



Council Meeting Agenda



Tuesday 21 April 2026 at 6.00 pm
Council Chambers (and by video conferencing)
East Gippsland Shire Council Corporate Centre
273 Main Street, Bairnsdale 3875



Acknowledgement of Country

Council acknowledges the Traditional Owners and custodians of this land and pays deep respect to all First Nations peoples and communities with enduring cultural connections to East Gippsland, who have cared for and nurtured Country for tens of thousands of years.

We honour and celebrate the rich diversity, living cultures, and ongoing contributions of all First Nations peoples who live, work, visit, and play across East Gippsland.

We also acknowledge the many First Nations communities who, together, continue to shape and contribute to the region we know as East Gippsland. The place where we, as Local Government, deliver services and support to our community.

Council information

East Gippsland Shire Council live streams, records and publishes its meetings via webcasting (youtube.com/c/EastGippyTV) to enhance the accessibility of its meetings to the broader East Gippsland community.

These recordings are also archived and available for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, any members of the gallery who are addressing the council will have their image, comments or submissions recorded.

No other person has the right to record Council meetings unless approval has been granted by the Chair.

In line with the *Local Government Act 2020*, Councillors are able to attend Council meetings electronically or in person and the meetings will be open to the public via livestreaming.

Members of the public are invited to view the Council Meeting livestreamed by following the link on Council's website or Facebook page.

Councillors

Cr Jodie Ashworth (Mayor)
Cr Tom Crook (Deputy Mayor)
Cr Arthur Allen
Cr Sonia Buckley
Cr Barry Davis
Cr Joanne Eastman
Cr Bernie Farquhar
Cr Ian Trevaskis
Cr John White

Executive Leadership Team

Fiona Weigall Chief Executive Officer
Stuart McConnell General Manager Assets and Environment
Sarah Johnston General Manager Business Excellence
Chris Stephenson General Manager Place and Community

Purpose of Council meetings

- (1) Council holds scheduled meetings and, when required, unscheduled meetings to conduct the business of Council.
- (2) Council is committed to transparency in decision making and, in accordance with the *Local Government Act 2020*, Council and Delegated Committee meetings are open to the public and the community are able to attend.
- (3) Meetings will only be closed to members of the public, in accordance with section 66 of the Act, if:
 - (a) there are clear reasons for particular matters to remain confidential; or
 - (b) a meeting is required to be closed for security reasons; or
 - (c) it is necessary to enable the meeting to proceed in an ordinary manner.
- (4) A meeting closed to the public for the reasons outlined in sub-rule 3(b) or 3(c) will continue to be livestreamed. In the event a livestream is not available:
 - (a) the meeting may be adjourned; or
 - (b) a recording of the proceedings may be available on the Council website.

Governance Rules

A copy of East Gippsland Shire Council's governance rules can be found at <https://www.eastgippsland.vic.gov.au/council/council-policies>

Councillors Pledge

As Councillors of East Gippsland Shire Council, we solemnly and sincerely declare and affirm that we will consider each item on this agenda in the best interests of the whole municipal community.

Vision

To foster inclusive, connected, communities and places where all East Gippslanders prosper, and endeavour not to leave anyone behind.

Our Strategic Themes

1. Community Wellbeing and Social Responsibility
2. Prosperity
3. Making the Most of What We've Got
4. Managing Council Well

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1 Procedural

1.1 Recognition of Traditional Custodians

Council acknowledges the Traditional Owners and custodians of this land and pays deep respect to all First Nations peoples and communities with enduring cultural connections to East Gippsland, who have cared for and nurtured Country for tens of thousands of years.

We honour and celebrate the rich diversity, living cultures, and ongoing contributions of all First Nations peoples who live, work, visit, and play across East Gippsland.

We also acknowledge the many First Nations communities who, together, continue to shape and contribute to the region we know as East Gippsland. The place where we, as Local Government, deliver services and support to our community.

1.2 Apologies

1.3 Declaration of Conflict of Interest

1.4 Confirmation of Minutes

That the minutes of the Council Meeting held Tuesday 17 March 2026 and the Unscheduled Council Meeting held Tuesday 31 March 2026 be confirmed.

1.5 Next Meeting

The next scheduled Council Meeting is to be held on Tuesday 19 May 2026 at the Corporate Centre, 273 Main Street Bairnsdale commencing at 6.00 pm.

1.6 Requests for Leave of Absence

1.7 Condolences

1.7.1 *Condolences*

That Council notes the recent passing of Mrs. Phillipa (Pippa) Riley who was a partner in one of the local contracting businesses with whom Council has an ongoing association and extends its condolences to her family.

1.8 Open Forum

1.8.1 *Petitions*

1.8.2 *Questions of Council*

1.8.3 *Public Submissions*

1.9 Items for Noting

2 Notices of Motion

3 Deferred Business

4 Councillor Delegate Reports

5 Officer Reports

5.1 Assets and Environment

5.1.1 Addition of Roads to Council's Register of Public Roads

Authorised by General Manager Assets and Environment

Purpose

This report considers the inclusion of additional roads to Council's Register of Public Roads (ROPR) as part of Council's responsibilities under the *Road Management Act 2004* (the Act).

The roads considered for inclusion to the ROPR in this report in response to community requests include:

- Beynons Road Ellaswood - 0.530km;
- Ocean View Parade, Lakes Entrance - 0.050km;
- Kookaburra Lane, Cobungra – 3.072km; and
- Private Access Estcourts Road (Yellow Waterholes Creek Road), Buchan – 0.792km.

Key Points

The Act establishes a statutory requirement for road authorities to maintain a ROPR. Road authorities have a duty to inspect, maintain and repair roads that have been determined as public roads. Council's Road Management Plan establishes the standards that shall be met when discharging these duties to inspect, maintain and repair public roads.

Council has received several requests from members of the community seeking maintenance on roads that are not currently included on the ROPR and consequently, are not currently inspected, repaired or maintained by Council, in addition to identifying omissions through internal review.

Council Officers periodically receive requests to add roads to the ROPR. In accordance with the Act, Council can make alterations to its ROPR to include any new roads it considers to be public roads.

Council must record on its ROPR, any road in respect of which it is the responsible authority and where it has decided that the road is reasonably required for public use, in accordance with Section 17(3) of the Act.

While there is no statutory definition for what circumstances constitute reasonably required for public use, the following criteria have been used by Council when assessing whether a road fits this definition and therefore should be added to the ROPR:

- the road provides access to a principal place of residence (PPR);
- the road in question provides a single closest point of access to a rateable property holding;
- the road is located on suitable land, in a road reserve or Crown land where Council has relevant authority to lawfully have a road; and
- another authority does not maintain the road.

The guiding principles outlined above aim to provide a property access service level whereby private land that has been developed to include a principal place of residence, adjacent to a connected network of roads, has an access point to a roadway listed on the ROPR which is inspected, repaired, and maintained by Council. Unused road reserves requiring full construction of a physical road to provide access to properties are not usually considered under this process.

The roads supported for addition as listed above total 0.580 kilometres in length and have been nominated for inclusion in the ROPR. A description of each of the roads is provided below:

- Beynons Road, Ellaswood; this is an extension to an existing road that is currently maintained by Council this section services two principal places of residence and is constructed to a standard that is acceptable to take over maintenance of.
- Ocean View Parade, Lakes Entrance; this is an extension to an existing road that is currently maintained by Council this section services one principal place of residence and is constructed to a standard that is acceptable to take over maintenance of.

Roads that have been requested for addition that are **not supported** to be added to the ROPR:

- Kookaburra Lane, Cobungra 3.072km; this is not a constructed roadway, there would be considerable cost to construct a road in this road reserve. The existing track does not meet the minimum standards under the Infrastructure Design Manual (IDM) to which Council is a signatory. There are no principal places of residence therefore does not qualify to be listed in the register.
- Private Access Road off Estcourts Road (Yellow Waterholes Creek Road) Buchan – 0.792km; This road is a private access to one property with a floodway as a part of the road to cross Waterholes Creek. It is not located on a road reserve, it is on private land, therefore does not meet the requirements for addition.

Recommendation

That Council:

- 1. declares the sections of road listed below as Public Road and be added to Council's Register of Public Roads under the classifications shown;***

Road Name	Locality	Land Tenure	Principle Places of Residence	Approx. length (Km)	Classification
Beynons Road	Ellaswood	Road Reserve	2	0.530	Rural Access Major
Ocean View Parade	Lakes Entrance	Road Reserve	1	0.050	Urban Access Major

- 2. determines not to add the below listed roads to the Register of Public Roads; and***

Road Name	Locality	Land Tenure	Principle Places of Residence	Approx. length (Km)	Classification
Kookaburra Lane	Cobungra	Road Reserve	0	3.072	N/A
Private Access Estourts Road (Yellow Waterholes Creek Road)	Buchan	Road Reserve	0	0.792	N/A

- 3. authorises Council's Register of Public Roads to be updated accordingly as required by the Road Management Act 2004.***

Strategic Alignment

This report has been prepared and aligned with the following themes in the Council Plan 2025-2029:

Theme 3 – Making the most of what we've got

Outcome – Natural assets are well-managed and protected

Continue to prioritise the maintenance of roads, drainage and footpaths considering how important they are for our community.

Increased our focus on maintaining and renewal of existing assets over the creation of new one, focusing on cost management and community need

Consultation/Community Engagement/Impacts

Request for additions to the ROPR are generated by residents directly affected.

Opportunities and Risks

Additions of roads to the ROPR add additional costs to Council's annual maintenance budgets and as such, it needs to be considered what the overall benefit to the community as a whole is when these additions are made.

Climate Change

This report is assessed as having no impact on climate change.

Options

Council accepts the proposal in its entirety, or recommends changes as required.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Appendix 1 - Road Maps [5.1.1.1 - 2 pages]

Roads Not Recommended to be added to the Register

Kookaburra Lane, Cobungra – 3.072km



Private Access Road off Estcourts Road (Yellow Waterholes Creek Road)



5.1.2 CON2026 1794 - Supply of Plant and Equipment for Emergency Response and Recovery Works

Authorised by General Manager Assets and Environment

Confidentiality Notice

The information contained in the Confidential Attachment 1 – **Contract Award Summary and Attachments 2, 3 and 4 – Tender Evaluation Report (CON2026 1794 Supply of Plant and Equipment for Emergency Response and Recovery Works)** and Appendix is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (g) Private Commercial Information, being information provided by a business, commercial or financial undertaking that—(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item includes financial and commercial information, the disclosure of which would unreasonably expose the businesses to disadvantage, including by revealing information to competitors.

Purpose

To seek Council approval to award contracts to the preferred tenderers, thereby establishing a panel of providers for implementation. If approved, Council will have a pre-qualified panel to supply of Plant and Equipment for Emergency Response across the municipality.

Key Points

This is a schedule of rates contract with appropriately qualified contractors for the periodic supply of Plant and Equipment should it be required during an emergency event or urgent operational response works after hours.

Council is responsible for 2,898 kilometres of roads and numerous associated structures, including approximately 200 bridges. The municipality has in the past been subject to several significant natural disaster events which have impacted heavily on a number of these assets. These events are anticipated to continue occurring.

Council has historically used multiple contractors for the supply of plant equipment and labour to conduct clean-up operations and assist with reinstatement of its assets following these disaster events. To enable post-disaster clean-up activities to happen in a timely manner, while also offering best value for money to both Council and the disaster relief funding body, a more proactive approach is preferred. Tenders have therefore been sought to provide this service for a three-year period for the provision of plant, equipment, and labour.

Acceptance of a tender does not guarantee any works to be issued; works will be on an as needed basis.

The estimated spend under this contract will vary significantly year to year based on the occurrence of emergency events and need for emergency works. In many (but not all) cases expenditure under this contract will be recoverable under the Disaster Recovery Funding Arrangements.

Recommendation

That Council:

- 1. accepts the tenders submitted by the nominated suppliers and endorses the establishment of a panel of suppliers for Contract CON2026 1794 Supply of Plant and Equipment for Emergency Response Recovery Works, for the tendered Schedule of Rates (exclusive of GST) as detailed in Confidential Attachment 1 and 2, for an initial term of three years, inclusive of annual Consumer Price Index (CPI) adjustments, comprising the following panel:**
 - a. -----
 - b. -----
 - c. -----
 - d. -----
 - e. -----
 - f. -----
 - g. -----
 - h. -----
 - i. -----
 - j. -----
 - k. -----
 - l. -----
 - m. -----
 - n. -----
 - o. -----
- 2. authorises the Chief Executive Officer or delegate to exercise two contract extension options, each for a period of up to twelve months, inclusive of annual Consumer Price Index (CPI) adjustments, at Council's sole discretion;**
- 3. notes that engagement of suppliers from the panel will occur on an as-needed basis, with selection determined at the time of engagement based on the combination of supply and cartage rates that represents best value for Council for each specific application, in accordance with Council's Procurement Policy provisions for panel arrangements;**
- 4. authorises the Chief Executive Officer or delegate to finalise the terms of and to execute the necessary contract documents;**
- 5. notes that the successful tenderers and contract details will be published on Council's website following execution of the contract documents and after unsuccessful tenderers have been formally notified; and**
- 6. resolves that the Confidential Attachments to this report and all discussions relating to them remain confidential.**

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 3: Making the most of what we've got

Outcome – Natural assets are well-managed and protected

Collaborative Procurement

Collaborative procurement opportunities were considered. Due to the time-critical and locality-dependent nature of emergency response works, collaborative procurement was not pursued.

A Council-managed panel is considered the most effective approach to ensure timely access to plant, equipment and personnel during emergency events.

Opportunities and Risks

The proposed panel of contractors supports Council responding promptly in the event of an emergency with contractors operating with agreed rates and within defined contract terms which mitigates risks to Council.

The panel also provides for Council to have access to contractors across East Gippsland.

Not establishing the panel may delay response in an emergency.

The panel is not exclusive. If an appropriate contractor is not available on the panel, then Council can engage a different contractor in accordance with the Procurement Policy.

Climate Change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Climate Change Act 2017 (including ss.17, 23-28)

Local Government Act 2020 (including ss. 8-9)

Category

Asset Management

Climate change is considered in the design and maintenance of assets and includes responses to direct and indirect impacts.

Emergency Management

Consideration is given to climate change in all elements of the Planning, Preparation, Response, Recovery (PPRR) process. This contract will enable the efficient and cost-effective procurement of plant and equipment during the increasing number of natural disasters driven by climate change. Having a contract in place will also strengthen Council's ability to submit Disaster Recovery Funding claims, making it more likely that these claims will be supported.

Options

Council has the options of:

- awarding the contracts as recommended, including a 24-month extension period;
- awarding contracts without the option of a further extension period; or
- not awarding the contracts.

Noting that the absence of the contractual arrangements proposed, limit Council's ability to respond promptly in times of emergency.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. CONFIDENTIAL - CON2026 1794 - Contract Award Summary [5.1.2.1 - 2 pages]
2. CONFIDENTIAL - CON2026 1794 - TEP Report [5.1.2.2 - 15 pages]
3. CONFIDENTIAL - Appendix 1 to TEP Report - Pricing Schedules - Labour and Materials [5.1.2.3 - 1 page]
4. CONFIDENTIAL - Appendix 2 to TEP Report - Pricing Schedules all Contractors [5.1.2.4 - 23 pages]

5.1.3 CON2026 1795 - Supply and Delivery of Granular Pavement Materials

Authorised by General Manager Assets and Environment

Confidentiality Notice

The information contained in **Confidential Attachment 1 – Contract Award Summary and Attachment 2 – Tender Evaluation Report (CON 2026 1795 Supply and Delivery of Granular Pavement and Quarry Rock Materials)** is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (g) Private Commercial Information, being information provided by a business, commercial or financial undertaking that—(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item includes detailed tender evaluation and pricing information, the disclosure of which would unreasonably expose the businesses to disadvantage.

Purpose

The purpose of this report is to seek Council approval to award the contract to the nominated tenderers, thereby establishing a panel of providers for implementation. If approved, Council will have a pre-qualified panel to supply granular pavement materials required for road maintenance across the municipality.

Key Points

Council is responsible for maintaining 2,958 kilometres (km) of roads across the Shire, comprising 1,246 km (42.1%) of sealed roads and 1,712 km (57.9%) of unsealed roads. To undertake required maintenance and repairs, Council must procure granular materials from local quarry suppliers.

Ad hoc purchasing of these materials can result in higher rates where no pre-existing contract and agreed schedule of rates applies. Establishing a panel of suppliers is also considered a transparent and appropriate approach and will support the most cost-effective outcome for Council.

Tenders for the supply of granular pavement materials were received from a range of quarries able to provide various materials from multiple locations. It is considered that all contractors/suppliers recommended for appointment to the panel will be able to supply the pre-qualified materials required for Council's road maintenance works over the contract term (three years).

Acceptance of tenders does not guarantee that any or all supply will be allocated to these contractors. Materials will be procured on an as-needed basis, with the lowest-priced contractor for the relevant region offered the supply in the first instance.

The estimated spend under this contract is in the order of approx. \$2 million per year based on expenditure in recent years. This is a combination of capital and operating budgets.

Recommendation

That Council:

1. ***accepts the tenders submitted by the nominated suppliers and endorses the establishment of a panel of suppliers for Contract CON2026 1795 – Supply and Delivery of Granular Pavement and Quarry Rock Materials, for the tendered Schedule of Rates (exclusive of GST) as detailed in Confidential Attachment 1 and 2, for an initial term of three years, inclusive of annual Consumer Price Index (CPI) adjustments, comprising the following panel:***
 - a. ----
 - b. ----
 - c. ----
 - d. ----
 - e. ----
 - f. ----
 - g. ----
 - h. ----
 - i. ----
 - j. ----
2. ***authorises the Chief Executive Officer or delegate to exercise two contract extension options, each for a period of up to twelve months, inclusive of annual Consumer Price Index (CPI) adjustments, at Council’s sole discretion;***
3. ***notes that engagement of suppliers from the panel will occur on an as-needed basis, with selection determined at the time of engagement based on the combination of supply and cartage rates that represents best value for Council for each specific application, in accordance with Council’s Procurement Policy provisions for panel arrangements;***
4. ***authorises the Chief Executive Officer or delegate to finalise the terms of and to execute the necessary contract documents including any additional clauses required to include a fuel and petroleum product price adjustment mechanism;***
5. ***notes that the successful tenderers and contract details will be published on Council’s website following execution of the contract documents and after unsuccessful tenderers have been formally notified; and***
6. ***resolves that the Confidential Attachments to this report and all discussions relating to them remain confidential.***

Strategic Alignment

Asset Management Policy

- Setting direction for physical asset management, including road sustainability, renewal planning, and standards guiding material selection and lifecycle costs.

Road Management Plan

- Maintenance standards and material specifications for sealed and unsealed roads

This report has been prepared and aligned with the following themes in the Council Plan 2025-2029:

Theme 2 - Prosperity:

Outcome – Natural assets are well-managed and protected

We embrace sustainable economic growth, fostering opportunities that enhance livelihoods, innovation, and long-term financial stability for our diverse communities.

Theme 3 - Making the most of what we've got:

Outcome – Natural assets are well-managed and protected

By using our assets and natural resources wisely, we protect them, adapt to change, and support future generations.

Collaborative Procurement

Officers considered whether this procurement could be undertaken collaboratively with other Councils. Due to the locality-based supply of quarry materials and the significance of transport costs, collaborative procurement was not pursued.

Consultation/Community Engagement/Impacts

Not applicable.

Opportunities and Risks

The risks of this proposal have been considered and are seen to be manageable. Indeed, having this contract in place is considered to mitigate financial and supply risks for Council, ensuring timely and efficient completion of road maintenance activities.

Climate Change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Local Government Act 2020 (including ss. 8-9)

Category

Asset Management: Climate change is considered in the design and maintenance of assets and includes responses to direct and indirect impacts.

Options

Council has the options of:

1. award the contracts as recommended, including two additional extension periods of twelve months each;
2. award the contracts without any further extension option; or
3. decline to award the contracts.

Not awarding the contract would limit Council's ability to continue to effectively undertake road maintenance works.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. CONFIDENTIAL - CON 2026 1795 - Contract Award Summary 1 [5.1.3.1 - 2 pages]
2. CONFIDENTIAL - CON 2026 1795 - TEP Report [5.1.3.2 - 12 pages]

5.1.4 Fuel Price Adjustment - Variation to Various Contracts to Address Fuel Price Risk

Authorised by General Manager Assets and Environment

Confidentiality Notice

The information contained in the **Confidential Attachment 1** is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (a) Council Business Information, being information that would prejudice the Council's position in commercial negotiations, if prematurely released.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item if released, the information discussed or considered in relation to this agenda item may compromise contract negotiations that are likely to be necessary in response to the current fuel price impacts.

Purpose

To seek Council's approval to vary a range of existing contracts where there is high dependency on fuel and fuel related products, through the introduction of new contract clauses to manage the risks associated with fuel price variations, where this is assessed to be in the Council's interest and the interest of the wider East Gippsland community.

Key Points

Council delivers important services and projects through a range of contractors. Many of these contracts are high fuel or fuel related product users. The contracts currently don't have the necessary mechanisms to respond to rapidly changing price variations and escalations, which presents risk to both Council and the contractors. Recognising this risk, it is proposed to introduce clauses into the contracts, where appropriate, to allow Council to work with each contractor to assess and manage this price variability within a rapidly changing market.

The price adjustments required to be introduced in response to fuel or other factors typically fall into three contract categories:

1. Lump sum projects with no rise and fall allowance (typically used for most capital works projects);
2. Multi-year contracts with provision for an annual Consumer Price Index (CPI, or similar) adjustment; and
3. Multi-year contracts with specific provision for an annual adjustment based on specific input costs including fuel.

In the context of the current significant fuel price impacts, Council may wish to provide for a price adjustment based on fuel and related inputs for the following reasons:

1. Support service continuity where no adjustment may put the service at risk;
2. Avoid projects stopping midway either because the contractor is not capable of continuing or due to a contract dispute around escalating costs;
3. Provide an appropriate level of support to local contractors where to cease the use of the contractor may put the contractor's business viability and ability to work for Council in the future at risk and may impact associated employment.

In analysing these risks, Officers have developed a range of principles to be used to identify the contracts that present this risk and develop a fair approach to how risk and provisions should be set.

The principles developed to support this approach include:

1. New contract provisions will only apply to contracts with particular fuel or petroleum product exposure
2. Risk is shared between the contractor and Council
3. Transparency
4. Provisions will be based on the use of agreed independent indices
5. Any mechanisms introduced are for a limited period before returning to normal contractual arrangements
6. Provisions will provide for both increases and decreases in fuel (or other petroleum product) price
7. Opportunities for service changes to reduce fuel price impacts will also be considered and allowed for within the contract.

Officers are currently seeking legal advice in relation to proposed contract wording where this is required and the Municipal Association of Victoria has now extended this request for contractual clauses to industry-wide clauses on the advice and lead of our Council. This means that the clauses used will be standardised for broad use across Victorian local governments.

Existing contracts where a variation may be required to address fuel price impacts include those listed in **Confidential Attachment 1**.

Depending on the length of time the current fuel price fluctuations last for, other contracts may become vulnerable over time. For this reason, the recommendations being made to Council do not list the contracts being varied by contract number but rather take a more generalised approach, delegating relevant powers to the Chief Executive Officer.

