and 5 that relate to visual bulk issues Insert a permit exemption for subdivision Delete the subdivision design objective and the subdivision decision guideline Reduce the 2 metre side setback exemption to 1 metre Insert a new exemption for an outbuilding at 50sqm
	18 <i>Manns Beach</i>	<ul style="list-style-type: none"> Delete design objective 4 as it is unmeasurable and imprecise Consolidate design objectives 2, 3 and 5 that relate to visual bulk issues Insert a permit exemption for subdivision Delete the subdivision design objective and the subdivision decision guideline Reduce the 2 metre side setback exemption to 1 metre Insert a new exemption for an outbuilding at 50sqm
	19 <i>Robertsons Beach</i>	<ul style="list-style-type: none"> Delete design objective 4 as it is unmeasurable and imprecise Consolidate design objectives 2, 3 and 5 that relate to visual bulk issues Insert a permit exemption for subdivision Delete the subdivision design objective and the subdivision decision guideline Reduce the 2 metre side setback exemption to 1 metre Insert a new exemption for an outbuilding at 50sqm
	20 <i>Loch Sport</i>	<ul style="list-style-type: none"> Delete the DDO20 from the Commercial 1 Zone land and the commercial area design objective -area as the control is related to the residential area. Delete design objective 5 as it is unmeasurable and imprecise Consolidate design objectives 2, 3 and 6 that relate to visual bulk issues Insert a permit exemption for subdivision Delete the subdivision design objective and the subdivision decision guideline Reduce the 2 metre side setback exemption to 1 metre Increase the floor area exemption for buildings and works from 150sqm to 200sqm and make it specific to works associated with a dwelling Insert a new exemption for an outbuilding at 50sqm Delete 3rd dot point under subheading 'setbacks' that relates to business zone land
Development Plan	1	<ul style="list-style-type: none"> DPO1 be amended to insert "Residential areas" as its title

Summary of Incorporated Document changes

INCORPORATED DOCUMENT	SCHEDULE	RECOMMENDATIONS
Port Albert Heritage Precinct Permit Exemptions	N/A	Amend to insert new exemptions for a dwelling that fronts onto North Street and both sides of Bay Street (east of Russell Street) to align with requirements of DDO9



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