Recommendation

That Council:

- 1. notes the significant impact fuel price increases may have on contract service delivery and project completion (continuity), and on the viability of, and employment provided by, local contractors;**
- 2. delegates to the Chief Executive Officer the power to vary existing capital contracts to include a fuel and petroleum product price adjustment mechanism, where this is assessed as being in the best interests of Council or the wider East Gippsland community;**
- 3. delegates to the Chief Executive Officer the power to vary existing operational contracts to include a fuel and petroleum product price adjustment mechanism, or vary existing adjustment mechanisms, where this is assessed as being in the best interests of Council or the wider East Gippsland community;**
- 4. authorises the Chief Executive Officer to make a public statement, if required, in relation to Council's position and response to fuel price impacts on contracts and service delivery;**
- 5. provides confidential updates to Council on an at least a monthly basis that document the contracts to which a fuel and petroleum product price adjustment mechanism has been introduced; and**
- 6. resolves that Confidential Attachment 1 to this report and all discussions relating to it remain confidential.**

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well.

Outcome – Council operates transparently and effectively with public trust.

Outcome – Decision-making is streamlined, efficient, and responsive to community needs.

Consultation/Community Engagement/Impacts

Given that this matter is a contractual matter responding to extraordinary circumstances no community consultation has been undertaken. The purpose of the item is however that critical services continue to be delivered for the community and that, where appropriate, the impacts on local contractors and employment are mitigated.

Opportunities and Risks

The key opportunities associated with this item relate to maintaining service continuity and supporting the contracting sector in East Gippsland and the associated employment.

The key risks associated with this item relate to the same items and also the financial risks to Council with either price adjustments and/or contract disputes.

Climate Change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Local Government Act 2020 (including ss. 8-9)

Category

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. CONFIDENTIAL - Potentially Impacted Contracts [5.1.4.1 - 1 page]

5.2 Business Excellence

5.2.1 S11A Instrument of Appointment and Authorisation Planning and Environment Act 1987

Authorised by General Manager Business Excellence

Purpose

This report seeks a resolution of Council to remake the S11A Instrument of Appointment and Authorisation under the *Planning and Environment Act 1987* (the Act).

Key Points

Some Council Officers are required to be appointed as Authorised Officers to exercise statutory powers under various Acts, regulations, and local laws in accordance with the provisions granted to them.

In most cases, Authorised Officers are appointed by the Chief Executive Officer (CEO) through the power of delegation conferred through the S5 Instrument of Delegation (Council to CEO).

However, the Act specifically requires that Authorised Officers for the purposes of that Act be appointed by resolution of Council.

The Act provides that certain activities on behalf of Council may only be undertaken by Council Officers authorised under the Act. These include the power to:

1. serve planning infringement notices (section 130);
2. enter any land at any reasonable time to carry out and enforce the Act, the regulations, a planning scheme, a permit condition, an enforcement order or a section 173 agreement (section 133); and
3. request the assistance of Victoria Police in the execution of the powers of entry (section 136).

Following staff movements within the Planning team, the existing S11A Instrument made by Council on 18 November 2025 has been reviewed to ensure that relevant staff are able to fulfill the requirements of their roles.

The review identified that Karl Tracksdorf, Strategic Planner, requires appointment as an Authorised Officer to perform the functions of his role.

Recommendation

That Council:

- 1. in the exercise of the powers conferred by section 147(4) of the Planning and Environment Act 1987, resolves that Karl Tracksdorf Strategic Planner be appointed as an Authorised Officer for the purposes of the Planning and Environment Act 1987 and the regulations made under that Act;***
- 2. authorises the Chief Executive Officer to remake and execute the S11A Instrument of Appointment and Authorisation to reflect the above changes to Authorised Officers; and***
- 3. notes that the Instrument will come into force immediately following resolution of Council and will remain in force until Council determines to vary or revoke it, or until the Officer ceases to be employed by East Gippsland Shire Council.***

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well

Outcome – Council operates transparently and effectively with public trust

Consultation/Community Engagement/Impacts

All appointments as Authorised Officers and the Act are prepared in consultation with the Manager Planning and Development.

Opportunities and Risks

Appointing Authorised Officers gives Planning staff the ability to carry out planning investigation and compliance activities, minimising the risks of failing to comply with the Act.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

Nil

5.2.2 Audit and Risk Committee Meeting Minutes

Authorised by General Manager Business Excellence

Purpose

This report is to present the confirmed minutes of the Audit and Risk Committee (Committee) meeting held on Monday 23 February 2026 for noting.

Key Points

The Committee is an independent advisory committee to Council established under section 53 of the *Local Government Act 2020* (Act). The Committee does not have any delegated powers, including executive powers, management functions or delegated responsibility. The Committee meets quarterly, and its role is to monitor, review and advise Council on the standard of its financial control, risk management and corporate governance.

Council's Committee comprises five members: three independent members—one of whom is appointed by Council as Chair; the Mayor of the day; and one other Councillor appointed annually by Council.

The Committee's charter, which is available on [Council's website](#), outlines the functions and responsibilities of the Committee in assisting Council to fulfil its oversight and corporate governance responsibilities. The Charter provides for the structure and operation of the Committee.

Presenting the minutes of the Committee meeting held Monday 23 February 2026, as presented at **Attachment 1**, demonstrates Council's ongoing commitment to transparency and accountability, and represents an opportunity to further enhance community understanding and trust in Council's deliberative processes.

Recommendation

That Council notes the confirmed minutes of the Audit and Risk Committee meeting held Monday 23 February 2026, as presented at Attachment 1.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well

Outcome – Council operates transparently and effectively with public trust.

Consultation/Community Engagement/Impacts

No direct consultation was required in the preparation of this report. The minutes provide an open and transparent record of matters discussed at the Committee meeting, thereby supporting community confidence in Council's governance processes.

Opportunities and Risks

This report enhances transparency, strengthens community trust in Council's governance, and provides assurance to Councillors that financial, risk, and compliance frameworks are independently monitored. No material risks are identified, as the report is for noting only and does not require Council to make any decisions or delegate authority.

Climate Change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Minutes Audit and Risk Committee Meeting No 126 - 23 February 2026 [5.2.2.1 - 17 pages]



East Gippsland Shire Council Audit and Risk Committee Minutes

Meeting No. 126

Monday 23 February 2026 at 9:30 am

Microsoft Teams Meeting

Purpose

The Audit and Risk Committee Charter (the Charter) outlines the functions and responsibilities of the Audit and Risk Committee (the Committee) in assisting the East Gippsland Shire Council (the Council) fulfil its oversight and corporate governance responsibilities. The Charter provides for the structure and operation of the Committee.

The Committee is an independent advisory committee to Council established under section 53 of the *Local Government Act 2020*. The Committee does not have any delegated powers, including executive powers, management functions or delegated responsibility.

Objectives

The Committee's primary role is to provide oversight, advice and guidance on Council's frameworks, systems and controls relating to:

- legislative and good governance compliance;
- financial and performance reporting;
- risk management with a focus on strategic risks; and
- internal and external audit.

The operation of the Committee is guided by the Charter.

Organisational Values

The Committee will conduct itself in accordance with Council's organisational values:

- Respect – We treat all with courtesy and dignity
- Collaboration – We build and maintain productive relationships
- Integrity – we focus on taking correct the course of action
- Accountability – We are responsible for our actions and outcomes

Confidentiality

Items considered by the Chief Executive Officer to be confidential within the meaning of section 3(1) of the *Local Government Act 2020* are expressly noted as such. An offence may be committed if the information is disclosed to a person external to Council.

Other items set out in the agenda are likely to be of a sensitive nature, such that disclosure would be contrary to the public interest. Disclosure may place Council in an unanticipated position and cause unnecessary angst in the community.

Therefore, in addition to confidential items, Committee members should refrain from disclosing all other items to any person external to Council. A failure to do so may amount to a breach of the Councillor Code of Conduct (in the case of Councillors) or the terms of a member's engagement (in the case of external members).

Recording of Meetings

Meetings are recorded for the purposes of verifying the details of the Committee's discussions to facilitate the preparation of the minutes. Recordings will be made by the Committee Secretariat.

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1 Procedural

1.1 Opening and Welcome

Introduction and welcome by the Chair.

1.2 Recognition of Traditional Custodians

Chair, Mark Dupé welcomed all to the meeting and acknowledged the traditional custodians.

East Gippsland Shire Council acknowledges the Gunaikurnai, Monero and the Bidawel people as the Traditional Custodians of this land that encompasses East Gippsland Shire, and their enduring relationship with country. The Traditional Custodians have cared and nurtured East Gippsland for tens of thousands of years.

Council values their living culture and practices and their right to self-determination. Council pays respect to all Aboriginal and Torres Strait Islander people living in East Gippsland, their Elders, past, present, and future.

1.3 Committee Membership

At the Statutory Council meeting held on 20 November 2025, Cr Jodie Ashworth was elected as Mayor.

At the Council meeting held on 16 December 2025, Council endorsed the Committee recruitment panel's recommendation to appoint Mark Dupe as Chair for a two-year term and Sarah Philpott as Committee member for a three-year term.

Also, at the Council meeting held on 16 December 2025, Cr Joanne Eastman was re-elected as the Councillor representative.

1.4 In Attendance

Committee Members

Mark Dupé, Chair
 Sarah Philpott
 Susan Lloyd
 Councillor Jodie Ashworth, Mayor
 Councillor Joanne Eastman

Officers in Attendance

Fiona Weigall, Chief Executive Officer
 Sarah Johnston, General Manager Business Excellence
 Janelle Skipworth, Manager Governance and Regulatory Services
 Other staff members as indicated for individual items

Observers

Cr Tom Crook, Deputy Mayor

1.5 Apologies

Nil

1.6 Declaration of Conflict of Interest

Nil

1.7 Next Meeting

The next Audit and Risk Committee Meeting is scheduled to be held on Monday 25 May 2026 commencing at 9:30 am in the Council Chambers, Corporate Centre and via Microsoft Teams.

Susan Lloyd advised she will be an apology for this meeting.

2 Chief Executive Officer Update

The Committee was presented with an update on the activities of the Chief Executive Officer (CEO). The update provided a comprehensive overview of Council's current focus and key issues.

Matters covered included the summer fire season, public behaviour and staff safety, community activism, budget and capital program delivery, the election year context, digital transformation, project management improvements, transparency initiatives, Council Plan Year 2 deliverables, and the challenges of managing change within a stretched organisation, including service focus and organisational planning.

The Committee was also updated on sector wide issues, including changes to the *Planning and Environment Act 1987*, Enterprise Agreements, budget pressures (including insurance, asset management and depreciation), delays in Local Government Victoria guidance, and community satisfaction surveys.

Recommendation

That the Committee receives and notes the Chief Executive Officer update.

Moved: Sarah Philpott

Seconded: Susan Lloyd

CARRIED UNANIMOUSLY

3 Officer Reports

3.1 Organisational Performance Reports

Attendance Ernest Mhande Chief Finance Officer

The Committee received and noted Council's Organisational Performance Report for Quarters 1 and 2 of the 2025/26 financial year. This report provides an overview of the progress towards the Council Plan 2025-2029 and the 2025/26 Budget, outlining Council's achievements, financial performance, and key projects for the first half of the year.

Officers advised that the *Local Government Act 2020*, section 97 (3), requires that the second quarterly finance report to Council includes a statement by the CEO as to whether a revised budget is, or may be, required. Section 95 (1) of the Act sets out the circumstances where Council must prepare and adopt a revised budget.

The CEO, having considered the relevant circumstances, has determined that a revised budget will not be required for the 2025/26 financial year. Council remains committed to ongoing transparency, providing clear updates against strategic objectives and major initiatives.

Recommendation

That the Committee receive and notes the Organisational Performance Reports

Moved: Susan Lloyd
Seconded: Sarah Philpott

CARRIED UNANIMOUSLY

Action Required

Breakdown of Casual Staff Costs – Provide a summary breakdown of service areas (especially recreation) where increased casual staff costs are occurring, to be distributed with the meeting Minutes.

Action Officer: Sarah Johnston, General Manager Business Excellence

3.2 Financial Trends 2019 – 2026

Attendance Ernest Mhande Chief Finance Officer
Stuart McConnell General Manager Assets and Environment
Tegan Vanderslik Manager Council Enterprises

The Committee was provided with a presentation on historical financial trends and risks from 2019-2026, rate cap options for 2026/27, Budget assumptions and User Fees and Charges.

The Committee discussed the rate cap options and agreed that Council should adopt a rate increase that improves the underlying adjusted result, noting that an increase consistent with Option 1 (2.75%), Option 2 (2.00%), or a position between those options would support the restoration of the underlying result, financial indicators and key metrics to a positive position by 2027/28. The Committee did not support a zero rate increase option.

The Committee also considered and confirmed the proposed budget assumptions, noting that these inform the Long-Term Financial Plan.

In relation to the marina and jetty fees, the Committee acknowledged the ongoing work and recognised the community sensitivity of these charges. The Committee noted that, based on the valuation, an increase to fees is warranted, and recommended that the matter be considered further by the Councillor Group, including more detailed discussion on the approach and timing of any changes.

The Committee noted the principles for the development of the Forge Theatre Fees review.

Recommendation

That the Committee:

- 1. receives and notes the presentation on Financial Trends 2019 – 2026;***
- 2. recommends to Council that a rate increase be adopted which improves the underlying adjusted result, noting that an increase between Option 1 (2.75%) and Option 2 (2.00%), or a position between those options, would support a return to a positive underlying result by 2027/28; and***
- 3. confirms the budget assumptions.***

CARRIED UNANIMOUSLY

3.3 Procurement Policy

The Committee **received and noted** the updated Procurement Policy, endorsed by Council on 16 December 2025.

3.4 Councillors' Expense Report

The Committee **received and noted** the report detailing Councillor expenses and reimbursements for the period ending 31 December 2025. Reports on Councillor expenses and reimbursements can be accessed on Council's website: [Councillor Expenses and Reimbursements](#).

3.5 Strategic Risk Management Report

The Committee **received and noted** the Council's strategic risk management activities for the periods ending 30 September 2025 and 31 December 2025, the draft documentation relating to the Enterprise Risk Register Summary and the Business Continuity Management System (BCMS). The Committee complimented Officers on the quality and alignment of the work undertaken.

3.6 Occupational Health and Safety Report

The Committee **received and noted** the summary of Occupational Health and Safety activities during the periods 1 July – 30 September 2025 and 1 October – 31 December 2025.

Highlighted during the period:

- the legislation regarding psychosocial hazards in the Workplace took effect 1 December 2025;
- the psychosocial hazard survey was completed identifying no severe risks, two high risks and three medium risks organisationally. The focus has been to assess and enhance current controls. Engagement and education have been scheduled in Quarters 3 and 4 at a team level with the Health Safety and Wellbeing and Human Resources teams to improve understanding;
- continued reporting of hazards and incidents and identification of trends; and
- critical safety roles have been engaged and trained in the last six months.

3.7 Major Insurance Claims and Legal Activities Report

Confidentiality

The information contained in this report is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (e) legal privileged information, being information to which legal professional privilege or client legal privilege applies.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item would unreasonably disclose legally privileged information necessary for use in existing or anticipated legal proceedings.

The Committee **received and noted** the update on Council's major insurance claims and legal activities up for the periods 1 July – 30 September 2025 and 1 October – 31 December 2025.

3.8 ICT and Cyber Security Update

Confidentiality

Pursuant to sections 3(1) and 66(5) of the *Local Government Act 2020*, the information contained in this report is confidential because it contains Council business information being information that would, if released, prejudice the Council's position in commercial negotiations, as any future procurement processes that maybe associated with this report are yet to be determined. In addition, Section 3(1)(l), information that if released could pose a security risk to the Council, including but not limited to, the security of Council property or the safety of any person.

Given time constraints, this item was deferred to the next meeting on 25 May 2026.

3.9 Annual Compliance Report

The Committee **received and noted** the Annual Compliance Report. The Committee was provided with an overview of Council's compliance with the *Local Government Act 2020* (the Act), which supports the Committee's role under section 54 of the Act to monitor compliance with overarching governance principles, legislation, regulations, and Ministerial directions.

The Committee confirmed that no material non-compliance had been identified for the reporting period.

The Committee acknowledged the comprehensive coverage of the report and suggested that a graphic be included in future reports to illustrate the relationship between the Act, regulations, and other compliance elements.

3.10 Workforce Plan 2025-2029

The Committee **received and noted** the update on the draft Workforce Plan 2025–2029 (the Plan).

The Plan outlines strategies to support an ageing workforce, manage transition to retirement, and address future workforce needs, with a focus on maintaining service levels without increasing employee numbers.

The Committee acknowledged the work presented and provided the following feedback for officers to consider:

- **Overall approach supported:** The Committee indicated general support for the direction of the Plan, with continuation subject to refinement.
- **Clarity and strengthening of key elements:** The Committee highlighted the importance of clearly articulating how the Plan responds to identified risks and pressures, and ensuring assumptions and priorities are transparent and well explained.
- **Linkages to other work programmes:** The Committee emphasised the need to strengthen alignment with financial sustainability and budget development, service reviews and prioritisation, and long-term planning and risk management.
- **Practical implementation considerations:** The Committee noted that the Plan should be realistic in terms of capacity and resourcing, identify key dependencies and constraints, and recognise areas of single point sensitivity and succession risk.

The Committee requested that officers incorporate this feedback into future iterations of the Plan, with updated versions reflecting the issues raised during discussion.

4 Audit Matters

4.1 External Audit

4.1.1 Audit Strategy - Financial Year Ending 30 June 2026

Attendance Ernest Mhande Chief Finance Officer

The Committee **received and noted** the planned Audit Strategy for the 2025/26 financial year. The Audit Strategy provides an overview of the planned approach to the annual audit of Council's financial report and performance statement.

4.2 Internal Audit

4.2.1 Internal Audit Plan Status Update

The Committee **received and noted** the update on the progress of the Internal Audit Plan, prepared in accordance with the Committee's Charter. The three-year Strategic Internal Audit Plan was adopted by Council and outlines the internal audit priorities and activities to be undertaken over the period. This update supports the Committee's oversight role in ensuring the plan remains aligned with Council's governance and risk management objectives.

4.2.2 Internal Audit Actions Report

The Committee **received and noted** the progress update on actions arising from Internal Audit recommendations from Quarters 1 and 2, in line with the Committee's Charter responsibilities. The update outlined the status of actions taken to address audit findings.

4.2.3 Internal Audit Report – Climate Change Adaptation (2023/24)

Attendance Stuart McConnell General Manager Assets and Environment
Nathan Misiurka Manager Sustainability and Waste Minimisation

The Committee **received and noted** the Internal Audit Report on Climate Change Adaptation, conducted by Crowe Australasia as part of the 2023/24 Internal Audit Plan. In accordance with the Committee's Charter, the Committee is responsible for reviewing internal audit findings to ensure appropriate oversight to ensure appropriate oversight and continuous improvement. The report outlines key observations and recommendations related to Climate Change Adaptation.

4.2.4 Draft 3-Year Internal Audit Plan 2026-2029

The Committee **received and endorsed** the Draft Internal Audit Plan 2026–2029 in accordance with the Committee’s responsibilities under section 4.6(g) of the Charter.

The Committee plays a key oversight role in Council’s internal audit function, including endorsement of the three-year Internal Audit Plan, review of audit delivery and findings, endorsement of audit scopes, and monitoring of outstanding recommendations in line with section 4.6(g) of the Charter.

Recent updates to the Committee Charter introduced a new requirement for the Committee to review and endorse the scope of each internal audit before commencement. To support this, officers will work with Crowe Australasia, Council’s Internal Auditors, to develop the scopes for the 2026/27 audits and present them to the Committee at its May 2026 meeting in readiness for the commencement of the audit program on 1 July 2026.

5 Integrity Agency Matters

5.1 Victorian Auditor General's Office Report - Financial Management of Local Councils

The Committee **received and noted** the report on the Victorian Auditor General's Office (VAGO) Performance Report – Financial Management of Local Councils. On 27 August 2025, the Victorian Auditor-General tabled a report on the Performance Audit *Financial Management of Local Councils*.

VAGO examined the financial management of five Local Governments (Greater Shepparton, Maribyrnong, Northern Grampians, Wyndham and Yarra City) and whether they are managing their financial resources in line with strategic plans. The audit considered the quality of Council Plans and budgets and whether Council executives provide quality financial advice to Councillors that supports their decision-making.

The report made five recommendations to the audited Councils and one recommendation to Local Government Victoria within the Department of Government Services. Of the five recommendations to the audited Councils, of relevance to Council is Project Management and Capital programs, which is a shared issue across the whole sector.

The Committee noted what actions have been completed by Officers and the actions Officers are still working on.

5.2 Commission of Inquiry Report - Whittlesea City Council

The Committee **received and noted** the Commission of Inquiry into Whittlesea City Council Report which was tabled in Parliament on 14 October 2025.

The Commission, led by Chair Prue Digby and Commissioner Jim Gifford, made 17 recommendations aimed at strengthening governance - four directed to the Council and 13 to government - across four key areas Mayor and Deputy Mayor performance, Councillor performance, CEO and administration performance and Legislative framework.

Officers have undertaken an assessment of the recommendations to identify any gaps or opportunities to strengthen Council's own practices, ensuring the finding of the Commission of Inquiry report are effectively leveraged.

5.3 Integrity Agency Actions Report

The Committee **received and noted** the progress update report on actions taken in response to recommendations from Integrity Agencies reports.

6 Committee Matters

6.1 Actions Arising

The Committee **received and noted** the update on outstanding actions requested at previous meetings. As part of standard meeting procedures, an Actions Arising Report is presented at each ordinary Committee meeting to track and monitor the progress of incomplete items.

6.2 Actions Arising - Completed 2025

The Committee **received and noted** the overview of completed actions requested by the Committee during the preceding 12 months.

6.3 2026 Annual Work Program

The Committee **received and noted** the 2026 Annual Work Program for endorsement. Section 53(3) of the *Local Government Act 2020* requires the Committee to adopt an Annual Work Program. The proposed 2026 Annual Work Program acknowledges the Committee's significant and wide-ranging annual agenda, aligned with the duties and responsibilities set out in its Charter.

Recommendation

That the Committee endorse the 2026 Annual Work Program.

CARRIED UNANIMOUSLY

6.4 Annual Work Program Status Report

The Committee **received and noted** the update on the progress of the 2025 Annual Work Plan, as required under section 53(3) of the *Local Government Act 2020*. At each ordinary meeting, a status report is presented to track planned and unplanned reporting activity.

7 Emerging Issues

7.1 Quarterly Emerging Issues Report

The Committee **received and noted** the Emerging Issues Report 'Curious Eyes', prepared quarterly by Council's Internal Auditors, Crowe Australasia, for September 2025 and December 2025.

This report is provided for the Committee's information and noting and supports Council's awareness and responsiveness to emerging issues relevant to local government operations and enterprise risk management. It is intended to inform management and, where appropriate, invite comment on matters that may impact Council's governance and strategic priorities.

8 Urgent Business

Nil

9 Close of Business

There being no further business, the Chair Mark Dupé closed the meeting, the time being 12.14 pm.

5.3 Place and Community

5.3.1 Planning Scheme Amendment C165egip - Corrections Amendment (Adoption)

Authorised by General Manager Place and Community

Purpose

This report seeks Council's adoption of Planning Scheme Amendment C165egip and permission to lodge the amendment with the Minister for Planning for approval in accordance with the *Planning and Environment Act 1987*. The amendment documents are provided at **Attachment 1**.

The amendment proposes to correct zoning and overlay mapping errors and anomalies, to remove various redundant overlays and to correct the planning scheme ordinance to ensure its on-going accuracy. The amendment affects private and public land throughout the municipality of East Gippsland, particularly land within the towns and localities of Bruthen, Buchan, Combiobar, Goongerah, Kalimna, Lakes Entrance, Lucknow, Marlo, Nicholson, Omeo, Sarsfield, Swifts Creek, Wy Yung, Bairnsdale, Metung and Newlands Arm.

Key Points

The amendment is primarily required to correct zoning anomalies or mapping errors to 119 properties which are either publicly owned or managed or privately-owned. These corrections are required to improve the efficient operation and effectiveness of the planning scheme by removing unnecessary restrictions that originate from incorrectly applied or outdated planning controls that do not reflect the circumstances of the affected land. This is consistent with the *Planning and Environment Act 1987* requirements for the regular review of planning schemes by the relevant responsible authorities.

- Out of the 119 properties, 14 properties are publicly owned or managed and are erroneously zoned either wholly or in part GRZ, FZ1 or LDRZ. This is inappropriate because of their public ownership, and current and historical uses. The amendment proposes to rezone them to either to PCRZ, PPRZ or an appropriate PUZ which are more appropriate zones for public land.
- 77 of the properties are within the Development Plan Overlay Schedule 9 (DPO9) area in Nicholson. The development as approved has been fully realised and therefore the DPO9 is no longer required and can be removed.
- The remaining properties are privately owned and are incorrectly in a public zone, have an inappropriate overlay applied, or are within a restructure area already restructured in accordance with the relevant plan.

The amendment is required to ensure that the East Gippsland Planning Scheme is up to date, accurate and efficient in its operation. The corrections to zone and overlay mapping and provisions will ensure that planning permit applications are assessed against the most relevant provisions and will also provide clarity to landowners and the community.

The identified anomalies and errors do not affect the intent of any planning policy or other controls within the East Gippsland Planning Scheme.

The Amendment was exhibited, and seven submissions were received, copies of which is provided at **Attachment 2**. One submission related to the removal of the Comprehensive Development Zone (CDZ) and associated plan which expired in 2010. During the exhibition period the landowner expressed their desire to retain the CDZ and are committed to preparing a revised concept plan. While we are willing to retain the CDZ in light of this new information, we encourage the landowner to commence the process associated with the new concept development plan given that the current one is long expired. We agreed to retain the CDZ so its removal has been taken out of the amendment and the landowner has since agreed to withdraw their submission. The details of this minor change is provided at **Attachment 4**.

All of the submissions were either supportive, were able to be resolved or were administrative replies and therefore appointment of an Independent Planning Panel is not required. A summary of the submissions and the officer's response is provided at **Attachment 3**.

Recommendation

That Council:

- 1. adopts Amendment C165egip with post exhibition changes, as outlined in Attachments 1 and 4, in accordance with section 29 of the Planning and Environment Act 1987;***
- 2. authorises the Chief Executive Officer or delegate to submit adopted Amendment C165egip as per Attachment 1 together with prescribed information, to the Minister for Planning for approval, in accordance with section 31 of the Planning and Environment Act 1987;***
- 3. having formally considered all written submissions received to Amendment C165egip, notes the issues raised by the submissions and the officer's response to those issues, as outlined in Attachment 3; and***
- 4. authorises the Chief Executive Officer or delegate to advise those persons who made written submissions to Amendment C165egip of Council's decision.***

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 2: Prosperity

Outcome – A well-functioning planning system that responds to our communities' needs

Consultation/Community Engagement/Impacts

Planning Scheme C165egip was on public exhibition from 22 January 2026 until 27 February 2026 and seven submissions were received. The engagement report is provided at **Attachment 5**.

One submission objected to the removal of the Comprehensive Development Zone (CDZ), which had been included in the amendment due to the expiration of the associated plan in 2010. One submission requested a change to land use, which has been added to the next corrections amendment list, but regardless was still supportive of the amendment. Five submissions were in support of the amendment, with no requested changes.

Opportunities and Risks

Opportunities and risks arising from proposed Planning Scheme Amendment C165egip are detailed in the table below:

	Opportunities	Risks
Financial	An updated and efficient planning scheme leads to cost efficiencies.	Council incurs a moderate cost in fees and staff resourcing when a Planning Scheme Amendment is undertaken.
Social	If the amendment proceeds, the amendment will ensure certainty for landowners and decision makers.	If the amendment does not proceed, it may have a negative effect on Council's reputation as the planning authority.
Operational	If the amendment proceeds, the amendment will ensure that our planning scheme is up to date and that a number of properties across the municipality have the correct planning controls.	If the amendment does not proceed then a number of properties will remain incorrectly zoned or have inappropriate overlays which is not a good outcome for the landowner or for decision making.

Climate Change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Planning and Environment Act 1987 (including ss. 4, 6, 12, 12B, 60)

Category

Land Use Planning: Consideration is given to climate change in the local land use planning and includes responses to direct and indirect impacts.

Options – Councillor Briefing Reports Only

Council has two options available to them at this stage of the amendment process:

1. Adopt the Amendment and lodge it with the Minister for Planning for approval (as per the officer recommendation).
2. Abandon the Amendment.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. C165egip Planning Scheme Amendment Documents Combined [**5.3.1.1** - 161 pages]
2. C165egip Submissions [**5.3.1.2** - 22 pages]
3. C165egip Submissions summary [**5.3.1.3** - 1 page]
4. C165egip Changes Table [**5.3.1.4** - 1 page]
5. C165egip Engagement Report [**5.3.1.5** - 6 pages]

Planning and Environment Act 1987

East Gippsland Planning Scheme

Amendment C165egip

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 Maps

The Planning Scheme Maps are amended by a total of 24 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos 6, 16, 17, 18, 28, 31, 35, 43, 54, & 59 in the manner shown on the 13 attached maps marked "East Gippsland Planning Scheme, Amendment C165egip".

Overlay Maps

2. Amend Planning Scheme Map Nos 30HO, 31DPO, 33HO, 51RO, 53IPO, 53RO & 54DDO in the manner shown on the 10 attached maps marked "East Gippsland Planning Scheme, Amendment C165egip".
3. Delete Planning Scheme Map No 31SCO in the manner shown on the 1 attached map marked "East Gippsland Planning Scheme, Amendment C165egip".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
5. In **Overlays** - Clause 43.02, replace Schedule 12 with a new Schedule 12 and Schedule the form of the attached document.
6. In **Overlays** - Clause 43.02, replace Schedule 14 with a new Schedule 14 and Schedule the form of the attached document.
7. In **Overlays** – Clause 43.04, delete Schedule 9.

Unofficial

8. In **Overlays** – Clause 45.05, replace the Schedule with a new Schedule in the form of the attached document.
9. In **Other Overlays** – Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.
10. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document
11. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
12. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached.

End of document

Unofficial

Planning and Environment Act 1987

East Gippsland Planning Scheme

Amendment C165egip

Explanatory Report

Overview

The amendment proposes to correct zoning and overlay mapping errors and anomalies, to remove various redundant overlays and to correct the planning scheme ordinance to ensure its on-going accuracy. The amendment affects private and public land throughout the municipality of East Gippsland, particularly land within the towns and localities of Bruthen, Buchan, Combienbar, Goongerah, Kalimna, Lakes Entrance, Lucknow, Marlo, Nicholson, Omeo, Sarsfield, Swifts Creek, Wy Yung, Bairnsdale, Metung and Newlands Arm.

Where you may inspect this amendment

The amendment can be inspected free of charge at the East Gippsland Shire Council website at <https://www.eastgippsland.vic.gov.au/>

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

East Gippsland Shire Council
Corporate Centre
273 Main Street
Bairnsdale VIC 3875

The amendment can also be inspected free of charge at the Department of Transport and Planning website at planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by Friday 27 February 2026.

A submission must be sent to:

Strategic Planning
East Gippsland Shire Council

PO Box 1618
Bairnsdale VIC 3875

Or via email to strategicplanning@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: 8 June 2026
- Panel hearing: 17 July 2026

Details of the amendment

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 land throughout the East Gippsland municipality, particularly land within the towns and localities of Bruthen, Buchan, Combiobar, Goongerah, Kalimna, Lakes Entrance, Lucknow, Marlo, Nicholson, Omeo, Sarsfield, Swifts Creek, Wy Yung, Bairnsdale, Metung and Newlands Arm.

A mapping reference table is attached at **Attachment 1** to this Explanatory Report.

What the amendment does

The amendment proposes to:

Zoning Maps

Bruthen

- Rezone land at 10 Bruthen-Nowa Nowa Road, Bruthen (Bruthen Recreation Reserve), from Farming Zone Schedule 1 (FZ1) to Public Park and Recreation Zone (PPRZ) as shown in Planning Scheme Map No 35.
 - Bruthen Recreation Reserve contains a new toilet block, storeroom, scoreboard and shelter. Cricket training nets and three storage sheds for an existing Open Sports Ground. The land is owned by the Crown and should be in a public zone.
- Rezone land at 6 Murphys Lane, Bruthen, from Farming Zone Schedule 1 (FZ1) and Public Park and Recreation Zone (PPRZ) to Public Park Recreation Zone and Public Conservation and Resource Zone (PCRZ) as shown on

Planning Scheme Map No 35.

- The land is partially used as a Tourist Park/ Caravan Park/ Camping Ground. The balance area is vacant reserve which should be protected. The land is owned by the Crown and should be in a public zone.

Buchan

- Rezone land at 5609 Buchan Orbost Road, Buchan, from Township Zone (TZ) to Public Park and Recreation Zone (PPRZ) as shown in Planning Scheme Map No 16.
 - The land contains a sporting pavilion and recreation reserve. The land is owned by the Crown and should be in a public zone.

Combienbar

- Rezone land at 3274 & 3280 Combienbar Road, Combienbar, from Farming Zone Schedule 1 (FZ1) to Public Park and Recreation Zone (PPRZ) as shown on Planning Scheme Map No 18.
 - The land contains an old Fire Station which is used as a Public Hall and a barbeque shelter is located at number 3274.

Goongerah

- Rezone land at 6524 Bonang Road, Goongerah, from Public Conservation and Resource Zone (PCRZ) to Farming Zone Schedule 1 (FZ1) as shown in Planning Scheme Map No 17.
 - The privately owned site had a residential property that was destroyed in the 2020 Bushfires. Private land should not be in a public zone.

Kalimna

- Partially rezone land south of Hazel Road, Kalimna, from General Residential Zone Schedule 3 (GRZ3) to Public Conservation and Resource Zone (PCRZ) as shown on Planning Scheme Map No 54.
 - A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary and will ensure that this Crown parcel is in a public zone.

Lakes Entrance

- Rezone land at 111 Capes Road, Lakes Entrance, from Public Conservation and Resource Zone (PCRZ) and General Residential Zone Schedule 1 (GRZ1) to Public Conservation and Resource Zone (PCRZ) and Public Park and Recreation Zone (PPRZ) as shown on Planning Scheme Map No 54.
 - Land is used as a reserve and for drainage purposes. Land is owned by the Crown and should be in a public zone.

Marlo

- Rezone land at 2 Jorgensen Street, Marlo, from Public Use Zone Schedule 6

(PUZ6) and Public Park and Recreation Zone (PPRZ) to Public Use Zone Schedule 7 (PUZ7) as shown on Planning Scheme Map No 43.

- The land is owned by the CFA and is currently in split zoning.
- Rezone land at 12 Jorgensen Street, Marlo, from Public Use Zone Schedule 7 (PUZ7) and Public Park and Recreation Zone (PPRZ) to Public Use Zone Schedule 2 (PUZ2) as shown on Planning Scheme Map No 43.
 - The land is used for a Primary School and is owned by the Department of Education.

Omeo

- Rezone land at 439 Connleys Road & 2715 Cassilis Road, Omeo, from Public Conservation and Resource Zone (PCRZ) to Farming Zone Schedule 1 (FZ1) as shown on Planning Scheme Map No 06.
 - Privately owned land that is used for agriculture. Private land should not be in a public zone.

Sarsfield

- Rezone land at 6 & 20 School Road, Sarsfield, from Low Density Residential (LDRZ) to Public Park and Recreation Zone (PPRZ) as shown on Planning Scheme Map No 31.
 - The land contains the Sarsfield Recreation Reserve and Pavillion. The land is owned by the Crown and should be in a public zone.

Swifts Creek

- Rezone land at 75 Cassilis Road, Swifts Creek, from Farming Zone Schedule 1 (FZ1) to Public Park and Recreation Zone (PPRZ) as shown on Planning Scheme Map No 59.
 - The land contains the Swifts Creek Recreation Reserve. The land is owned by the Crown and should be in a public zone.
- Rezone land at 6896 Great Alpine Road, Swifts Creek, from Farming Zone Schedule 1 (FZ1) and Public Conservation and Resource Zone (PCRZ) to Public Use Zone Schedule 7 (PUZ7) as shown on Planning Scheme Map No 59.
 - The land contains a Police Station and police residence which is owned by Victoria Police. The zone should be consistent with Police Station zoning of PUZ7 as found across the State.

Wy Yung

- Rezone land at 310 Eastwood Road, Wy Yung, from Farming Zone Schedule 1 (FZ1) and Rural Living Zone Schedule 1 (RLZ1) to Rural Living Zone Schedule 1 (RLZ1) as shown on Planning Scheme Map Nos 28 and 31.
 - A zone boundary misalignment has resulted in land in two zones.

Overlay Maps

Heritage Overlay

- Partially remove the Heritage Overlay (HO163) to land at 2/6 Mary Street, East Bairnsdale as shown on Planning Scheme Map No 33HO.
 - Original land has been subdivided, and a new dwelling has been built on the new lot, which does not contain any heritage significance.
- Delete the Heritage Overlay (HO178) from land at 98 Wallace Street, Bairnsdale as shown on Planning Scheme Map No 30HO.
 - Original dwelling was demolished due to dilapidation; heritage significance irrevocably lost. Demolition of heritage dwelling planning permit issued on 10.06.2021.
- Partially remove the Heritage Overlay (HO19) from land at 31A Scott Street, Bairnsdale as shown on Planning Scheme Map No 30HO.
 - Original land has been subdivided, and a new dwelling has been built on the new lot, which does not contain heritage significance.

Design and Development Overlay

- Delete the Design and Development Overlay Schedule 13 from land at 111 Capes Avenue, Lakes Entrance as shown on Planning Scheme Map No 54DDO.
 - This is public land that is used for a public reserve and so the DDO13, which is designed to manage township character, is not required.

Development Plan Overlay

- Delete the Development Plan Overlay Schedule 9 (DPO9) as shown on Planning Scheme Map No 31DPO. The development has been completed in accordance with the approved Development Plan and so will no longer need to apply to land at:
 - 1,2 & 3 Kearneys Place, Nicholson.
 - 1,2,4 & 6 Floreani Place, Nicholson.
 - 2,3,5,7,9 & 10-36 Southon Terrace, Nicholson.
 - 2,3,4,6,8,10-16,20,22,23,24,26,28,31,39,41,43,45,47,49,51-54,57A,57-60,62,64,65 & 66 Whitworth Drive, Nicholson.

Incorporated Document

- Delete the Incorporated Document Plan Overlay Schedule 1 (IPO1) from land at 3A & 3B Hardys Road, Metung as shown on Planning Scheme Map No 53IPO.
 - The intended use and development of this land as a Commercial Centre as outlined within the Storth Ryes Incorporated Plan (approved

in 2000), did not progress because the economic drivers were not there and the precinct is already well serviced by the Metung Commercial Precinct. The land is now planned to be developed with an emergency services facility and therefore this control is no longer required to be on this land.

Restructure Overlay

- Delete the Restructure Overlay (RO53) from land as shown on Planning Scheme Map No 53RO, located at:
 - 16 & 18 Outlook Drive, Metung
 - 14,16,17 & 18 Plover Grove, Metung
 - 12 Kookaburra Avenue, Metung
 - 20 Magpie Avenue, Metung
 - 13 Gannet Grove, Metung
 - 12 Falcon Grove, Metung
 - 10 Avril Avenue, Metung
 - 12 Curlew Grove, Metung
 - 26 Peter Road, Metung
 - 22 Broadlands Road, Metung
 - These lots have been restructured in accordance with the Tambo Bluff Restructure Plan 2018 and therefore the control is no longer required.

- Delete the Restructure Overlay (RO51) from land as shown on Planning Scheme Map No 51RO, located at:
 - 12 Meridian Way, Newlands Arm
 - 12 Springwood Rise, Newlands Arm
 - 18 Lake Inlet Avenue, Newlands Arm
 - 21 Village Fair Drive, Newlands Arm
 - These lots have been restructured in accordance with the Newlands Arm Restructure Plan 2017 and therefore the control is no longer required.

Specific Control Overlay

- Delete the Specific Control Overlay Schedule 2 (SCO2) from land at 38 Ellasville, Nicholson as shown on Planning Scheme Map No 31SCO.
 - The four lot subdivision approved under the SCO2 through Amendment C1 in 2000 was never commenced. Since it was approved 25 years ago, planning controls and policy has changed significantly that the creation of four small, isolated lots in an agricultural area is not a preferred planning outcome. It is therefore appropriate to propose removal of this control.

Planning scheme ordinance

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to remove HO178 to land at 98 Wallace Street, Bairnsdale from the table of heritage places.
- Amend Schedule 12 to Clause 43.02 (Design and Development Overlay) to reinsert plan MALLACOOTA DDO Character Area which was removed in error when the planning scheme was translated into the new format.
- Amend Schedule 14 to Clause 43.02 (Design and Development Overlay) to reinsert plan PAYNESVILLE DDO Character Areas which was removed in error when the planning scheme was translated into the new format.
- Delete Schedule 9 to Clause 43.04 (Development Plan Overlay) as the use and development approved under the schedule has been completed.
- Amend the Schedule to Clause 45.05 (Restructure Overlay) to update references to the following incorporated documents:
 - Tambo Bluff Restructure Plan (2018) with a new version, *Tambo Bluff Estate, Metung Restructure Plan (2025)*. The document has been updated to reflect minor boundary changes, with property boundaries realigned to match ownership and development on the ground. As related to the list of overlay mapping changes, the amendment also removes the restructure overlay from land within the Tambo Bluff Estate which has already been consolidated. The updated restructure plan reflects these changes to existing lot configurations.
 - Newlands Arm Estate Restructure Plan, Version 7, (March 2017) with a new version, *Newlands Arm Estate, Newlands Arm Restructure Plan (2025)*. The document has been updated to improve the graphic depiction of the overall restructure plan. As related to the list of overlay mapping changes, the amendment also removes the restructure overlay from land within the Newlands Arm Estate which has already be consolidated. The updated restructure plans reflects these changes to existing lot configurations.
- Amend the Schedule to Clause 45.12 (Specific Controls Overlay) to remove the specific control SCO2 which applies to the subdivision at Ellasville Road, Nicholson.
- Amend the Schedule to Clause 72.03 (What does this planning scheme consist of?) to reflect mapping changes sought through this amendment.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) to delete redundant incorporated documents and update incorporated documents as needed.
- Amend the Schedule to Clause 72.08 (Background Documents) to update background documents references as needed.

- Amend the Schedule to Clause 74.01 (Applications of Zones, Overlays and Provisions) to reflect consequential changes made as a result of this amendment.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is primarily required to correct zoning anomalies or mapping errors to 119 properties which are either publicly owned or managed or privately-owned. These corrections are required to improve the efficient operation and effectiveness of the planning scheme by removing unnecessary restrictions that originate from incorrectly applied or outdated planning controls that do not reflect the circumstances of the affected land. This is consistent with the *Planning and Environment Act 1987* requirements for the regular review of planning schemes by the relevant responsible authorities.

- Out of the 119 properties, 14 properties are publicly owned or managed and are erroneously zoned either wholly or in part GRZ, FZ1 or LDRZ. This is inappropriate because of their public ownership, and current and historical uses. The amendment proposes to rezone them either to PCRZ, PPRZ or an appropriate PUZ which are more appropriate zones for public land.
- 77 of the properties are within the Development Plan Overlay Schedule 9 (DPO9) area in Nicholson. The development as approved has been fully realised and therefore the DPO9 is no longer required.
- The remaining properties are generally privately owned and are incorrectly in a public zone, have an inappropriate overlay applied, or are within a restructure area already restructured in accordance with the relevant plan.

The amendment is required to ensure that the East Gippsland Planning Scheme is up to date, accurate and efficient in its operation. The correction of heritage overlay mapping ensures that heritage places within the municipality are properly recognised and protected. The corrections to zone and overlay mapping and provisions will ensure that planning permit applications are assessed against the most relevant provisions and will also provide clarity to landowners and the community.

The identified anomalies and errors do not affect the intent of policy or other controls.

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

The proposed amendment implements the following objectives of planning in Victoria as outlined in section 4 (1) and 12 (1)(a) of the *Planning and Environment Act 1987 (the Act)*:

The proposed amendment implements the following objectives of planning in Victoria under section 4(1) of the *Planning and Environment Act 1987*:

- a) *to provide for the fair, orderly, economic and sustainable use, and development of land.*

The proposed amendment implements this objective by correcting zoning anomalies

and by deleting redundant overlays to facilitate the use and development of land which, as a result, will improve the legibility and efficiency of the planning scheme.

- b) *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity*

The proposed amendment implements this objective by rezoning land which is currently being used for natural habitat to the most appropriate zone to ensure ecological processes currently occurring on this land are protected and continue into the future.

- c) *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The proposed amendment implements this objective by rezoning land currently being used for recreational purposes to the most appropriate zone to ensure the existing use for recreational purposes is secured into the future.

- d) *to conserve and enhance those building, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

The proposed amendment implements this objective by applying the Heritage Overlay to places that have been identified as having heritage significance to ensure they are conserved for the enjoyment of present and future generations and deleting the Heritage Overlay where it is no longer appropriate.

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

Environmental effects

The amendment will not have any adverse environmental effects. The amendment ensures that the appropriate zone or overlay is applied and in turn will ensure that relevant environmental standards are met to protect environmental values of the land against any inappropriate development.

Social

The amendment corrects anomalies within the planning scheme to ensure it is accurate which provides clear direction for landowners for the use of their property. It will have positive social effects because it rezones land to the most appropriate zones to avoid potential land use conflicts or uncertainties.

Economic

There is an expectation that the correction of the zoning maps, the deletion of redundant overlays or the proposed rezoning will facilitate the use and development of the affected land into the future. This is because unnecessary planning permit triggers will be removed under the proposed zones or by deleting redundant

overlays, which as a result, will optimise the use and development of the affected land. It is therefore expected that the amendment will maximise the potential of the uses and development of the affected land and have a positive economic effect.

Does the amendment address climate change?

In preparing this amendment, the planning authority has considered climate change in accordance with Ministerial Direction 22 and the *Climate change consideration guidelines* (Department of Transport and Planning, 2025). Given the nature of this amendment, the planning authority considers that the requirements of Ministerial Direction 22 do not apply in respect of this amendment because it does not make a significant change to, or intensification of, the use and development of land.

Does the amendment address relevant bushfire risk?

Clause 13.02-1S (Bushfire planning) provides the policy basis on how bushfire risk should be addressed. This clause states that the policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is within a designated bushfire prone area, the Bushfire Management Overlay or proposed to be used or developed in a way that may create a bushfire hazard.

Clause 13.02-1S has the objective “to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life” and Clause 71.02-3 explicitly requires the protection of human life to be the priority policy consideration in decision making where a proposal has or could have a bushfire risk.

While most of the land within this amendment is within a bushfire prone area, the amendment does not propose any changes which will intensify development through its corrective rezoning of land, and removal of other redundant controls.

The views of the Country Fire Authority (CFA) will be sought as part of the exhibition process.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*.

The amendment also addresses the following Ministerial Directions:

Ministerial Direction 1 – Potentially Contaminated Land

The amendment complies with Ministerial Direction 1 - Potentially Contaminated Land. Potentially contaminated land means land:

- Used or known to have been used for industry or mining;
- Used or known to have been used for the storage of chemicals, gas, waste or liquid fuel (other than minor above-ground storage that is ancillary to another use of the land); or
- Where a known past or present activity or event (occurring on or off the land) may have caused contamination of the land.

The sites being rezoned are not identified to be potentially contaminated land.

Ministerial Direction No. 11 – Strategic Assessment of Amendment

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the *Planning and Environment Act 1987*. A comprehensive strategic evaluation has been undertaken for this amendment.

The amendment ensures that the East Gippsland Planning Scheme remains consistent with the Planning Policy Framework, which seeks to support the objectives of planning in Victoria, as it will resolve anomalies and errors.

Ministerial Direction No. 15 - Planning Scheme Amendment Process

The amendment complies with Ministerial Direction No. 15 (Planning Scheme Amendment Process). The amendment will be processed in accordance with this direction.

Ministerial Direction No. 19 – Amendments that may result in impacts on the environment, amenity and human health.

The views of the Environment Protection Authority Victoria (EPA) will be sought during exhibition.

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:

- Clause 15.03 (Heritage) by ensuring that heritage places are mapped correctly and therefore protected.
- Clause 16.01 (Housing) by ensuring that privately owned properties are not in public zones and by removing redundant controls such as the DPO and RO to make the development of housing easier.
- Clause 19.02 (Community Infrastructure) by ensuring that community facilities and open space are correctly zoned so that they can be improved and managed for community benefit.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

East Gippsland has a housing target of 11,000 homes by 2051. The proposed amendment does not directly deliver housing, but it does seek to improve the operation

of the planning scheme and streamline the delivery of development where possible.

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

The Municipal Planning Strategy (MPS) includes the overarching vision from the 2025-2029 Council Plan to *'foster inclusive, connected, communities and places where all East Gippslanders prosper, and endeavor to not leave anyone behind'*. The proposed amendment does not make changes to the MPS however is consistent with this vision as it seeks to make changes to the planning scheme to improve its operation.

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

The amendment makes proper use of the Victoria Planning Provisions (VPP). It seeks to correct zoning, overlay and ordinance errors within the East Gippsland Planning Scheme. The new zones have been selected to ensure land is appropriately zoned and have the appropriate overlays applied which reflect their current use and ownership with the intent to improve the legibility and efficiency of the planning scheme.

The proposed new zones and overlays are expected to facilitate the use and development of the affected land into the future consistent with the purposes and objectives of the zones and overlays as provided under the VPP.

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

Views of relevant agencies will be sought as part of the exhibition process.

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

Section 25 of the *Transport Integration Act 2010* requires a planning authority to have regard to specified transport system objectives and decision-making principles where a planning scheme amendment is likely to have a significant impact on the transport system, as defined in the *Transport Integration Act 2010*.

The proposed amendment will not have a significant impact on the transport system as defined by section 3 of the *Transport Integration Act 2010*.

How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017 in relation to Yarra River land and other land, the use or development

of which may affect Yarra River land?

The amendment does not impact Yarra River land under Part 3 of the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017*.

Resource and administrative costs

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

The proposed amendment provides for the correction of errors and anomalies to the planning scheme maps and updates or makes minor changes to the planning scheme ordinance.

These changes are expected to reduce resource and administrative costs of the responsible authority by avoiding the need for unnecessary planning permit applications for land use and new development.

Attachment 1 – Mapping reference table

Location	Mapping Reference	Address	Ownership	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
East Bairnsdale	East Gippsland C165egip 004d-hoMap33	2/6 Mary Street	Private	-	-	D-HO163
East Bairnsdale	East Gippsland C165egip 003d-hoMap30	98 Wallace Street	Private	-	-	D- HO178
Nicholson	East Gippsland C165egip 002d-dpoMap31	1 Kearneys Place	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	2 Kearneys Place	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	3 Kearneys Place	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	2 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	3 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	4 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	6 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	8 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	10 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	11 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	12 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	13 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	14 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	15 Whitworth Drive	Private	-	-	D-DPO9

Location	Mapping Reference	Address	Ownership	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Nicholson	East Gippsland C165egip 002d-dpoMap31	16 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	20 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	22 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	23 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	24 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	26 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	28 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	31 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	39 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	41 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	43 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	45 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	47 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	49 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	51 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	52 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	53 Whitworth Drive	Private	-	-	D-DPO9

Location	Mapping Reference	Address	Ownership	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Nicholson	East Gippsland C165egip 002d-dpoMap31	54 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	57A Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	57 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	58 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	59 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	60 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	62 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	64 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	65 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	66 Whitworth Drive	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	2 Floreani Place	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	4 Floreani Place	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	6 Floreani Place	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	1 Floreani Place	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	36 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	35 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	34 Southon Terrace	Private	-	-	D-DPO9

Location	Mapping Reference	Address	Ownership	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Nicholson	East Gippsland C165egip 002d-dpoMap31	33 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	32 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	31 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	30 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	29 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	28 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	27 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	26 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	25 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	24 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	23 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	22 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	21 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	20 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	19 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	18 Southon Terrace,	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	17 Southon Terrace	Private	-	-	D-DPO9

Location	Mapping Reference	Address	Ownership	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Nicholson	East Gippsland C165egip 002d-dpoMap31	16 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	15 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	14 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	13 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	12 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	11 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	10 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	9 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	7 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	5 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	3 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 002d-dpoMap31	2 Southon Terrace	Private	-	-	D-DPO9
Nicholson	East Gippsland C165egip 021d-scoMap31	38 Ellasville Road	Private	-	-	D-SCO2
Lakes Entrance	East Gippsland C165egip 009znMap54 East Gippsland C165egip 025d-ddoMap54	111 Capes Road	Public - Council	Rezone from PCRZ and GRZ1 to PCRZ and PPRZ.	-	D-DDO13
Bruthen	East Gippsland C165egip 014znMap35	10 Bruthen-Nowa Nowa Road	Public - Crown	Rezone from FZ1 to PPRZ	-	-

Location	Mapping Reference	Address	Ownership	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Bruthen	East Gippsland C165egip 014znMap35	6 Murphys Lane	Public - Crown	Rezone from FZ1 to PPRZ	-	-
Marlo	East Gippsland C165egip 012znMap43	2 Jorgensen Street	Public - CFA	Rezone from PUZ6 and PPRZ to PUZ7	-	-
Marlo	East Gippsland C165egip 012znMap43	12 Jorgensen Street	Public – Dept of Education	Rezone from PUZ7 and PPRZ to PUZ2	-	-
Sarsfield	East Gippsland C165egip 013znMap31	6 School Road	Public - Crown	Rezone from LDRZ to PPRZ	-	-
Sarsfield	East Gippsland C165egip 013znMap31	20 School Road	Public - Crown	Rezone from LDRZ to PPRZ	-	-
Kalimna	East Gippsland C165egip 008znMap54 East Gippsland C165egip 001d-ddoMap54	South of Hazel Road	Public - Crown	Rezone from GRZ1 to PCRZ	-	D-DDO13
Combiobar	East Gippsland C165egip 016znMap18	3274 Combiobar Road	Public - CFA	Rezone from FZ1 to PPRZ	-	-
Combiobar	East Gippsland C165egip 016znMap18	3280 Combiobar Road	Public - Crown	Rezone from FZ1 to PPRZ	-	-
Swifts Creek	East Gippsland C165egip018zn Map59	75 Cassilis Road	Public – Crown	Rezone FZ1 to PPRZ	-	-
Swifts Creek	East Gippsland C165egip018zn Map59	6896 Great Alpine Road	Public – Vic Police	Rezone from FZ1 and PCRZ to PUZ7	-	-
Omeo	East Gippsland C165egip 020znMap06	439 Connleys Road	Private	Rezone from PCRZ to FZ1	-	-
Omeo	East Gippsland C165egip 019znMap06	2715 Cassilis Road	Private	Rezone from PCRZ and FZ1 to FZ1	-	-
Goongerah	East Gippsland C165egip 017znMap17	6524 Bonang Road	Private	Rezone from PCRZ to FZ1	-	-
Buchan	East Gippsland C165egip 015znMap16	5609 Buchan Orbost Road	Public - Crown	Rezone from TZ to PPRZ	-	-
Buchan	East Gippsland C165egip 015znMap16	Buchan Orbost Road	Public Crown	Rezone from TZ to PPRZ	-	-

Location	Mapping Reference	Address	Ownership	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Newlands Arm	East Gippsland C165egip 023d-roMap51	12 Meridian Way	Private	-	-	D-RO
Newlands Arm	East Gippsland C165egip 023d-roMap51	12 Springwood Rise	Private	-	-	D-RO
Newlands Arm	East Gippsland C165egip 023d-roMap51	18 Lake Inlet Avenue	Private	-	-	D-RO
Newlands Arm	East Gippsland C165egip 023d-roMap51	21 Village Fair Drive	Private	-	-	D-RO
Metung	East Gippsland C165egip 005d-ipoMap53	3A Hardys Road	Private	-	-	D-IPO1
Metung	East Gippsland C165egip 005d-ipoMap53	3B Hardys Road	Private	-	-	D-IPO1
Metung	East Gippsland C165egip 022d-roMap53	18 Outlook Drive	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	16 Outlook Drive	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	12 Kookaburra Avenue	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	4 Kookaburra Avenue	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	20 Magpie Avenue	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	14 Plover Grove	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	16-18 Plover Grove	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	13 Gannet Grove	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	15 Gannet Grove	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	12 Falcon Grove	Private	-	-	D-RO

Location	Mapping Reference	Address	Ownership	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Metung	East Gippsland C165egip 022d-roMap53	10 Avril Avenue	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	12 Curlew Grove	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	26 Peter Road	Private	-	-	D-RO
Metung	East Gippsland C165egip 022d-roMap53	22 Broadlands Road	Private	-	-	D-RO
Wy Yung	East Gippsland C135egip 024znMaps28_31	310 Eastwood Road	Private	Rezone from FZ1 to RLZ1	-	-

EAST GIPPSLAND PLANNING SCHEME

10/10/2019
C153egip**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0****Application requirements**10/10/2019
C153egip

None specified.

2.0**Heritage places**20/03/2025-1/1/2025
C473egip Proposed C165egip

The requirements of this overlay apply to both the heritage place and its associated land.



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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BAIRNSDALE

HO3	Office, 44 Bailey Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO4	House, 19 Bent Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO5	House, 21 Bent Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO14	House, 'Dalbagie' 7 Dalmahoy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO15	BACE (former Bairnsdale High School), 27 Dalmahoy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO16	House, 105 Dalmahoy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO17	House, 52 Dawson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO25	House, 5 Dreverman Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO27	House, 'Sans Souci', 31 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO28	St John's Anglican Church, 2 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO29	Masonic Lodge, 9 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO30	House, 57 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO31	House, 61 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO33	House, 65 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO34	House, 79 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO35	House, 92 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO36	House, 41 Goold Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO37	House, 63 Goold Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO38	House, 67B Goold Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO39	Sales Ring, Bairnsdale Regional Saleyards, Grant Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO40	House, 2 Grant Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO41	House, 71 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO42	House, 12 Hodgson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO43	Art Workshop (former Emmanuel Anglican Church), 20 Hodgson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO45	Bairnsdale Pumping Station, Jennings Street (Pumping Station), and Main Street (Tower), Bairnsdale	-	-	-	-	-	Yes Ref No H2040	Yes	No
HO46	Museum, Macarthur Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO47	Bairnsdale Butter Factory, 2 Macleod Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO48	Railway Station, 97 Macleod Street, Bairnsdale	Yes	Yes	No	Yes	No	No	Yes	No
HO49	Grand Terminus Hotel, 98 Macleod Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO51	House, 190 Macleod Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO53	Main Street Gardens, 2-432 Main Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO54	T.A.F.E. College, 46 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO55	Police Station (former) (now T.A.F.E.), 48 Main Street, Bairnsdale (rear only)	Yes	No	No	Yes	No	No	Yes	No
HO56	Archies Restaurant (formerly T.A.F.E.), 50 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO57	Mitchell River Tavern (former Orient Hotel), 59 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO58	Bairnsdale Bearing Supplies, 67A Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO59	Beaumont Tiles, 70-72 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO60	Offices, 111-115 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO61	Shop, 118 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO62	Warren Graham and Murphy P/L, 119 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO63	Commercial Hotel, 124-126 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO64	King and Heath Real Estate Agency, 125 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO65	Shops, 128-130 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO66	Rotunda, Main Street Gardens, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO67	Drinking Fountain, Main Street Gardens, Bairnsdale	No	No	No	Yes	No	No	No	No
HO68	Shops, 136-140 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO69	Shops / Offices, 137 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO70	Shop, 155 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO71	Shop, 160 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO72	Shop, 162 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO73	Shop, 168-170 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO74	Shop, 173-175 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO75	Shop (former 'Big Garage'), 201 Main Street and 58 Service Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO76	South Africa War Memorial, Main Street Gardens, Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO77	World War I War Memorial, Main Street Gardens, Main Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO79	Shop, 225 Main Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO80	St. Mary's Catholic Church, 240-256 Main Street, Bairnsdale	-	-	-	-	-	Yes Ref No H2174	Yes	No
HO81	Fire Station, 261 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO83	Main Hotel, 270 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO84	Gippsland Lakes Community Health, 281-283 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO85	Bairnsdale 754 Primary School, 324-368 Main Street, Bairnsdale	Yes	Yes	No	Yes	No	No	Yes	No
HO86	Alternative Health Clinic, 357 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO87	Medical Centre, 305 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO88	Office, 289 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO89	House, 374 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO91	House, 11 McCulloch Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO92	House, 13 Turnbull Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO93	House, 35 McCulloch Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO94	House, 32 McEacharn Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO95	House, 35 McEacharn Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO96	House, 37 McEacharn Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO97	House, 47 McEacharn Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO367	Former Bairnsdale Hospital, 14 McKean Street, Bairnsdale	-	-	-	-	-	Yes Ref No H2310	Yes	No
HO98	Former Bairnsdale Hospital (part), McKean & Moroney Streets, Bairnsdale	Yes	Yes	No	Yes	No	No	Yes	No
HO100	House, 1 Mitchell Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO102	House, 9-11 Mitchell Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO104	House, 26 Mitchell Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO105	House, 16 Moroney Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO106	House, 28 Moroney Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO107	House, 1 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO108	House, 3 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO109	House, 21 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO110	House, 44 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO111	House, 48 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO112	Riversleigh Private Hotel ('Riversleigh' & 'Heatherlea'), 1 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO113	Nicholson St Gallery (former Shire offices) and Rowing Club Memorial, 12 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO114	Bairnsdale Court House, 14 Nicholson Street, Bairnsdale	-	-	-	-	-	Yes Ref No H1462	No	No
HO117	House, 46 Grant Street, Bairnsdale	Yes	No	No	Yes	No	No	No	No
HO116	Cafe, 76 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	No	No
HO118	House, 172 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO119	House, 173 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO120	House, 176 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO121	House, 179 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO123	House, 202 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO124	House, 204 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO125	Former Albion Hotel, Corner Nicholson Street & Bailey Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO128	House, 'Oakbank' (former hotel), 6 Park Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO129	St. John's Anglican Church Rectory, 1 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO131	House, 25 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO132	House, 28 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO133	House, 48 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO134	House, 50 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO135	House, 52 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO136	House, 67 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO138	House, 1 Pinnock Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO139	House, 41 Pinnock Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO140	House, 1/54 Pinnock Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO142	Railway Bridge, Mitchell River, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO145	House, 8 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO146	Houses, 9-11 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO147	Convent (former), 15 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO149	Office, (former St Andrews Presbyterian Church), 27 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO150	Houses, 26-28 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO151	Office, 'St Albans House', 54 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO156	'Riverine House' (former Warrenbayne), 27 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO158	House, 57 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO159	House (former Convent), 65 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO160	House, 67 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO161	House, 73 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO166	Kindergarten (former 'Kooralbyn'), 8 Rupert Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO167	House, 41 Rupert Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO168	House, 57 Rupert Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO170	Former Bairnsdale Mechanics Institute (East Gippsland Shire Library), 20 Service Street, Bairnsdale	-	-	-	-	-	Yes Ref No H1284	No	No
HO171	House, 37 Scott Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO172	Goodman's Store, Suding Road, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO173	House, 9 Turnbull Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO174	House, 18 McCulloch Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO181	House, 4 Warde Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO182	House, 11 Warde Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO183	House, 13 Warde Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO184	House, 17 Warde Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO185	Bairnsdale Wharf, Wharf Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO189	Café (former stables, Goodwin Motors), 4 Wood Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO240	Bengworden Grinding Grooves, south-west of Bairnsdale	No	No	No	Yes	No	No	No	Yes
HO324	'Scarred Tree' River Red Gum (<i>Eucalyptus camaldulensis</i>), Howitt Park, north side of Princes Highway, east of Mitchell River, Bairnsdale	No	No	Yes	Yes	No	No	No	Yes
HO345	Red Ironbark (<i>Eucalyptus sideroxylon subsp. tricarpa</i>) Tree, west side of Whelan Road, 500 m from Spring Road junction, Bairnsdale	No	No	Yes	Yes	No	No	No	No
HO346	Forest Red Gum Tree (<i>Eucalyptus tereticornis</i>), East Gippsland TAFE College, off Victoria Street, Bairnsdale	No	No	Yes	Yes	No	No	No	No
HO26	Cemetery & Memorial Gardens, Forge Creek Road, south of Bairnsdale	No	No	No	Yes	No	No	Yes	No
WEST BAIRNSDALE									
HO1	House, 55 Anderson Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO2	House, 'Elim', 69 Anderson Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	House, 'Cairholme' 1 Bredt Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO10	House, 11 Calvert Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO18	Bairnsdale Hospital (East Gippsland Regional Health Service), 122 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO19	House, 9 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO20	House, 'Tara', 37 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO21	House, 96 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO22	House, 104 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO23	House, 'Sunnyside', 114 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO152	House, 24 Riley Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO153	House, 40 Riley Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO175	House, 20 Victoria Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO177	Former Mossiface School, West Bairnsdale Primary School, 54 Wallace Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO178	House, 98 Wallace Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO179	House, 141 Wallace Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO180	House, 183 Wallace Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
EAST BAIRNSDALE									
HO11	House, 10 Crooke Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO13	House, 100 Crooke Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO44	McMillan Cairn & Horse Trough, Howitt Park, Princes Highway, East Bairnsdale	No	No	No	Yes	No	No	No	No
HO52	House, 9 Macrae Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO143	General Store/Hotel, 63 Princes Highway, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO144	House, 158 Princes Highway, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO162	House, 16 Robb Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO163	House, 19 Robb Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO164	House, 29 Robb Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO165	House, 31 Robb Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
DEPTFORD									
HO290	Houghtons Flat Gold Diversion Tunnel, Nicholson River, Slaughter Walking Track, Deptford	-	-	-	-	-	Yes Ref No H1262	No	No
LUCKNOW									
HO126	House, 22 Great Alpine Road (Omeo Highway), Lucknow	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

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HO127	Former Lucknow Primary School, 112 Great Alpine Road (Omeo Highway), Lucknow	Yes	No	No	Yes	No	No	Yes	No
PICNIC POINT									
HO24	Picnic Point Community Hall, 114-116 Dreverman Street, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
HO141	House, 21 Pope Street, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
HO186	House, 'Burleigh' 1 Williams Parade, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
HO187	House, 9 Williams Parade, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
HO188	House, 27 Williams Parade, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
TOMS CREEK									
HO341	Stand of Snow Gum Trees (<i>Eucalyptuspauciflora subsp. pauciflora</i>)(100 approx), Meerlieu-Bengworden Road, west of Toms Creek	No	No	Yes	Yes	No	No	No	No
WATERHOLES									

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO353	Pear Tree (<i>Pyrus communis</i>), in garden south of homestead, 540 Archies Road, Waterholes	No	No	Yes	Yes	No	No	No	No
WUK WUK									
HO296	Wuk Wuk Bridge, over Mitchell River, Wuk Wuk	Yes	Yes	No	Yes	No	No	No	No
WY YUNG									
HO8	Wy Yung Hotel, 120 Bullumwaal Road, Wy Yung	Yes	No	No	Yes	No	No	Yes	No
HO9	House, 142 Bullumwaal Road, Wy Yung	Yes	No	No	Yes	No	No	Yes	No
BENDOC, BONANG & DISTRICTS									
HO292	Bendoc Union Church, 16 Nichol Street, Bendoc	-	-	-	-	-	Yes Ref No H1775	No	No
HO285	Delegate River Gold Diversion Tunnel, Tunnel Ridge Track, Delegate River and Bendoc	-	-	-	-	-	Yes Ref No H1261	No	No
HO289	Pioneer Battery Site, Gay Road, Errinundra	-	-	-	-	-	Yes Ref No H1429	No	No

EAST GIPPSLAND PLANNING SCHEME

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HO327	'Bottle Tree' Mountain Grey Gum Tree (<i>Eucalyptus cypellocarpa</i>), 1.9 km from junction of Bonang-Delegate Road and Gap Road	No	No	Yes	Yes	No	No	No	No
HO330	'Twin Trees', Shining Gum Tree (<i>Eucalyptus denticulata</i>), Gap Road, between Bendoc and Bonang River	No	No	Yes	Yes	No	No	No	No
HO331	Shining Gum Tree Tree (<i>Eucalyptus denticulata</i>), between Old Bonang and Bendoc Roads, opposite Jughandle Track	No	No	Yes	Yes	No	No	No	No
BRUTHEN & DISTRICT									
HO238	Mossiface Hop Kilns, 1144 Swan Reach Road, Mossiface	-	-	-	-	-	Yes Ref No H540	No	No
BUCHAN & DISTRICT									
HO366	Murrindal River Truss Bridge, Basin Road, Buchan <i>Please note, this place was impacted by 2019/2020 bushfires</i>	-	-	-	-	-	Yes Ref No H2311	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO241	Buchan Caves Reserve, Caves Road, Buchan The heritage place includes River She-oak Tree (<i>Casuarina cunninghamiana</i>), near pumphouse opposite Ranger's house and tennis courts River She-oak Tree (<i>Casuarina cunninghamiana</i>), beside main drive near playground beyond kiosk Cottonwood Tree (<i>Populus deltoides</i>), beside creek, opposite Ranger's house <i>Please note, this place was impacted by 2019/2020 bushfires</i>	-	-	-	-	-	Yes Ref No H1978	No	No
HO242	Buchan Butter Factory, Caves Road, Buchan	Yes	No	No	Yes	No	No	Yes	No
HO251	Homestead 'Murrindale Park', Murrindal	No	No	No	Yes	No	No	Yes	No
HO256	Tommy Dillon Grave, Gelantipy	No	No	No	Yes	No	No	Yes	No
HO299	Murrindal River Truss Bridge, Basin Road, north-east of Buchan	Yes	Yes	No	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
CANN RIVER & DISTRICT									
HO250	Old Noorinbee School, Noorinbee, north of Cann River	No	No	No	Yes	No	No	Yes	No
GENOA									
HO283	Timber Truss and Concrete Bridge over Genoa River, Old Princes Highway, Genoa <i>Please note, this place was impacted by 2019/2020 bushfires</i>	-	-	-	-	-	Yes Ref No H1214	No	No
LAKES ENTRANCE & DISTRICT									
HO225	New Works Historic Complex, The Hummocks, Lakes Entrance and The Entrance, Nyerimilang	-	-	-	-	-	Yes Ref No H1532	No	No
HO316	Stand of Kurrajong Trees (<i>Brachychiton populneus</i>) (12 approx) plus one isolated tree, near Maringa Creek, Nyerimilang Historic Park, Kalimna West	No	No	Yes	Yes	No	No	No	No
MALLACOOTA & DISTRICT									
HO227	R.A.A.F. Underground Operations Room (former) Aerodrome Access Road, Mallacoota	No	Yes	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO245	Captain Stevensons Point Area, south-east of Mallacoota	No	No	Yes	Yes	No	No	Yes	Yes
HO246	Mallacoota Inlet Midden Complex, Mallacoota	No	No	Yes	Yes	No	No	Yes	Yes
HO313	Stand of Rough-barked Apple Myrtle Trees (<i>Angophora floribunda</i>) (22), Maurice Avenue, Mallacoota	No	No	Yes	Yes	No	No	No	No
HO314	Rough-barked Apple Myrtle Tree (<i>Angophora floribunda</i>), Allan Drive (opposite northern end of Maurice Avenue), Mallacoota	No	No	Yes	Yes	No	No	No	No
HO336	Mallacoota Gum Trees (<i>Eucalyptus globulus subsp. globulus x. E. cypellocarpa</i>) (20 approx), Mallacoota Sportsground and Camping Park, Develing's Gulch, Mallacoota.	No	No	Yes	Yes	No	No	No	No
METUNG									
HO322	Coast Grey Box Tree (<i>Eucalyptus bosistoana</i>), Lot 14, Fell Place, off Stirling Road, Metung	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO323	Coast Grey Box Tree (<i>Eucalyptus bosistoana</i>), 60 m off track to water tower, off Stirling Road, north side of Metung State School, Metung	No	No	Yes	Yes	No	No	No	No
NICHOLSON									
HO303	Nicholson River Railway Bridge, Nicholson	Yes	Yes	No	Yes	No	No	No	No
NOWA NOWA & DISTRICT									
HO229	Rail Bridge, over Stony Creek, Orbost-Bairnsdale Line, Nowa Nowa	-	-	-	-	-	Yes Ref No H1436	No	No
HO243	Anglican Church, Lake Tyers Aboriginal Trust, 485 Rules Road, Toorloo Arm	-	-	-	-	-	Yes Ref No H1796	No	Yes
HO244	Lake Tyers Aboriginal Mission, Lake Tyers	Yes	No	No	Yes	No	No	Yes	Yes
HO304	Boggy Creek Railway Bridge, Nowa Nowa	Yes	Yes	No	Yes	No	No	No	No
HO305	Hospital Creek No. 1 Railway Bridge, east of Nowa Nowa	Yes	Yes	No	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO307	Buchan Blue Wattle Tree (<i>Acacia caerulescens</i>), south-west side of Toorloo Arm Bridge, Princes Highway, Lake Tyers Forest Park	No	No	Yes	Yes	No	No	No	No
OME0 & DISTRICT									
HO228	Omeo Justice Precinct, 173-175 Day Avenue, Omeo	-	-	-	-	-	Yes Ref No H1536	No	No
HO230	Office/Shop (former Dept of Natural Resources & Environment), Day Avenue, Omeo	Yes	No	No	Yes	No	No	Yes	No
HO231	Omeo Post Office, 155 Day Avenue, Omeo	-	-	-	-	-	Yes Ref No H650	No	No
HO234	Oriental Claims Hydraulic Sluicing Site, Great Alpine Road, Omeo	-	-	-	-	-	Yes Ref No H1225	No	No
HO235	Victoria Falls Hydro-electric Power Station, Victoria Falls Road, Cobungra via Omeo	-	-	-	-	-	Yes Ref No H1942	Yes	No
HO236	Hinnomunjie Bridge, over Mitta Mitta River, Omeo Valley Road, Omeo Valley	-	-	-	-	-	Yes Ref No H917	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO254	Mount Wills Historic Area, Glen Valley	No	No	No	Yes	No	No	Yes	No
HO265	United Brothers Battery Site, Glen Valley	No	No	No	Yes	No	No	Yes	No
HO266	Pelton Wheel Generating Plant, Glen Valley	Yes	No	No	Yes	No	No	Yes	No
HO267	Mount Alfred Battery Site, Glen Valley	No	No	No	Yes	No	No	Yes	No
HO287	Omeo State Battery, Dry Gully Road, Omeo	-	-	-	-	-	Yes Ref No H1269	No	No
HO288	New Chum Gold Battery Site, Degreaves Track, Benambra	-	-	-	-	-	Yes Ref No H1271	No	No
HO294	Omeo Cemetery Reserve, Omeo	No	Yes	No	Yes	No	No	No	No
HO298	Jubilee Bridge over Livingstone Creek, 7.0 km north of Omeo	Yes	Yes	No	Yes	No	No	No	No
HO365	Cobungra Bridge, over Cobungra River, Omeo Highway, Anglers Rest	-	-	-	-	-	Yes Ref No H1854	No	No
HO363	Peter Ah Sen Saw Mill, Splitters Range Road, Omeo and Tongio	-	-	-	-	-	Yes Ref No H2021	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
ORBOST & DISTRICT									
HO300	Bete Bolong Creek Bridge, Orbost-Buchan Road, between Bete Bolong and Buchan	Yes	Yes	No	Yes	No	No	No	No
HO306	Snowy River Floodplain Railway Bridge, east of Newmerella.	Yes	Yes	No	Yes	No	No	No	No
HO308	Stand of Buchan Blue Wattle Trees (<i>Acacia caeruleascens</i>) (50 approx), right hand side at end of road, Old Toorloo Road, near Orbost	No	No	Yes	Yes	No	No	No	No
HO309	Stand of Maiden's Wattle Trees (<i>Acacia maidenii</i>) (100 approx.), 4.8 km from railway reserve crossing along Bete Bolong Road, near Orbost	No	No	Yes	Yes	No	No	No	No
HO310	Stand of Maiden's Wattle Trees (<i>Acacia maidenii</i>) (100 approx.), 1.5 km from Newmerella, along Burns Road (near 45 km speed sign)	No	No	Yes	Yes	No	No	No	No
HO311	Stand of Maiden's Wattle Trees (<i>Acacia maidenii</i>) (13 approx.), south side of Bete Bolong Road, 1.7 km from Reeves Road, west of Orbost	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO317	Indian Bean Tree (<i>Catalpa bignonioides</i>), outside Shire offices, Ruskin Street, Orbost	No	No	Yes	Yes	No	No	No	No
HO342	Red Box Tree (<i>Eucalyptus polyanthemos</i>), on roadside, Reeves Road, 0.7 km from Buchan-Orbost Road turnoff	No	No	Yes	Yes	No	No	No	No
HO355	Chestnut-leaved Oak Tree (<i>Quercus castaneifolia</i>), corner Nicholson and Lochell Streets, Orbost	No	No	Yes	Yes	No	No	No	No
HO356	Yellow Elderberry Tree (<i>Sambucus australasica</i>), 91 m from picnic table, east of Lochend Road junction, Snowy River roadside reserve	No	No	Yes	Yes	No	No	No	No
HO357	Buff Hazelwood Tree (<i>Symplocos thwaitesii</i>), west side of Snowy River opposite Wood Point, 14 km north-west of Orbost	No	No	Yes	Yes	No	No	No	No
HO364	Stringers Knob Fire Spotting Tower, Monument Track, Bete Bolong North <i>Please note, this place was impacted by 2019/2020 bushfires</i>	-	-	-	-	-	Yes Ref No H2244	No	No

PAYNESVILLE

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO237	Slip and Winch Shed, Paynesville Slipway, 60-74 Slip Road, Paynesville	-	-	-	-	-	Yes Ref No H1648	No	No
HO284	Old Paynesville Primary School & Oak Tree, Paynesville	Yes	No	Yes	Yes	No	No	Yes	No
POINT HICKS									
HO232	Point Hicks Lightstation, Lighthouse Track, Tamboon	-	-	-	-	-	Yes Ref No H1983	Yes	No
HO280	Cairn east of Point Hicks (Cape Everard)	No	No	No	Yes	No	No	Yes	No
SWIFTS CREEK & DISTRICT									
HO233	Bindi Homestead & Stone Outbuildings, Bindi Road, Bindi	Yes	No	No	Yes	Yes	No	Yes	No
HO247	Cassilis Historic Area, Cassilis	No	No	No	Yes	No	No	Yes	No
HO368	Volunteer Defence Corps (VDC) Tambo Trenches, Great Alpine Road, Ensay	-	-	-	-	-	Yes Ref No H2446	No	No
HO263	Ensay Homestead, off Omeo Highway, Ensay	Yes	No	No	Yes	Yes	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO269	Yellow Girl Air Receiver, Swifts Creek	No	No	No	Yes	No	No	Yes	No
HO279	Jirnkee Water Race, Tongio West	No	No	No	Yes	No	No	Yes	No
HO286	Odells Gully Gold Battery Site, Odells Track, Swifts Creek	-	-	-	-	-	Yes Ref No H1275	No	No
HO295	Cassilis Public Cemetery Reserve, Cassilis	No	Yes	No	Yes	No	No	No	No
HO293	Washington Winch, Nunniong Road, Nunniong	-	-	-	-	-	Yes Ref No H1825	No	No
HO361	Mount Hepburn Company Gold Treatment Works, Cassilis Road, Tongio	-	-	-	-	-	Yes Ref No H1940	No	No
HO362	Cassilis Gold Mining Company Treatment Works, Bayliss Spur Road, Swifts Creek	-	-	-	-	-	Yes Ref No H1941	No	No
TUBBUT									
HO248	Ambyne Crossing Swing Bridge, Ambyne Settlement Road, Tubbut	Yes	No	No	Yes	No	No	Yes	No
HO302	Auer's Entry Road Bridge over Deddick River, Tubbut	Yes	Yes	No	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
RURAL AREAS – EAST									
HO249	Wroxham Grinding Grooves, north of Wangarabell	No	No	No	Yes	No	No	Yes	Yes
HO301	McKillops Bridge, over Snowy River, McKillops Road, Deddick Valley and Wulgulmerang East	-	-	-	-	-	Yes Ref No H1849	No	No
HO312	Blackwood Tree (<i>Acacia melanoxylon</i>), Coast Range Road, 40 m east of road, 7.9 km from junction with Goonmirk Rocks Road	No	No	Yes	Yes	No	No	No	No
HO315	Southern Sassafras Tree (<i>Atherosperma moschatum</i>), Errinundra Road, 2 km east of Gunmark Road intersection, 70m along rainforest boardwalk across creek	No	No	Yes	Yes	No	No	No	No
HO320	Black Olive-berry Tree (<i>Elaeocarpus holopetalus</i>), Errinundra Road, 500 m from intersection with Gunmark Road, west side of road	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO321	Black Olive-berry Tree (<i>Elaeocarpus holopetalus</i>), 75 m from Coast Range Road and 20 m east from Rooty Break Track, opposite sign	No	No	Yes	Yes	No	No	No	No
HO325	Mountain Grey Gum Tree (<i>Eucalyptus cypellocarpa</i>), Ellery Camp	No	No	Yes	Yes	No	No	No	No
HO326	Mountain Grey Gum Tree (<i>Eucalyptus cypellocarpa</i>), Waratah Flat Road, 1 km from junction with Yalmy Road	No	No	Yes	Yes	No	No	No	No
HO328	Mountain Gum Tree (<i>Eucalyptus dalrympleana subsp. dalrympleana</i>), Gap Road, at sign 100m south of Gunmark Road	No	No	Yes	Yes	No	No	No	No
HO329	Alpine Ash Trees (<i>Eucalyptus delegatensis</i>) (2), Mt Ellery walking track, next to gate, 0.5 km from Big River Road	No	No	Yes	Yes	No	No	No	No
HO332	Shining Gum Tree (<i>Eucalyptus denticulata</i>), on edge of track, Monkey Top Track, 1.5 km from Yalmy Road	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO333	Shining Gum Tree (<i>Eucalyptus denticulata</i>), 1 m on west side of Hensleigh Creek Road, about 0.5 km north of Coast Range Road	No	No	Yes	Yes	No	No	No	No
HO334	River Peppermint Tree (<i>Eucalyptus elata</i>), East Bank of Wallagaraugh River, 750 m north-west of house, 1 km above The Bullring, east of Genoa	No	No	Yes	Yes	No	No	No	No
HO335	River Peppermint Tree (<i>Eucalyptus elata</i>), 42 m along walk from 1 st swing bridge, Bemm River Rainforest Walk	No	No	Yes	Yes	No	No	No	No
HO337	Stand of Spotted Gum Trees (<i>Eucalyptus maculata</i>), (400 approx), Monument Track, off Mottle Ridge Road, sth-sth-east of Mt Tara	No	No	Yes	Yes	No	No	No	No
HO338	Yellow Box Tree (<i>Eucalyptus melliodora</i>), on Davidson property, 3.4 km from Rodger River crossing along Varneys Track, 40m from road on south side	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO339	Yellow Box Tree (<i>Eucalyptus melliodora</i>), north of Hicks Camping Ground, off Varneys Track, 70 m east of Rodger River Measuring Station	No	No	Yes	Yes	No	No	No	No
HO340	Messmate Tree (<i>Eucalyptus obliqua</i>), 3.75 km along BA Road and 1.8 km from Ellery Creek Track, Ellery Creek catchment	No	No	Yes	Yes	No	No	No	No
HO343	Mountain Ash Tree (<i>Eucalyptus regnans</i>), west side of Waratah Flat Road, 3.95 km from the Rodger River bridge	No	No	Yes	Yes	No	No	No	No
HO344	Mountain Ash Tree (<i>Eucalyptus regnans</i>), Coast Range Road, 1 km west of intersection with Cobon Road, on south side	No	No	Yes	Yes	No	No	No	No
HO348	Stand of Cabbage Fan-palm Trees (<i>Livistona australis</i>), (40 approx.) along track 200 m from entrance, Cabbage Palm Reserve, Princes Highway	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO349	Privet Mock-olive Tree (<i>Notelaea ligustrina</i>), 5m west of Rooty Break Track, about 20 m from Coast Range Road	No	No	Yes	Yes	No	No	No	No
HO350	Mountain Plum Pine Tree (<i>Podocarpus lawrencei</i>), Gunmark Rock Reserve, Goonmirk Ranges	No	No	Yes	Yes	No	No	No	No
HO351	Mountain Plum Pine Tree (<i>Podocarpus lawrencei</i>), Goonmirk Rocks Road, 30m south of Goonmirk Rocks walking track, 80m east of Aspen Battery Track sign	No	No	Yes	Yes	No	No	No	No
HO354	Pear Tree (<i>Pyrus communis</i>) and Black Locust Tree (<i>Robina pseudoacacia</i>), Black Mountain Station, on south bank of Little River north of bridge, Gelantipy-Jindabyne Rd	No	No	Yes	Yes	No	No	No	No
HO358	White Victorian Waratah Tree (<i>Telopea oreades</i> 'Errinundra White'), River Road, east side of Little Yalmy Creek	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO359	Kanooka (Water Gum) Tree (<i>Tristaniopsis laurina</i>), south of swing bridge, junction of McKenzie & Bemm Rivers, Bemm River Rainforest Walk	No	No	Yes	Yes	No	No	No	No
HO347	Eastern Leatherwood Tree (<i>Eucryphia moorei</i>), western arm of Harrisons Creek, Black Hole Road about 1 km from junction with Buckland Road	No	No	Yes	Yes	No	No	No	No
RURAL AREAS - WEST									
HO226	Wallace's Hut, Wallace's Track, Nelse (Bogong High Plain, Alpine National Park)	-	-	-	-	-	Yes Ref No H1616	No	No

EAST GIPPSLAND PLANNING SCHEME

10/10/2019
C153egip**SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO14**.**RESIDENTIAL DEVELOPMENT IN COASTAL SETTLEMENTS: PAYNESVILLE****1.0**10/10/2019
C153egip**Design objectives**

The following design objectives apply to all areas shown on Map 1 forming part of this clause, including the character areas.

All areas

To protect and manage the township character of coastal settlements.

To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.

To ensure that new development is designed to minimise visual impacts on the natural landscape.

To ensure that new development is visually and physically integrated with the site and surrounding landscape.

To ensure that new development is sited and designed to be visually unobtrusive through and above the surroundings tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.

To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.

Suburban (area 3)

To retain the existing character of the area formed by the dominance of front gardens and unobtrusiveness of buildings within streetscapes.

To limit the visual bulk of new buildings.

To limit the height of buildings in keeping with the established form and character of the area..

To ensure that any development above two storeys is constructed within the roof line of the building.

To lower the perceived height of buildings through the use of pitched roofs with an eaves overhang of at least 450mm.

To ensure that buildings are sited and designed to maximise front garden space and setback from rear boundary road frontages to preserve existing streetscapes.

To retain tree cover and the dominance of front gardens.

To encourage tree retention and the planting of native species.

To ensure that buildings are set back at least 6 metres from the front boundary, or an average of the existing front setbacks of adjacent buildings, whichever is the greater.

Village housing (area 4)

To limit the height of buildings in keeping with the established form and character of the area.

To lower the perceived height of buildings through the use of pitched roofs with an eaves overhang of at least 450mm.

To ensure that new development respects the setting and environs of existing heritage character buildings in relation to scale, mass and setbacks.

To encourage the redevelopment of sites that do not contain heritage character buildings at higher densities to take advantage of good access to the foreshore and town centre.

Newlands drive (area 6)

To ensure public access along Newlands Arm frontage.

EAST GIPPSLAND PLANNING SCHEME

To retain views to the water at Newlands Arm from Newlands Drive where practicable.

To encourage low, permeable fencing or open frontages on the southern frontage of Newlands Drive.

To retain established trees.

To encourage the height of buildings on the southern side of Newlands Drive not to exceed five (5) metres above natural ground level at the property frontage.

Town expansion (area 7)

To achieve a high quality residential subdivision.

To limit new development to a maximum height of 7.5 metres above natural ground level measured within the building footprint.

To encourage pitched roofs.

To retain established trees.

2.0

10/10/2019
C153egip

Buildings and works

A permit is not required to construct a building or carry out works other than for:

- A building with a height of more than 7.5 metres above natural ground level measured within the building footprint

3.0

10/10/2019
C153egip

Subdivision

None specified.

4.0

10/10/2019
C153egip

Advertising signs

None specified.

5.0

10/10/2019
C153egip

Application requirements

An application for buildings and works must include the following information:

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any vegetation to be removed.
- Sufficient spot heights to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- Proposed new planting or site landscaping works.

An application for subdivision must show the location, type and size of any trees to be removed.

6.0

10/10/2019
G453egip Proposed C165egip

Decision guidelines

Before deciding on an application, the responsible authority must consider, where appropriate the following decision guidelines that apply to the areas shown on Map 1 forming part of this clause.

All areas

The design objectives of this schedule.

EAST GIPPSLAND PLANNING SCHEME

- The vision statements, objectives and strategies at Clause ~~21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal)~~11.01L-05, Settlement Paynesville.
- Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.
- Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The need for and purpose of proposed vegetation removal.
- Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.
- Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.
- Whether the form, design and details of the building are compatible with the landscape setting, and the character of nearby or adjacent buildings.
- Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether the roof form of the building sits generally below the prevailing tree canopy.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether, in locations adjacent to the coast or the coastal reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.
- The impact of any new development on adjoining public land.

In relation to a proposed subdivision:

- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- Whether the potential for wildlife corridors through the area has been retained or created by limiting fencing and maintaining indigenous and native vegetation.
- The provision for water sensitive urban design.
- Provision in the design for the impact of coastal processes (the impacts from wind, waves, floods, storms, tides, erosion) on foreshore areas.

EAST GIPPSLAND PLANNING SCHEME

- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.

Suburban (area 3)

- Whether the proposal reflects the dominance of front gardens in the streetscape.
- Whether buildings are sited and designed to be unobtrusive within the streetscape.
- The extent to which visual bulk of any proposed development is minimised.
- Whether any development above two storeys is constructed within the roof line of the building.
- Whether the proposed development includes the use of pitched roofs with substantial overhanging eaves.
- Whether buildings are sited and designed to maximise front garden space.
- Whether the proposal retains existing trees and provides for the planting of new native species.
- Whether buildings are set back at least six (6) metres from the front boundary (or the rear boundary if this is on a road), or an average of the existing front setbacks of neighbouring buildings, whichever is the greater.

Village housing (area 4)

- Whether the proposed development includes the use of pitched roofs with substantial overhanging eaves.
- Whether new development respects the setting and environs of existing heritage character buildings in relation to scale, mass and setbacks.

Newlands drive (area 6)

- Whether the proposal enables public access along Newlands Arm frontage.
- Whether views to the water of Newlands Arm are retained from Newlands Drive.
- Whether any proposed fences at the southern frontage of Newlands Drive are low in height.
- Whether the proposal retains established trees.

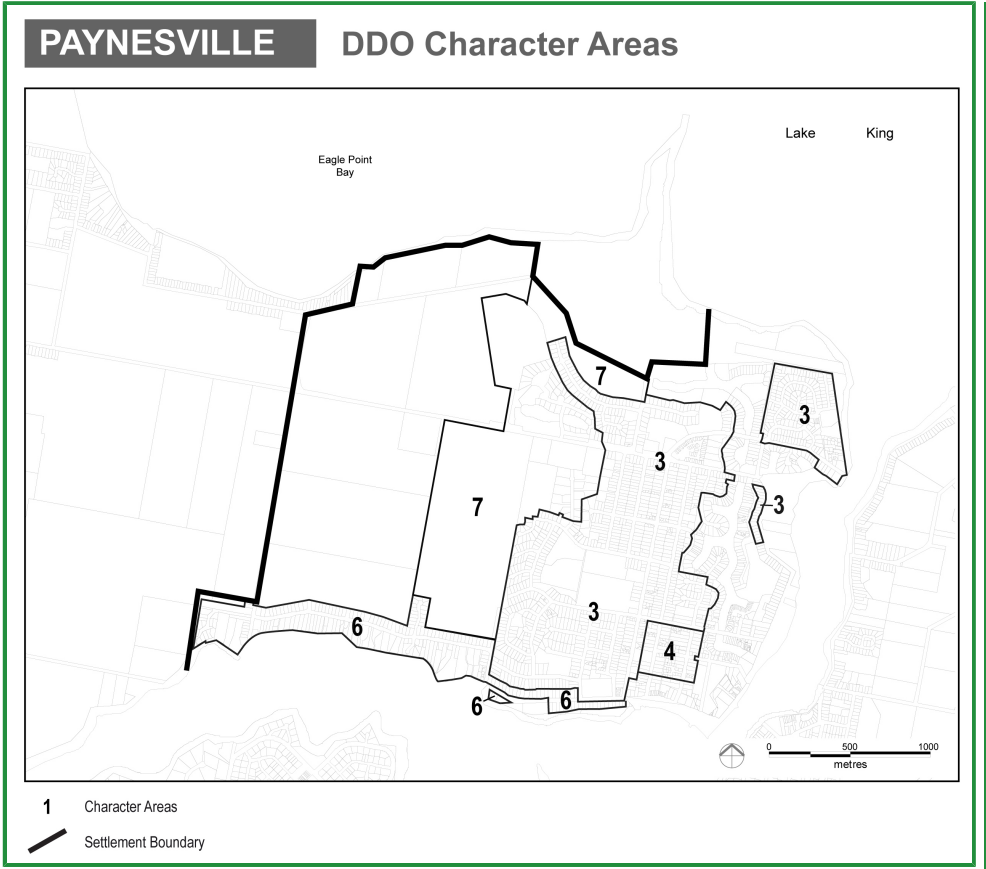
Town expansion (area 7)

- Whether the proposed development assists in achieving a high quality residential subdivision.
- Whether any proposed buildings incorporate pitched roofs.
- Whether the proposal retains established trees.

Background documents

Paynesville Urban Design Framework, (Meinhardt Infrastructure and Environment, March 2007)

EAST GIPPSLAND PLANNING SCHEME



EAST GIPPSLAND PLANNING SCHEME

10/10/2019
C153egip**SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO12**.**RESIDENTIAL DEVELOPMENT IN COASTAL SETTLEMENTS: MALLACOOTA****1.0**10/10/2019
C153egip**Design objectives**

The following design objectives apply to all areas shown on Map 1 forming part of this clause, including the character areas.

All areas

To protect and manage the township character of coastal settlements.

To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.

To ensure that new development is designed to minimise visual impacts on the natural landscape.

To ensure that new development is visually and physically integrated with the site and surrounding landscape.

To ensure that new development is sited and designed to be visually unobtrusive through and above the surroundings tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.

To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.

To conserve and enhance views to the Inlet from public places in the town centre character area.

Karbeethong residential (area 1)

To reinforce the character of large homes within established gardens on the north east slope overlooking the inlet.

To encourage, where appropriate, the planting of indigenous tree species that help gardens to blend with the adjoining national park.

To ensure that views to the ridgeline from the inlet are predominantly occupied by the tree canopy rather than buildings.

Western rural residential (area 2)

To ensure new buildings have a minimal footprint and are designed to high standards of energy efficiency.

To encourage consistent use of materials such as corrugated iron and timber cladding on lightweight framing, and use of natural colours.

To avoid standard suburban style homes that use extensive external masonry and mock period style buildings.

To minimise the amount of hard surfacing in garden spaces.

To encourage the use of indigenous planting in private gardens.

Stingray Point (area 3)

To ensure that the visual scale and bulk of any new development is compatible with the landscape values of the area.

To provide a range of low density housing and accommodation styles in a landscaped setting.

To encourage the retention and re-establishment of those landscape and physical features on the subject land that contribute to its appearance and character as part of the coastal setting.

To ensure that development respects the preferred neighbourhood character.

EAST GIPPSLAND PLANNING SCHEME

Town centre residential (area 9)

To encourage high quality, well-designed development that conceals car parking.

To allow for development up to a height of nine (9) metres above natural ground level measured within the building footprint.

To maintain the garden setting character of the area.

To ensure buildings are set back at least six (6) metres from the front boundary and two (2) metres from side boundaries.

Lakeside and Develing's residential (area 13)

To ensure retention of the existing natural tree canopy.

To encourage planting of additional indigenous trees and ground flora in private gardens.

2.0

10/10/2019
C153egip

Buildings and works

A permit is not required to construct a building or carry out works other than for:

- A building with a height of over 7.5 metres from natural ground level measured within the building footprint.
- A development where the total building area proposed on a site is greater than 300 square metres except within an approved building envelope.
- A development where the slope of land where the works are to be carried out is greater than 15 percent.

For the purpose of this provision, 'total building area' is inclusive of existing buildings [works] to be retained.

3.0

10/10/2019
C153egip

Subdivision

None specified.

4.0

10/10/2019
C153egip

Advertising signs

None specified.

5.0

10/10/2019
C153egip

Application requirements

An application for buildings and works must include the following information:

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any vegetation to be removed.
- Sufficient spot heights to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- Proposed new planting or site landscaping works.

EAST GIPPSLAND PLANNING SCHEME

6.0 Decision guidelines

16/10/2019
C453egip Proposed C165egip Before deciding on an application, the responsible authority must consider, where appropriate the following decision guidelines that apply to the areas shown on Map 1 forming part of this clause.

All areas

- The design objectives of this schedule.
- The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal) 11.03-4L-10, Planning for Places Mallacoota.
- Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.
- Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The need for and purpose of proposed vegetation removal.
- Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.
- Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.
- Whether the form, design and details of the building are compatible with the landscape setting, and the character of nearby or adjacent buildings.
- Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether the roof form of the building sits generally below the prevailing tree canopy.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether, in locations adjacent to the coast, the coastal reserve, or the foreshore reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.
- The impact of any new development on adjoining public land.

In relation to a proposed subdivision:

- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.

EAST GIPPSLAND PLANNING SCHEME

- Whether the potential for wildlife corridors through the area has been retained or created by limiting fencing and maintaining indigenous and native vegetation.
- The provision for water sensitive urban design.
- Provision in the design for the impact of coastal processes (the impacts from wind, waves, floods, storms, tides, erosion) on foreshore areas.
- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.

Karbeethong residential (area 1)

- Whether the proposed development is consistent with the established character of large homes and gardens on the north east slope overlooking the inlet.
- Whether any proposed landscaping treatment incorporates indigenous tree species that helps the garden blend with the adjoining national park.
- The impact of buildings and structures on views of tree canopy on the ridgeline from the inlet.
- Western rural residential (area 2)
- The extent to which the development minimises building footprint and provides a high standard of energy efficiency.
- Whether the proposed development uses materials that give the appearance of lightweight construction and natural colours.
- Whether the proposed design of any buildings avoids the use of extensive areas of masonry and mock heritage architecture.
- Whether the amount of hard surfacing in any new development enables the retention of adequate garden space.
- The extent to which the development incorporates the planting of new indigenous vegetation.

Stingray Point residential (area 3)

- Whether buildings are designed and developed to minimise visual impact.
- Whether buildings are designed with sloping roofs which generally repeat the prevailing slope of the land. Floor plans, changes of level entry points should be designed to be in sympathy with ground slope.
- Whether pergolas, decks and shade devices are used to soften the interface between buildings and surrounding vegetation.
- Whether split level buildings are used on sloping land to reduce the height of the building.
- Whether use of materials which reflect the colour and texture of the coastal setting. Materials should take account of colour, texture, durability and weathering characteristics.
- Whether carport, garages and outbuildings are built in the style and materials of the associated dwelling, or alternatively painted in colours that respect the coastal setting.

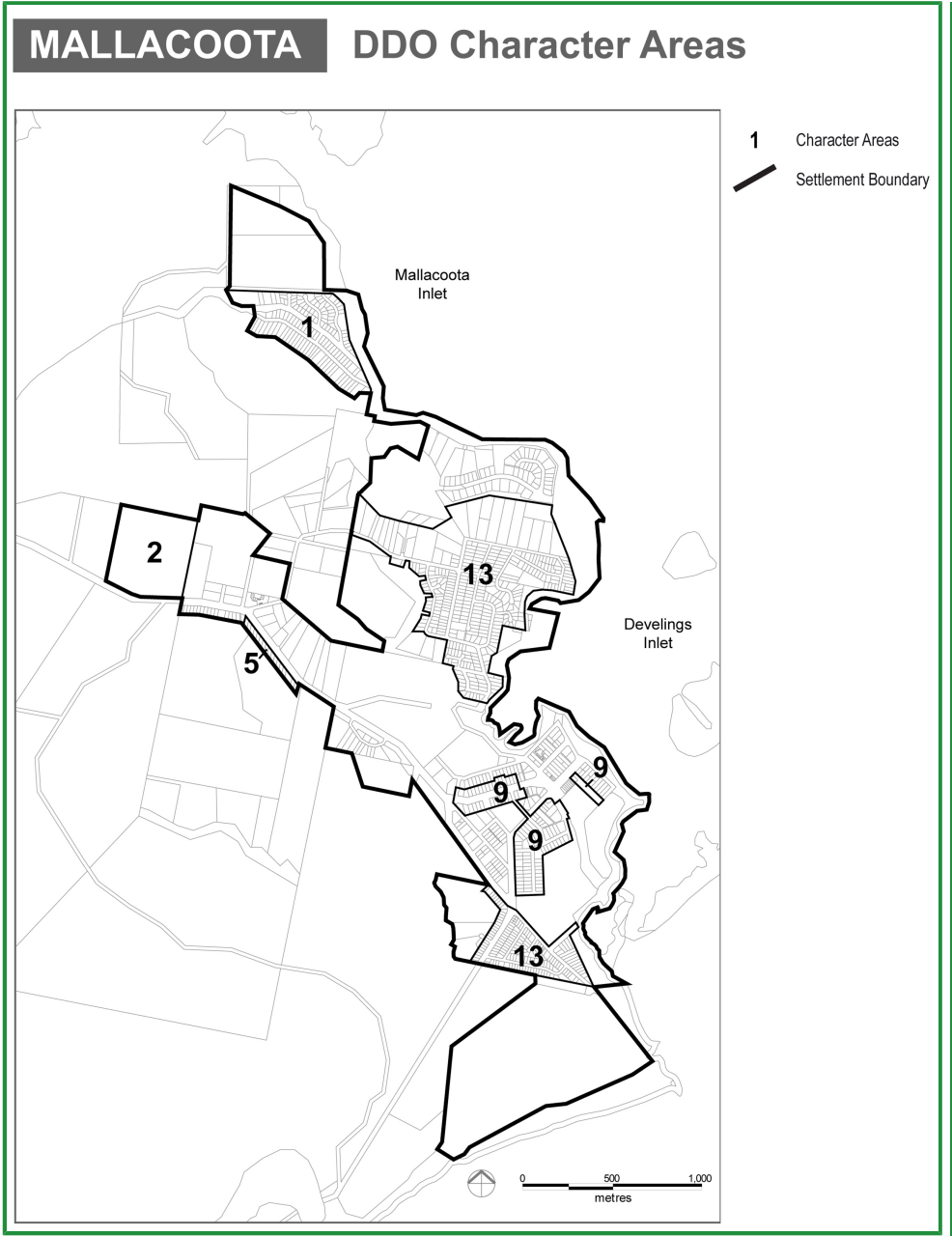
Lakeside and Develing's residential (area 13)

- The impact of the proposed removal of any vegetation on the existing natural tree canopy.
- Whether the proposal includes the planting of additional trees and indigenous ground flora.

Background Documents

Mallacoota Urban Design Framework, (Meinhardt Infrastructure and Environment, March 2007).

EAST GIPPSLAND PLANNING SCHEME



EAST GIPPSLAND PLANNING SCHEME

10/10/2019
G453egip**SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO9**.**100 SARSFIELD — NICHOLSON ROAD, NICHOLSON****1.0**10/10/2019
G453egip**Objectives**

- To ensure co-ordinated, orderly and integrated development of the land
- To provide high quality residential amenity and recreation opportunities
- To provide an integrated movement network
- To protect and enhance landscape values and the character of Sarsfield—Nicholson Road
- To ensure development is consistent with and responds to the land's environmental and landscape attributes and context, including the Nicholson River environs and the East Gippsland rail trail.

The following development principles apply:

- A subdivision layout which:
 - Responds to the features of the land as identified in the site analysis plan.
 - Retains remnant vegetation, particularly mature indigenous trees and vegetation.
 - Provides an effective network of public open space.
 - Provides an integrated pedestrian, bicycle and vehicle movement network with connectivity to the public transport networks, local destinations, points of interest, the Nicholson River and the rail trail.
 - Appropriate linkages to adjoining land.
- Drainage solutions that incorporate best practice water sensitive urban design principles.
- The use of indigenous plant species for revegetation and landscaping of public open space.
- Logical, orderly and cost-effective timing, staging and implementation of development — having regard to the provision of infrastructure, community facilities, open space, road and pedestrian networks.

2.010/10/2019
G453egip**Requirement before a permit is granted**

Unless otherwise specified in this schedule, a permit may not be granted for land use or development for any part of the land to which this schedule applies until a Development Plan, which satisfies all conditions and requirements of this schedule, is approved by the Responsible Authority.

A permit may be granted for the following before a development plan has been approved for any of the following:

- An extension, alteration or modification to an existing building or works.
- The removal, topping or destruction of vegetation.
- The use of the land for the purposes of agriculture.
- The use, development and subdivision of land by a public authority or utility provider.
- Subdivision of land to realign property boundaries, create a road or create or remove easements.
- A fence.
- Temporary signage.
- Works related to environmental management of the subject land.
- To use an existing building.

EAST GIPPSLAND PLANNING SCHEME

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the:

- Future use and development of the land in an integrated and orderly manner.
- Achievement of the purpose, objectives, conditions and requirements of this schedule.

3.0

10/10/2019
G153egip

Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the Development Plan:

4.0

10/10/2019
G153egip

Requirements for development plan

A single development plan consisting of a suite of documents must be prepared to the satisfaction of the Responsible Authority for the whole of the land to which this Schedule applies. The development plan may be amended with the approval of the Responsible Authority:

The following development plan requirements may be varied at the discretion of the Responsible Authority:

Staging Plan

A development staging plan showing logical land development units bounded by roads, natural features or the boundaries of the development plan map area.

Site Analysis

The development plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site to the satisfaction of the Responsible Authority. A site analysis plan must address existing conditions on the subject land and adjoining properties, topography and existing vegetation.

Urban Design Master Plan

An Urban Design Master Plan that responds to the site analysis and provides a subdivision layout that:

- Creates a safe, convenient and legible street layout design that:
 - Provides an internal road network and hierarchy
 - Ensures development fronts streets and public open spaces
 - Provides appropriate access points to Nicholson – Sarsfield Road, with a concept plan for intersection works.
- Shows key surface stormwater drainage elements including stormwater basins, treatment areas, outfalls and overland flow paths.
- Shows pedestrian networks providing permeability through the site and access to the river frontage.
- Shows the open space areas and areas set aside for stormwater management.
- Shows an allotment layout along the Nicholson – Sarsfield Road frontage which provides for common access ways where necessary to avoid removal of trees designated for retention in the Landscape Master Plan.
- Retains significant vegetation as shown in the Landscape Master Plan.
- Shows staging of the development.

Landscape and Open Space Master Plan

A Landscape and Open Space Master Plan that:

EAST GIPPSLAND PLANNING SCHEME

- Provides pedestrian walkways throughout the residential area, along the Nicholson River frontage and Nicholson – Sarsfield Road. The walkways should service the corridor and the future open space network. The walkway along the Nicholson River should be between the Crown Land Reserve and the 6.0 metre vegetation buffer.
- Retains existing trees where practicable.
- Includes landscaping concepts for:
 - Public open space areas and road reserves throughout the development.
 - Nicholson – Sarsfield Road Reserves to reinforce the presence of large indigenous canopy trees as a dominant element of the streetscape and view corridors to the east.
 - Land adjoining the Nicholson River that provides a landscape buffer of at least 6.0 metre to be planted with indigenous species.
 - Land at the interface with the rail trail to protect and enhance the amenity of the rail trail.

Building and Landscape Guidelines

Building and Landscape Guidelines for proposed lots with a frontage to the Nicholson River, that:

- Identify the location of building envelopes, water tanks and a landscaped buffer
- Limit site excavation and the placement of fill
- Respond to recommendations of a Geotechnical Report to address identified erosion hazard and risks and may relate to future dwelling construction, requirements during subdivision construction works and mitigation measures.
- Address urban runoff
- Address disturbance of acid sulphate soils.

Stormwater Drainage Master Plan

A Stormwater Drainage Master Plan that:

- Caters for the entire site and existing areas draining to the site.
- Protect existing and future residential developments.
- Provides for the collection, treatment and disposal of stormwater runoff which reflects best practice in water sensitive ‘urban design’.
- Relates the staging of construction of stormwater infrastructure to the proposed staging of the residential subdivision.

Road Network and Traffic Management Plan

- A Road Network and Traffic Management Plan that:
- Provides a high degree of connectivity and external and internal permeability.
- A functional road layout.
- Works required for the upgrade to the intersection at Nicholson – Sarsfield Road and the estate.

A Preliminary Archeological Investigation or a Cultural Heritage Assessment must be undertaken to inform the preparation of the Development Plan to ensure areas of cultural significance, as defined by the *Aboriginal Heritage Act 2006*, are identified and addressed to the satisfaction of the responsible authority.

Decision Guidelines for development plan

Before deciding on a development plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:-

EAST GIPPSLAND PLANNING SCHEME

- The Municipal Planning Strategy and Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The plan response to the objectives, development principles and requirements of the schedule.
- The views of VicRoads, East Gippsland Water, Department of Environment, Land, Water and Planning and East Gippsland Catchment Management Authority.

Background documents

Twin Rivers Land Use Plan—Final Report (Meinhardt Infrastructure & Environment Pty Ltd, May 2012)

Input to Twin Rivers Land Use Plan—Economic Assessment of Future land Requirements (Essential Economics Pty Ltd, August 2011)

Twin Rivers Land Use Plan, Nicholson—Options for future Township Zone growth Desktop Analysis—2012, Meinhardt.

Urban Waterway Guidelines (East Gippsland Shire Council, March 2013).

Infrastructure Design Manual

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12/10/2017
C138

SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY

1.0

Restructure plan

10/10/2019
C459egip Proposed C165egip

PS map ref	Land	Title of restructure plan
RO1	Glen Wills Township	Glen Wills Restructure Plan 1995 -(updated 2013)
RO1	Sunnyside Township	Township of Sunnyside Restructure Plan
RO48	Fernbank Township	Fernbank Restructure Plan
RO51	Newlands Arm Estate	Newlands Arm Estate Restructure Plan; Version 7, (March 2017) (2025)
RO53	Tambo Bluff Estate	Tambo Bluff Estate, Metung Restructure Plan; (2018) (2025)

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08/07/2021
GC161

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

21/03/2025
GC242 Proposed C165

PS Map Ref	Name of incorporated document
SCO1	Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document (Victorian Health Building Authority, October 2024)
SCO2	Ellasville Road, Nicholson, Subdivision Process
SCO3	598-610 Main Street, Bairnsdale (November 2021)

EAST GIPPSLAND PLANNING SCHEME

31/07/2018
VC148**SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?****1.0 Maps comprising part of this planning scheme:**

- 13/04/2025
6472egip Proposed C165egip
- 1, 1BMO, 1EMO, 1ESO1, 1HO, 1RO, ~~1BMO~~
 - 2, 2BMO, 2EMO, 2ESO1, ~~2BMO~~
 - 3, 3EMO, 3ESO1
 - 4, 4BMO, 4EMO, 4ESO1, ~~4BMO~~
 - 5, 5BMO, 5EMO, 5ESO1, ~~5BMO~~
 - 6, 6BMO, 6DDO, 6EMO, 6ESO1, 6HO, ~~6BMO~~
 - 7, 7BMO, 7DDO, 7EMO, 7HO, ~~7BMO~~
 - 8, 8BMO, 8DDO, 8EMO, 8ESO1, 8HO, ~~8BMO~~
 - 9, 9BMO, 9EMO, 9ESO1, 9VPO, ~~9BMO~~
 - 10, 10BMO, 10EMO, 10ESO1, 10ESO3, ~~10BMO~~
 - 11, 11BMO, 11EMO, 11ESO1, 11HO, ~~11BMO~~
 - 12, 12BMO, 12EMO, 12ESO1, 12HO, ~~12BMO~~
 - 13, ~~13EMO, 13BMO~~ 13BMO, 13EMO
 - 14, 14BMO, 14EMO, 14ESO1, 14HO, 14VPO, ~~14BMO~~
 - 15, 15BMO, 15DDO, 15EMO, 15ESO1, 15HO, 15VPO, ~~15BMO~~
 - 16, 16BMO, 16EMO, 16ESO1, 16VPO, ~~16BMO~~
 - 17, 17BMO, 17EMO, 17ESO1, 17ESO3, 17LSIO, ~~17BMO~~
 - 18, 18BMO, 18DDO, 18EMO, 18ESO1, 18HO, ~~18BMO~~
 - 19, 19BMO, 19DDO, 19EMO, 19ESO1, ~~19BMO~~
 - 20, ~~20DDO, 20BMO~~ 20BMO, 20DDO
 - 21, 21BMO, 21DDO, 21EMO, 21ESO1, 21HO, 21SLO, ~~21BMO~~
 - 22, 22BMO, 22DDO, 22ESO1, 22HO, ~~22BMO~~
 - 23, 23BMO, 23DDO, 23EMO, 23EAO, 23SLO, 23VPO, ~~23BMO~~
 - 24, 24BMO, 24ESO1, 24ESO3, ~~24BMO~~
 - 25, ~~25VPO, 25BMO~~ 25BMO, 25VPO
 - 26, 26BMO, 26EMO, 26VPO, ~~26BMO~~
 - 27, 27BMO, 27EMO, 27ESO1, 27ESO2, 27LSIO, 27VPO, ~~27BMO~~
 - 28, 28BMO, 28DDO, 28DPO, 28EMO, 28ESO1, 28ESO2, 28HO, 28LSIO, 28SMO, 28VPO, ~~28BMO~~
 - 29, 29EMO, 29ESO1, 29ESO2, 29LSIO, 29VPO
 - 30, 30DDO, 30DPO, 30EMO, 30ESO1, 30ESO2, 30HO, 30LSIO, 30SCO, 30SMO, 30VPO
 - 31, 31BMO, 31DDO, 31DPO, 31EMO, 31ESO1, 31ESO3, 31LSIO, 31SCO, 31SLO, 31SMO, 31VPO, ~~31BMO~~
 - 32, 32BMO, 32DDO, 32EMO, 32ESO1, 32SMO, 32VPO, ~~32BMO~~

EAST GIPPSLAND PLANNING SCHEME

- 33, 33DDO, 33DPO, 33EMO, 33ESO1, 33ESO2, 33HO, 33LSIO, ~~33PAO~~, 33SCO, 33SLO, 33SMO, 33VPO |
- 34, 34BMO, 34DDO, 34EAO, 34EMO, 34ESO1, 34ESO3, 34HO, 34LSIO, 34SLO, 34SMO, 34VPO, ~~34BMO~~ |
- 35, 35BMO, 35DDO, 35EMO, 35ESO1, 35VPO, ~~35BMO~~ |
- 36, 36BMO, 36DDO, 36EMO, 36ESO1, 36LSIO, 36VPO, ~~36BMO~~ |
- 37, 37BMO, 37DDO, 37DPO, 37EMO, 37ESO1, 37HO, 37SLO, 37VPO, ~~37BMO~~ |
- 38, 38BMO, 38DDO, 38EMO, ~~38BMO~~, 38PAO |
- 39, 39BMO, 39DDO, 39EMO, 39ESO1, ~~39BMO~~ |
- 40, 40BMO, 40DDO, 40EMO, 40ESO1, 40LSIO, 40SLO, ~~40BMO~~ |
- 41, 41BMO, 41DDO, 41LSIO, 41SLO, ~~41BMO~~ |
- 42, 42BMO, 42DDO, 42EMO, 42ESO1, 42ESO3, 42LSIO, 42RO, 42SLO, ~~42BMO~~ |
- 43, 43BMO, 43DDO, 43DPO, 43ESO1, 43LSIO, 43SLO, ~~43BMO~~ |
- 44, 44DDO, 44EMO, 44ESO1, 44BMO |
- 45, ~~45DDO~~, ~~45BMO~~, 44BMO, 45DDO |
- 46, 46BMO, 46ESO1, 46HO, ~~46BMO~~ |
- 47, 47BMO |
- 48, 48BMO, 48DDO, 48EMO, 48ESO1, 48ESO3, 48LSIO, 48RO, 48SMO, 48VPO, ~~48BMO~~ |
- 49, 49BMO, 49DDO, 49EMO, 49ESO1, 49ESO3, 49LSIO, 49SMO, 49VPO, ~~49BMO~~ |
- 50, 50BMO, 50DDO, 50EMO, 50ESO1, 50LSIO, 50SLO, 50SMO, 50VPO, ~~50BMO~~ |
- 51, 51BMO, 51DDO, 51DPO, 51EMO, 51ESO1, 51HO, 51LSIO, 51PAO, 51RO, 51SLO, 51VPO |
- 52, 52BMO, 52DDO, 52EMO, 52ESO1, 52LSIO, 52SLO, 52VPO, ~~52BMO~~ |
- 53, 53BMO, 53DDO, 53EMO, 53ESO1, 53IPO, 53LSIO, 53PAO, 53RO, 53SLO, 53VPO, ~~53PAO~~, ~~53BMO~~ |
- 54, 54BMO, 54DDO, 54DPO, 54EMO, 54ESO1, 54ESO3, 54HO, 54LSIO, 54VPO, ~~54BMO~~ |
- 55, 55BMO, 55DDO, 55DPO, 55DCPO, 55EMO, 55EMO, 55ESO1, 55LSIO, 55PAO, 55VPO, ~~55BMO~~ |
- 56, 56BMO, 56DDO, 56EMO, 56ESO1, 56SLO, 56VPO, ~~56BMO~~ |
- 57, 57BMO, 57DDO, 57EMO, 57ESO1, 57SLO, 57VPO, ~~57BMO~~ |
- 58, 58LSIO, 58SMO |
- 59, 59BMO, 59DDO, 59EMO, 59ESO1, ~~59BMO~~ |

EAST GIPPSLAND PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

06/01/2026
C163egip Proposed C165egip

Name of document	Introduced by:
220 Baades Road Subdivision of Approved Development (June 1999)	NPS1
598-610 Main Street, Bairnsdale (November 2021)	C163egip
Bullock Island - Lakes Entrance Concept Plan (November 2011)	C88
Ellasville Road, Nicholson, Subdivision Process	C1
Extract from Lake Tyers Beach and Surrounding Strategy Plan being Plan 4 Residential Opportunities (1991)	C32
Extract from Lakes Entrance Strategy Plan Figure 4.3 Outline Development Plan (1987)	C33
Fernbank Restructure Plan	NPS1
Glen Wills Restructure Plan (1995, updated 2013)	C116
Healeys Road Overall Development Plan	C63
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas (Victorian Health Building Authority, October 2024)	GC242
Lakes Entrance Northern Growth Area Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Lakes Entrance Northern Growth Area Native Vegetation Precinct Plan (East Gippsland Shire Council, October 2023)	C168egip
Newlands Arm Estate Restructure Plan, Version 7 (March 2017) Crowther & Sadler, 2025)	C138 C165egip
Patricia Baleen Gas Plant (June 2014)	C120
Resort Hotel/Motel and Convention Facility Development (May 1999)	NPS1
Stockman Base Metals Project Incorporated Document (2020)	C130
Storth Ryes Boat Harbour and Marina Development (May 1999)	NPS1
Storth Ryes Incorporated Plan (June 2000)	C2
Storth Ryes Service Commercial Centre (May 1999)	NPS1
Tambo Bluff Estate, Metung Restructure Plan (2018 Crowther & Sadler, 2025)	C139 egipC165egip
Township of Sunnyside Restructure Plan	NPS1

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Name of background document	Amendment number - clause reference
<i>Input to Twin Rivers Land Use Plan – Economic Assessment of Future Land Requirements</i> (Essential Economics Pty Ltd, August 2011)	Clause 43.04s9 11.01L-06 Clause 11.01L-07 Clause 11.01L-08
Lakes Entrance Northern Growth Area Outline Development Plan (SMEC Urban Pty Ltd, October 2013)	Clause 43.02s13
<i>Lakes Entrance Northern Growth Area Social Impact Assessment</i> (East Gippsland Shire Council, August 2012)	Clause 43.04s8
<i>Lakes Entrance Urban Design Framework</i> (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s13
<i>Mallacoota Urban Design Framework</i> (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s12
<i>North Arm Action Plan. Friends of North Arm</i> (East Gippsland Shire and Department of Natural Resources and Environment, 1996)	Clause 42.02s7
<i>Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology</i> (Water Technology Pty Ltd, October 2013)	Clause 43.04s8
<i>Paynesville Growth Area Structure Plan</i> (East Gippsland Shire Council, 2016 updated 2025)	Clause 11.01-1L-05
<i>Paynesville Urban Design Framework</i> (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s14
<i>Raymond Island Strategy</i> (Shire of Bairnsdale, 1992)	Clause 42.02s2
<i>Revegetation Planting Standards</i>	Clause 43.04s4 Clause 43.04s7
<i>Roadside Management Plan</i> (East Gippsland Shire Council, 1995)	Clause 42.02s1
<i>Salinity Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1 & 2)</i> (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.02s
<i>The Siting and Design Guidelines for Structures on the Victorian Coast</i> (Victorian Coastal Council, 1998)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
<i>Social Impact Assessment Guidelines for Development Applications</i> (East Gippsland Shire Council, 2013).	Clause 15.01-4L
<i>State Overview Report, Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
<i>Twin Rivers Land Use Plan – Final Report</i> (Meinhardt Infrastructure & Environment Pty Ltd, May 2012)	Clause 43.04s9 11.01L-06 Clause 11.01L-07

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
	Clause 11.01L-08
<i>Twin Rivers Land Use Plan, Nicholson – Options for future Township Zone growth Desktop Analysis</i> (Meinhardt, 2012)	Clause 43.04s9 11.01L-06 Clause 11.01L-07 Clause 11.01L-08
<i>Victoria's Native Vegetation Management – A Framework for Action</i>	Clause 43.04s3 Clause 43.04s4 Clause 43.04s7
<i>Urban Design Frameworks for Bemm River, Eagle Point, Gipsy Point, Lake Tyers Beach, Marlo, Metung, Newlands Arm, Nungurner, Raymond Island and Tambo Bluff</i> (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s11
Urban Waterway Guidelines (East Gippsland Shire Council, March 2013)	Clause 43.04s9

EAST GIPPSLAND PLANNING SCHEME

10/10/2019
C153egip**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0****Application requirements**10/10/2019
C153egip

None specified.

2.0**Heritage places**---/---/---
Proposed C165egip

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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BAIRNSDALE

HO3	Office, 44 Bailey Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO4	House, 19 Bent Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO5	House, 21 Bent Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO14	House, 'Dalbagie' 7 Dalmahoy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO15	BACE (former Bairnsdale High School), 27 Dalmahoy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO16	House, 105 Dalmahoy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO17	House, 52 Dawson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO25	House, 5 Dreverman Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO27	House, 'Sans Souci', 31 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO28	St John's Anglican Church, 2 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO29	Masonic Lodge, 9 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO30	House, 57 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO31	House, 61 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO33	House, 65 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO34	House, 79 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO35	House, 92 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO36	House, 41 Goold Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO37	House, 63 Goold Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO38	House, 67B Goold Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO39	Sales Ring, Bairnsdale Regional Saleyards, Grant Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO40	House, 2 Grant Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO41	House, 71 Francis Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO42	House, 12 Hodgson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO43	Art Workshop (former Emmanuel Anglican Church), 20 Hodgson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO45	Bairnsdale Pumping Station, Jennings Street (Pumping Station), and Main Street (Tower), Bairnsdale	-	-	-	-	-	Yes Ref No H2040	Yes	No
HO46	Museum, Macarthur Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO47	Bairnsdale Butter Factory, 2 Macleod Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO48	Railway Station, 97 Macleod Street, Bairnsdale	Yes	Yes	No	Yes	No	No	Yes	No
HO49	Grand Terminus Hotel, 98 Macleod Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO51	House, 190 Macleod Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO53	Main Street Gardens, 2-432 Main Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO54	T.A.F.E. College, 46 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO55	Police Station (former) (now T.A.F.E.), 48 Main Street, Bairnsdale (rear only)	Yes	No	No	Yes	No	No	Yes	No
HO56	Archies Restaurant (formerly T.A.F.E.), 50 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO57	Mitchell River Tavern (former Orient Hotel), 59 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO58	Bairnsdale Bearing Supplies, 67A Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO59	Beaumont Tiles, 70-72 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO60	Offices, 111-115 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO61	Shop, 118 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO62	Warren Graham and Murphy P/L, 119 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO63	Commercial Hotel, 124-126 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO64	King and Heath Real Estate Agency, 125 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO65	Shops, 128-130 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO66	Rotunda, Main Street Gardens, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO67	Drinking Fountain, Main Street Gardens, Bairnsdale	No	No	No	Yes	No	No	No	No
HO68	Shops, 136-140 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO69	Shops / Offices, 137 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO70	Shop, 155 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO71	Shop, 160 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO72	Shop, 162 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO73	Shop, 168-170 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO74	Shop, 173-175 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO75	Shop (former 'Big Garage'), 201 Main Street and 58 Service Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO76	South Africa War Memorial, Main Street Gardens, Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO77	World War I War Memorial, Main Street Gardens, Main Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO79	Shop, 225 Main Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO80	St. Mary's Catholic Church, 240-256 Main Street, Bairnsdale	-	-	-	-	-	Yes Ref No H2174	Yes	No
HO81	Fire Station, 261 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO83	Main Hotel, 270 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO84	Gippsland Lakes Community Health, 281-283 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO85	Bairnsdale 754 Primary School, 324-368 Main Street, Bairnsdale	Yes	Yes	No	Yes	No	No	Yes	No
HO86	Alternative Health Clinic, 357 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO87	Medical Centre, 305 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO88	Office, 289 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO89	House, 374 Main Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO91	House, 11 McCulloch Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO92	House, 13 Turnbull Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO93	House, 35 McCulloch Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO94	House, 32 McEacharn Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO95	House, 35 McEacharn Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO96	House, 37 McEacharn Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO97	House, 47 McEacharn Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO367	Former Bairnsdale Hospital, 14 McKean Street, Bairnsdale	-	-	-	-	-	Yes Ref No H2310	Yes	No
HO98	Former Bairnsdale Hospital (part), McKean & Moroney Streets, Bairnsdale	Yes	Yes	No	Yes	No	No	Yes	No
HO100	House, 1 Mitchell Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO102	House, 9-11 Mitchell Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO104	House, 26 Mitchell Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO105	House, 16 Moroney Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO106	House, 28 Moroney Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO107	House, 1 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO108	House, 3 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO109	House, 21 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO110	House, 44 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO111	House, 48 Murphy Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO112	Riversleigh Private Hotel ('Riversleigh' & 'Heatherlea'), 1 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO113	Nicholson St Gallery (former Shire offices) and Rowing Club Memorial, 12 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO114	Bairnsdale Court House, 14 Nicholson Street, Bairnsdale	-	-	-	-	-	Yes Ref No H1462	No	No
HO117	House, 46 Grant Street, Bairnsdale	Yes	No	No	Yes	No	No	No	No
HO116	Cafe, 76 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	No	No
HO118	House, 172 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO119	House, 173 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO120	House, 176 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO121	House, 179 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO123	House, 202 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO124	House, 204 Nicholson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO125	Former Albion Hotel, Corner Nicholson Street & Bailey Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO128	House, 'Oakbank' (former hotel), 6 Park Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO129	St. John's Anglican Church Rectory, 1 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO131	House, 25 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO132	House, 28 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO133	House, 48 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO134	House, 50 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO135	House, 52 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO136	House, 67 Pearson Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO138	House, 1Pinnock Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO139	House, 41 Pinnock Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO140	House, 1/54 Pinnock Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO142	Railway Bridge, Mitchell River, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO145	House, 8 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO146	Houses, 9-11 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO147	Convent (former), 15 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO149	Office, (former St Andrews Presbyterian Church), 27 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO150	Houses, 26-28 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO151	Office, 'St Albans House', 54 Pyke Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO156	'Riverine House' (former Warrenbayne), 27 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO158	House, 57 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO159	House (former Convent), 65 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO160	House, 67 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO161	House, 73 Riverine Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO166	Kindergarten (former 'Kooralbyn'), 8 Rupert Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO167	House, 41 Rupert Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO168	House, 57 Rupert Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO170	Former Bairnsdale Mechanics Institute (East Gippsland Shire Library), 20 Service Street, Bairnsdale	-	-	-	-	-	Yes Ref No H1284	No	No
HO171	House, 37 Scott Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO172	Goodman's Store, Suding Road, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO173	House, 9 Turnbull Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO174	House, 18 McCulloch Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO181	House, 4 Warde Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO182	House, 11 Warde Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO183	House, 13 Warde Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO184	House, 17 Warde Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO185	Bairnsdale Wharf, Wharf Street, Bairnsdale	No	No	No	Yes	No	No	Yes	No
HO189	Café (former stables, Goodwin Motors), 4 Wood Street, Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO240	Bengworden Grinding Grooves, south-west of Bairnsdale	No	No	No	Yes	No	No	No	Yes
HO324	'Scarred Tree' River Red Gum (<i>Eucalyptus camaldulensis</i>), Howitt Park, north side of Princes Highway, east of Mitchell River, Bairnsdale	No	No	Yes	Yes	No	No	No	Yes
HO345	Red Ironbark (<i>Eucalyptus sideroxylon subsp. tricarpa</i>) Tree, west side of Whelan Road, 500 m from Spring Road junction, Bairnsdale	No	No	Yes	Yes	No	No	No	No
HO346	Forest Red Gum Tree (<i>Eucalyptus tereticornis</i>), East Gippsland TAFE College, off Victoria Street, Bairnsdale	No	No	Yes	Yes	No	No	No	No
HO26	Cemetery & Memorial Gardens, Forge Creek Road, south of Bairnsdale	No	No	No	Yes	No	No	Yes	No
WEST BAIRNSDALE									
HO1	House, 55 Anderson Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO2	House, 'Elim', 69 Anderson Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

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HO7	House, 'Cairnholme' 1 Bredt Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO10	House, 11 Calvert Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO18	Bairnsdale Hospital (East Gippsland Regional Health Service), 122 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO19	House, 9 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO20	House, 'Tara', 37 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO21	House, 96 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO22	House, 104 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO23	House, 'Sunnyside', 114 Day Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO152	House, 24 Riley Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO153	House, 40 Riley Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO175	House, 20 Victoria Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO177	Former Mossiface School, West Bairnsdale Primary School, 54 Wallace Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO179	House, 141 Wallace Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO180	House, 183 Wallace Street, West Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
EAST BAIRNSDALE									
HO11	House, 10 Crooke Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO13	House, 100 Crooke Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO44	McMillan Cairn & Horse Trough, Howitt Park, Princes Highway, East Bairnsdale	No	No	No	Yes	No	No	No	No
HO52	House, 9 Macrae Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO143	General Store/Hotel, 63 Princes Highway, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO144	House, 158 Princes Highway, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO162	House, 16 Robb Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO163	House, 19 Robb Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO164	House, 29 Robb Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
HO165	House, 31 Robb Street, East Bairnsdale	Yes	No	No	Yes	No	No	Yes	No
DEPTFORD									
HO290	Houghtons Flat Gold Diversion Tunnel, Nicholson River, Slaughter Walking Track, Deptford	-	-	-	-	-	Yes Ref No H1262	No	No
LUCKNOW									
HO126	House, 22 Great Alpine Road (Omeo Highway), Lucknow	Yes	No	No	Yes	No	No	Yes	No
HO127	Former Lucknow Primary School, 112 Great Alpine Road (Omeo Highway), Lucknow	Yes	No	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

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PICNIC POINT									
HO24	Picnic Point Community Hall, 114-116 Dreverman Street, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
HO141	House, 21 Pope Street, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
HO186	House, 'Burleigh' 1 Williams Parade, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
HO187	House, 9 Williams Parade, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
HO188	House, 27 Williams Parade, Picnic Point	Yes	No	No	Yes	No	No	Yes	No
TOMS CREEK									
HO341	Stand of Snow Gum Trees (<i>Eucalyptus pauciflora subsp. pauciflora</i>)(100 approx), Meerlieu-Bengworden Road, west of Toms Creek	No	No	Yes	Yes	No	No	No	No
WATERHOLES									
HO353	Pear Tree (<i>Pyrus communis</i>), in garden south of homestead, 540 Archies Road, Waterholes	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

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WUK WUK									
HO296	Wuk Wuk Bridge, over Mitchell River, Wuk Wuk	Yes	Yes	No	Yes	No	No	No	No
WY YUNG									
HO8	Wy Yung Hotel, 120 Bullumwaal Road, Wy Yung	Yes	No	No	Yes	No	No	Yes	No
HO9	House, 142 Bullumwaal Road, Wy Yung	Yes	No	No	Yes	No	No	Yes	No
BENDOC, BONANG & DISTRICTS									
HO292	Bendoc Union Church, 16 Nichol Street, Bendoc	-	-	-	-	-	Yes Ref No H1775	No	No
HO285	Delegate River Gold Diversion Tunnel, Tunnel Ridge Track, Delegate River and Bendoc	-	-	-	-	-	Yes Ref No H1261	No	No
HO289	Pioneer Battery Site, Gay Road, Errinundra	-	-	-	-	-	Yes Ref No H1429	No	No

EAST GIPPSLAND PLANNING SCHEME

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HO327	'Bottle Tree' Mountain Grey Gum Tree (<i>Eucalyptus cypellocarpa</i>), 1.9 km from junction of Bonang-Delegate Road and Gap Road	No	No	Yes	Yes	No	No	No	No
HO330	'Twin Trees', Shining Gum Tree (<i>Eucalyptus denticulata</i>), Gap Road, between Bendoc and Bonang River	No	No	Yes	Yes	No	No	No	No
HO331	Shining Gum Tree Tree (<i>Eucalyptus denticulata</i>), between Old Bonang and Bendoc Roads, opposite Jughandle Track	No	No	Yes	Yes	No	No	No	No
BRUTHEN & DISTRICT									
HO238	Mossiface Hop Kilns, 1144 Swan Reach Road, Mossiface	-	-	-	-	-	Yes Ref No H540	No	No
BUCHAN & DISTRICT									
HO366	Murrindal River Truss Bridge, Basin Road, Buchan <i>Please note, this place was impacted by 2019/2020 bushfires</i>	-	-	-	-	-	Yes Ref No H2311	No	No

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HO241	Buchan Caves Reserve, Caves Road, Buchan The heritage place includes River She-oak Tree (<i>Casuarina cunninghamiana</i>), near pumphouse opposite Ranger's house and tennis courts River She-oak Tree (<i>Casuarina cunninghamiana</i>), beside main drive near playground beyond kiosk Cottonwood Tree (<i>Populus deltoides</i>), beside creek, opposite Ranger's house <i>Please note, this place was impacted by 2019/2020 bushfires</i>	-	-	-	-	-	Yes Ref No H1978	No	No
HO242	Buchan Butter Factory, Caves Road, Buchan	Yes	No	No	Yes	No	No	Yes	No
HO251	Homestead 'Murrindale Park', Murrindal	No	No	No	Yes	No	No	Yes	No
HO256	Tommy Dillon Grave, Gelantipy	No	No	No	Yes	No	No	Yes	No
HO299	Murrindal River Truss Bridge, Basin Road, north-east of Buchan	Yes	Yes	No	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

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CANN RIVER & DISTRICT									
HO250	Old Noorinbee School, Noorinbee, north of Cann River	No	No	No	Yes	No	No	Yes	No
GENOA									
HO283	Timber Truss and Concrete Bridge over Genoa River, Old Princes Highway, Genoa <i>Please note, this place was impacted by 2019/2020 bushfires</i>	-	-	-	-	-	Yes Ref No H1214	No	No
LAKES ENTRANCE & DISTRICT									
HO225	New Works Historic Complex, The Hummocks, Lakes Entrance and The Entrance, Nyerimilang	-	-	-	-	-	Yes Ref No H1532	No	No
HO316	Stand of Kurrajong Trees (<i>Brachychiton populneus</i>) (12 approx) plus one isolated tree, near Maringa Creek, Nyerimilang Historic Park, Kalimna West	No	No	Yes	Yes	No	No	No	No
MALLACOOTA & DISTRICT									
HO227	R.A.A.F. Underground Operations Room (former) Aerodrome Access Road, Mallacoota	No	Yes	No	Yes	No	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

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HO245	Captain Stevensons Point Area, south-east of Mallacoota	No	No	Yes	Yes	No	No	Yes	Yes
HO246	Mallacoota Inlet Midden Complex, Mallacoota	No	No	Yes	Yes	No	No	Yes	Yes
HO313	Stand of Rough-barked Apple Myrtle Trees (<i>Angophora floribunda</i>) (22), Maurice Avenue, Mallacoota	No	No	Yes	Yes	No	No	No	No
HO314	Rough-barked Apple Myrtle Tree (<i>Angophora floribunda</i>), Allan Drive (opposite northern end of Maurice Avenue), Mallacoota	No	No	Yes	Yes	No	No	No	No
HO336	Mallacoota Gum Trees (<i>Eucalyptus globulus subsp. globulus x. E. cypellocarpa</i>) (20 approx), Mallacoota Sportsground and Camping Park, Develing's Gulch, Mallacoota.	No	No	Yes	Yes	No	No	No	No
METUNG									
HO322	Coast Grey Box Tree (<i>Eucalyptus bosistoana</i>), Lot 14, Fell Place, off Stirling Road, Metung	No	No	Yes	Yes	No	No	No	No

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HO323	Coast Grey Box Tree (<i>Eucalyptus bosistoana</i>), 60 m off track to water tower, off Stirling Road, north side of Metung State School, Metung	No	No	Yes	Yes	No	No	No	No
NICHOLSON									
HO303	Nicholson River Railway Bridge, Nicholson	Yes	Yes	No	Yes	No	No	No	No
NOWA NOWA & DISTRICT									
HO229	Rail Bridge, over Stony Creek, Orbost-Bairnsdale Line, Nowa Nowa	-	-	-	-	-	Yes Ref No H1436	No	No
HO243	Anglican Church, Lake Tyers Aboriginal Trust, 485 Rules Road, Toorloo Arm	-	-	-	-	-	Yes Ref No H1796	No	Yes
HO244	Lake Tyers Aboriginal Mission, Lake Tyers	Yes	No	No	Yes	No	No	Yes	Yes
HO304	Boggy Creek Railway Bridge, Nowa Nowa	Yes	Yes	No	Yes	No	No	No	No
HO305	Hospital Creek No. 1 Railway Bridge, east of Nowa Nowa	Yes	Yes	No	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

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HO307	Buchan Blue Wattle Tree (<i>Acacia caerulescens</i>), south-west side of Toorloo Arm Bridge, Princes Highway, Lake Tyers Forest Park	No	No	Yes	Yes	No	No	No	No
OME0 & DISTRICT									
HO228	Omeo Justice Precinct, 173-175 Day Avenue, Omeo	-	-	-	-	-	Yes Ref No H1536	No	No
HO230	Office/Shop (former Dept of Natural Resources & Environment), Day Avenue, Omeo	Yes	No	No	Yes	No	No	Yes	No
HO231	Omeo Post Office, 155 Day Avenue, Omeo	-	-	-	-	-	Yes Ref No H650	No	No
HO234	Oriental Claims Hydraulic Sluicing Site, Great Alpine Road, Omeo	-	-	-	-	-	Yes Ref No H1225	No	No
HO235	Victoria Falls Hydro-electric Power Station, Victoria Falls Road, Cobungra via Omeo	-	-	-	-	-	Yes Ref No H1942	Yes	No
HO236	Hinnomunjie Bridge, over Mitta Mitta River, Omeo Valley Road, Omeo Valley	-	-	-	-	-	Yes Ref No H917	No	No

EAST GIPPSLAND PLANNING SCHEME

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HO254	Mount Wills Historic Area, Glen Valley	No	No	No	Yes	No	No	Yes	No
HO265	United Brothers Battery Site, Glen Valley	No	No	No	Yes	No	No	Yes	No
HO266	Pelton Wheel Generating Plant, Glen Valley	Yes	No	No	Yes	No	No	Yes	No
HO267	Mount Alfred Battery Site, Glen Valley	No	No	No	Yes	No	No	Yes	No
HO287	Omeo State Battery, Dry Gully Road, Omeo	-	-	-	-	-	Yes Ref No H1269	No	No
HO288	New Chum Gold Battery Site, Degreaves Track, Benambra	-	-	-	-	-	Yes Ref No H1271	No	No
HO294	Omeo Cemetery Reserve, Omeo	No	Yes	No	Yes	No	No	No	No
HO298	Jubilee Bridge over Livingstone Creek, 7.0 km north of Omeo	Yes	Yes	No	Yes	No	No	No	No
HO365	Cobungra Bridge, over Cobungra River, Omeo Highway, Anglers Rest	-	-	-	-	-	Yes Ref No H1854	No	No
HO363	Peter Ah Sen Saw Mill, Splitters Range Road, Omeo and Tongio	-	-	-	-	-	Yes Ref No H2021	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
ORBOST & DISTRICT									
HO300	Bete Bolong Creek Bridge, Orbost-Buchan Road, between Bete Bolong and Buchan	Yes	Yes	No	Yes	No	No	No	No
HO306	Snowy River Floodplain Railway Bridge, east of Newmerella.	Yes	Yes	No	Yes	No	No	No	No
HO308	Stand of Buchan Blue Wattle Trees (<i>Acacia caeruleascens</i>) (50 approx), right hand side at end of road, Old Toorloo Road, near Orbost	No	No	Yes	Yes	No	No	No	No
HO309	Stand of Maiden's Wattle Trees (<i>Acacia maidenii</i>) (100 approx.), 4.8 km from railway reserve crossing along Bete Bolong Road, near Orbost	No	No	Yes	Yes	No	No	No	No
HO310	Stand of Maiden's Wattle Trees (<i>Acacia maidenii</i>) (100 approx.), 1.5 km from Newmerella, along Burns Road (near 45 km speed sign)	No	No	Yes	Yes	No	No	No	No
HO311	Stand of Maiden's Wattle Trees (<i>Acacia maidenii</i>) (13 approx.), south side of Bete Bolong Road, 1.7 km from Reeves Road, west of Orbost	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO317	Indian Bean Tree (<i>Catalpa bignonioides</i>), outside Shire offices, Ruskin Street, Orbost	No	No	Yes	Yes	No	No	No	No
HO342	Red Box Tree (<i>Eucalyptus polyanthemos</i>), on roadside, Reeves Road, 0.7 km from Buchan-Orbost Road turnoff	No	No	Yes	Yes	No	No	No	No
HO355	Chestnut-leaved Oak Tree (<i>Quercus castaneifolia</i>), corner Nicholson and Locheil Streets, Orbost	No	No	Yes	Yes	No	No	No	No
HO356	Yellow Elderberry Tree (<i>Sambucus australasica</i>), 91 m from picnic table, east of Lochend Road junction, Snowy River roadside reserve	No	No	Yes	Yes	No	No	No	No
HO357	Buff Hazelwood Tree (<i>Symplocos thwaitesii</i>), west side of Snowy River opposite Wood Point, 14 km north-west of Orbost	No	No	Yes	Yes	No	No	No	No
HO364	Stringers Knob Fire Spotting Tower, Monument Track, Bete Bolong North <i>Please note, this place was impacted by 2019/2020 bushfires</i>	-	-	-	-	-	Yes Ref No H2244	No	No

PAYNESVILLE

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO237	Slip and Winch Shed, Paynesville Slipway, 60-74 Slip Road, Paynesville	-	-	-	-	-	Yes Ref No H1648	No	No
HO284	Old Paynesville Primary School & Oak Tree, Paynesville	Yes	No	Yes	Yes	No	No	Yes	No
POINT HICKS									
HO232	Point Hicks Lightstation, Lighthouse Track, Tamboon	-	-	-	-	-	Yes Ref No H1983	Yes	No
HO280	Cairn east of Point Hicks (Cape Everard)	No	No	No	Yes	No	No	Yes	No
SWIFTS CREEK & DISTRICT									
HO233	Bindi Homestead & Stone Outbuildings, Bindi Road, Bindi	Yes	No	No	Yes	Yes	No	Yes	No
HO247	Cassilis Historic Area, Cassilis	No	No	No	Yes	No	No	Yes	No
HO368	Volunteer Defence Corps (VDC) Tambo Trenches, Great Alpine Road, Ensay	-	-	-	-	-	Yes Ref No H2446	No	No
HO263	Ensay Homestead, off Omeo Highway, Ensay	Yes	No	No	Yes	Yes	No	Yes	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO269	Yellow Girl Air Receiver, Swifts Creek	No	No	No	Yes	No	No	Yes	No
HO279	Jirnkee Water Race, Tongio West	No	No	No	Yes	No	No	Yes	No
HO286	Odells Gully Gold Battery Site, Odells Track, Swifts Creek	-	-	-	-	-	Yes Ref No H1275	No	No
HO295	Cassilis Public Cemetery Reserve, Cassilis	No	Yes	No	Yes	No	No	No	No
HO293	Washington Winch, Nunniong Road, Nunniong	-	-	-	-	-	Yes Ref No H1825	No	No
HO361	Mount Hepburn Company Gold Treatment Works, Cassilis Road, Tongio	-	-	-	-	-	Yes Ref No H1940	No	No
HO362	Cassilis Gold Mining Company Treatment Works, Bayliss Spur Road, Swifts Creek	-	-	-	-	-	Yes Ref No H1941	No	No
TUBBUT									
HO248	Ambyne Crossing Swing Bridge, Ambyne Settlement Road, Tubbut	Yes	No	No	Yes	No	No	Yes	No
HO302	Auer's Entry Road Bridge over Deddick River, Tubbut	Yes	Yes	No	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
RURAL AREAS – EAST									
HO249	Wroxham Grinding Grooves, north of Wangarabell	No	No	No	Yes	No	No	Yes	Yes
HO301	McKillops Bridge, over Snowy River, McKillops Road, Deddick Valley and Wulgulmerang East	-	-	-	-	-	Yes Ref No H1849	No	No
HO312	Blackwood Tree (<i>Acacia melanoxylon</i>), Coast Range Road, 40 m east of road, 7.9 km from junction with Goonmirk Rocks Road	No	No	Yes	Yes	No	No	No	No
HO315	Southern Sassafras Tree (<i>Atherosperma moschatum</i>), Errinundra Road, 2 km east of Gunmark Road intersection, 70m along rainforest boardwalk across creek	No	No	Yes	Yes	No	No	No	No
HO320	Black Olive-berry Tree (<i>Elaeocarpus holopetalus</i>), Errinundra Road, 500 m from intersection with Gunmark Road, west side of road	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO321	Black Olive-berry Tree (<i>Elaeocarpus holopetalus</i>), 75 m from Coast Range Road and 20 m east from Rooty Break Track, opposite sign	No	No	Yes	Yes	No	No	No	No
HO325	Mountain Grey Gum Tree (<i>Eucalyptus cypellocarpa</i>), Ellery Camp	No	No	Yes	Yes	No	No	No	No
HO326	Mountain Grey Gum Tree (<i>Eucalyptus cypellocarpa</i>), Waratah Flat Road, 1 km from junction with Yalmy Road	No	No	Yes	Yes	No	No	No	No
HO328	Mountain Gum Tree (<i>Eucalyptus dalrympleana</i> subsp. <i>dalrympleana</i>), Gap Road, at sign 100m south of Gunmark Road	No	No	Yes	Yes	No	No	No	No
HO329	Alpine Ash Trees (<i>Eucalyptus delegatensis</i>) (2), Mt Ellery walking track, next to gate, 0.5 km from Big River Road	No	No	Yes	Yes	No	No	No	No
HO332	Shining Gum Tree (<i>Eucalyptus denticulata</i>), on edge of track, Monkey Top Track, 1.5 km from Yalmy Road	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO333	Shining Gum Tree (<i>Eucalyptus denticulata</i>), 1 m on west side of Hensleigh Creek Road, about 0.5 km north of Coast Range Road	No	No	Yes	Yes	No	No	No	No
HO334	River Peppermint Tree (<i>Eucalyptus elata</i>), East Bank of Wallagaraugh River, 750 m north-west of house, 1 km above The Bullring, east of Genoa	No	No	Yes	Yes	No	No	No	No
HO335	River Peppermint Tree (<i>Eucalyptus elata</i>), 42 m along walk from 1 st swing bridge, Bemm River Rainforest Walk	No	No	Yes	Yes	No	No	No	No
HO337	Stand of Spotted Gum Trees (<i>Eucalyptus maculata</i>), (400 approx), Monument Track, off Mottle Ridge Road, sth-sth-east of Mt Tara	No	No	Yes	Yes	No	No	No	No
HO338	Yellow Box Tree (<i>Eucalyptus melliodora</i>), on Davidson property, 3.4 km from Rodger River crossing along Varneys Track, 40m from road on south side	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO339	Yellow Box Tree (<i>Eucalyptus melliodora</i>), north of Hicks Camping Ground, off Varneys Track, 70 m east of Rodger River Measuring Station	No	No	Yes	Yes	No	No	No	No
HO340	Messmate Tree (<i>Eucalyptus obliqua</i>), 3.75 km along BA Road and 1.8 km from Ellery Creek Track, Ellery Creek catchment	No	No	Yes	Yes	No	No	No	No
HO343	Mountain Ash Tree (<i>Eucalyptus regnans</i>), west side of Waratah Flat Road, 3.95 km from the Rodger River bridge	No	No	Yes	Yes	No	No	No	No
HO344	Mountain Ash Tree (<i>Eucalyptus regnans</i>), Coast Range Road, 1 km west of intersection with Cobon Road, on south side	No	No	Yes	Yes	No	No	No	No
HO348	Stand of Cabbage Fan-palm Trees (<i>Livistona australis</i>), (40 approx.) along track 200 m from entrance, Cabbage Palm Reserve, Princes Highway	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO349	Privet Mock-olive Tree (<i>Notelaea ligustrina</i>), 5m west of Rooty Break Track, about 20 m from Coast Range Road	No	No	Yes	Yes	No	No	No	No
HO350	Mountain Plum Pine Tree (<i>Podocarpus lawrencei</i>), Gunmark Rock Reserve, Goonmirk Ranges	No	No	Yes	Yes	No	No	No	No
HO351	Mountain Plum Pine Tree (<i>Podocarpus lawrencei</i>), Goonmirk Rocks Road, 30m south of Goonmirk Rocks walking track, 80m east of Aspen Battery Track sign	No	No	Yes	Yes	No	No	No	No
HO354	Pear Tree (<i>Pyrus communis</i>) and Black Locust Tree (<i>Robina pseudoacacia</i>), Black Mountain Station, on south bank of Little River north of bridge, Gelantipy-Jindabyne Rd	No	No	Yes	Yes	No	No	No	No
HO358	White Victorian Waratah Tree (<i>Telopea oreades</i> 'Errinundra White'), River Road, east side of Little Yalmy Creek	No	No	Yes	Yes	No	No	No	No

EAST GIPPSLAND PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO359	Kanooka (Water Gum) Tree (<i>Tristaniopsis laurina</i>), south of swing bridge, junction of McKenzie & Bemm Rivers, Bemm River Rainforest Walk	No	No	Yes	Yes	No	No	No	No
HO347	Eastern Leatherwood Tree (<i>Eucryphia moorei</i>), western arm of Harrisons Creek, Black Hole Road about 1 km from junction with Buckland Road	No	No	Yes	Yes	No	No	No	No
RURAL AREAS - WEST									
HO226	Wallace's Hut, Wallace's Track, Nelse (Bogong High Plain, Alpine National Park)	-	-	-	-	-	Yes Ref No H1616	No	No

EAST GIPPSLAND PLANNING SCHEME

10/10/2019
C153egip**SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO12**.**RESIDENTIAL DEVELOPMENT IN COASTAL SETTLEMENTS: MALLACOOTA****1.0**10/10/2019
C153egip**Design objectives**

The following design objectives apply to all areas shown on Map 1 forming part of this clause, including the character areas.

All areas

To protect and manage the township character of coastal settlements.

To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.

To ensure that new development is designed to minimise visual impacts on the natural landscape.

To ensure that new development is visually and physically integrated with the site and surrounding landscape.

To ensure that new development is sited and designed to be visually unobtrusive through and above the surroundings tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.

To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.

To conserve and enhance views to the Inlet from public places in the town centre character area.

Karbeethong residential (area 1)

To reinforce the character of large homes within established gardens on the north east slope overlooking the inlet.

To encourage, where appropriate, the planting of indigenous tree species that help gardens to blend with the adjoining national park.

To ensure that views to the ridgeline from the inlet are predominantly occupied by the tree canopy rather than buildings.

Western rural residential (area 2)

To ensure new buildings have a minimal footprint and are designed to high standards of energy efficiency.

To encourage consistent use of materials such as corrugated iron and timber cladding on lightweight framing, and use of natural colours.

To avoid standard suburban style homes that use extensive external masonry and mock period style buildings.

To minimise the amount of hard surfacing in garden spaces.

To encourage the use of indigenous planting in private gardens.

Stingray Point (area 3)

To ensure that the visual scale and bulk of any new development is compatible with the landscape values of the area.

To provide a range of low density housing and accommodation styles in a landscaped setting.

To encourage the retention and re-establishment of those landscape and physical features on the subject land that contribute to its appearance and character as part of the coastal setting.

To ensure that development respects the preferred neighbourhood character.

EAST GIPPSLAND PLANNING SCHEME

Town centre residential (area 9)

To encourage high quality, well-designed development that conceals car parking.

To allow for development up to a height of nine (9) metres above natural ground level measured within the building footprint.

To maintain the garden setting character of the area.

To ensure buildings are set back at least six (6) metres from the front boundary and two (2) metres from side boundaries.

Lakeside and Develing's residential (area 13)

To ensure retention of the existing natural tree canopy.

To encourage planting of additional indigenous trees and ground flora in private gardens.

2.0

10/10/2019
C153egip

Buildings and works

A permit is not required to construct a building or carry out works other than for:

- A building with a height of over 7.5 metres from natural ground level measured within the building footprint.
- A development where the total building area proposed on a site is greater than 300 square metres except within an approved building envelope.
- A development where the slope of land where the works are to be carried out is greater than 15 percent.

For the purpose of this provision, 'total building area' is inclusive of existing buildings [works] to be retained.

3.0

10/10/2019
C153egip

Subdivision

None specified.

4.0

10/10/2019
C153egip

Advertising signs

None specified.

5.0

10/10/2019
C153egip

Application requirements

An application for buildings and works must include the following information:

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any vegetation to be removed.
- Sufficient spot heights to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- Proposed new planting or site landscaping works.

6.0

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Proposed C165egip

Decision guidelines

Before deciding on an application, the responsible authority must consider, where appropriate the following decision guidelines that apply to the areas shown on Map 1 forming part of this clause.

EAST GIPPSLAND PLANNING SCHEME

All areas

- The design objectives of this schedule.
- The vision statements, objectives and strategies at Clause 11.03-4L-10, Planning for Places Mallacoota.
- Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.
- Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The need for and purpose of proposed vegetation removal.
- Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.
- Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.
- Whether the form, design and details of the building are compatible with the landscape setting, and the character of nearby or adjacent buildings.
- Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether the roof form of the building sits generally below the prevailing tree canopy.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether, in locations adjacent to the coast, the coastal reserve, or the foreshore reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.
- The impact of any new development on adjoining public land.

In relation to a proposed subdivision:

- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- Whether the potential for wildlife corridors through the area has been retained or created by limiting fencing and maintaining indigenous and native vegetation.
- The provision for water sensitive urban design.

EAST GIPPSLAND PLANNING SCHEME

- Provision in the design for the impact of coastal processes (the impacts from wind, waves, floods, storms, tides, erosion) on foreshore areas.
- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.

Karbeethong residential (area 1)

- Whether the proposed development is consistent with the established character of large homes and gardens on the north east slope overlooking the inlet.
- Whether any proposed landscaping treatment incorporates indigenous tree species that helps the garden blend with the adjoining national park.
- The impact of buildings and structures on views of tree canopy on the ridgeline from the inlet.
- Western rural residential (area 2)
- The extent to which the development minimises building footprint and provides a high standard of energy efficiency.
- Whether the proposed development uses materials that give the appearance of lightweight construction and natural colours.
- Whether the proposed design of any buildings avoids the use of extensive areas of masonry and mock heritage architecture.
- Whether the amount of hard surfacing in any new development enables the retention of adequate garden space.
- The extent to which the development incorporates the planting of new indigenous vegetation.

Stingray Point residential (area 3)

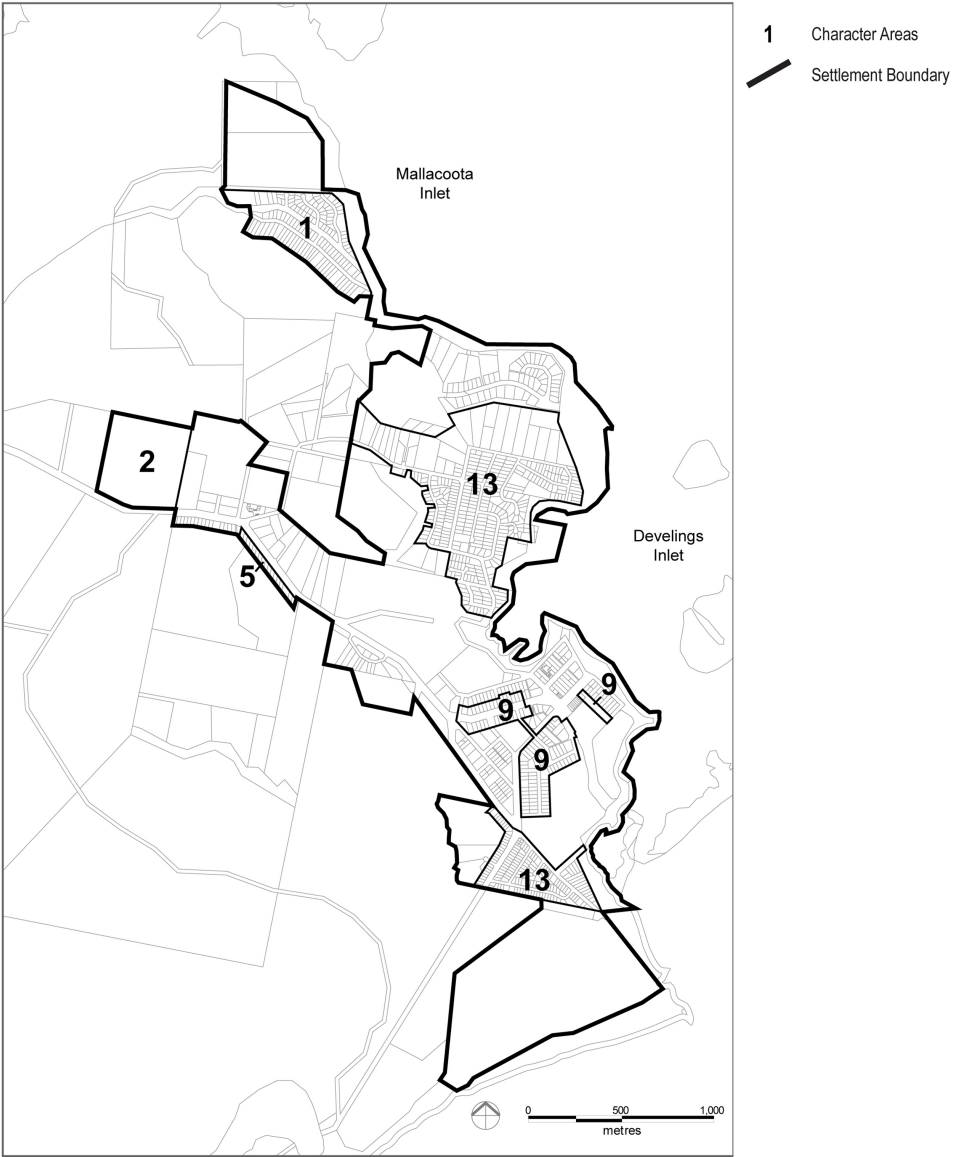
- Whether buildings are designed and developed to minimise visual impact.
- Whether buildings are designed with sloping roofs which generally repeat the prevailing slope of the land. Floor plans, changes of level entry points should be designed to be in sympathy with ground slope.
- Whether pergolas, decks and shade devices are used to soften the interface between buildings and surrounding vegetation.
- Whether split level buildings are used on sloping land to reduce the height of the building.
- Whether use of materials which reflect the colour and texture of the coastal setting. Materials should take account of colour, texture, durability and weathering characteristics.
- Whether carport, garages and outbuildings are built in the style and materials of the associated dwelling, or alternatively painted in colours that respect the coastal setting.

EAST GIPPSLAND PLANNING SCHEME

Lakeside and Develing’s residential (area 13)

- The impact of the proposed removal of any vegetation on the existing natural tree canopy.
- Whether the proposal includes the planting of additional trees and indigenous ground flora.

MALLACOOTA DDO Character Areas



EAST GIPPSLAND PLANNING SCHEME

10/10/2019
C153egip**SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO14**.**RESIDENTIAL DEVELOPMENT IN COASTAL SETTLEMENTS: PAYNESVILLE****1.0**10/10/2019
C153egip**Design objectives**

The following design objectives apply to all areas shown on Map 1 forming part of this clause, including the character areas.

All areas

To protect and manage the township character of coastal settlements.

To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.

To ensure that new development is designed to minimise visual impacts on the natural landscape.

To ensure that new development is visually and physically integrated with the site and surrounding landscape.

To ensure that new development is sited and designed to be visually unobtrusive through and above the surroundings tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.

To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.

Suburban (area 3)

To retain the existing character of the area formed by the dominance of front gardens and unobtrusiveness of buildings within streetscapes.

To limit the visual bulk of new buildings.

To limit the height of buildings in keeping with the established form and character of the area..

To ensure that any development above two storeys is constructed within the roof line of the building.

To lower the perceived height of buildings through the use of pitched roofs with an eaves overhang of at least 450mm.

To ensure that buildings are sited and designed to maximise front garden space and setback from rear boundary road frontages to preserve existing streetscapes.

To retain tree cover and the dominance of front gardens.

To encourage tree retention and the planting of native species.

To ensure that buildings are set back at least 6 metres from the front boundary, or an average of the existing front setbacks of adjacent buildings, whichever is the greater.

Village housing (area 4)

To limit the height of buildings in keeping with the established form and character of the area.

To lower the perceived height of buildings through the use of pitched roofs with an eaves overhang of at least 450mm.

To ensure that new development respects the setting and environs of existing heritage character buildings in relation to scale, mass and setbacks.

To encourage the redevelopment of sites that do not contain heritage character buildings at higher densities to take advantage of good access to the foreshore and town centre.

Newlands drive (area 6)

To ensure public access along Newlands Arm frontage.

EAST GIPPSLAND PLANNING SCHEME

To retain views to the water at Newlands Arm from Newlands Drive where practicable.

To encourage low, permeable fencing or open frontages on the southern frontage of Newlands Drive.

To retain established trees.

To encourage the height of buildings on the southern side of Newlands Drive not to exceed five (5) metres above natural ground level at the property frontage.

Town expansion (area 7)

To achieve a high quality residential subdivision.

To limit new development to a maximum height of 7.5 metres above natural ground level measured within the building footprint.

To encourage pitched roofs.

To retain established trees.

2.0

10/10/2019
C153egip

Buildings and works

A permit is not required to construct a building or carry out works other than for:

- A building with a height of more than 7.5 metres above natural ground level measured within the building footprint

3.0

10/10/2019
C153egip

Subdivision

None specified.

4.0

10/10/2019
C153egip

Advertising signs

None specified.

5.0

10/10/2019
C153egip

Application requirements

An application for buildings and works must include the following information:

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any vegetation to be removed.
- Sufficient spot heights to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- Proposed new planting or site landscaping works.

An application for subdivision must show the location, type and size of any trees to be removed.

6.0

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Proposed C165egip

Decision guidelines

Before deciding on an application, the responsible authority must consider, where appropriate the following decision guidelines that apply to the areas shown on Map 1 forming part of this clause.

All areas

The design objectives of this schedule.

EAST GIPPSLAND PLANNING SCHEME

- The vision statements, objectives and strategies at Clause 11.01L-05, Settlement Paynesville.
- Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.
- Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The need for and purpose of proposed vegetation removal.
- Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.
- Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.
- Whether the form, design and details of the building are compatible with the landscape setting, and the character of nearby or adjacent buildings.
- Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether the roof form of the building sits generally below the prevailing tree canopy.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether, in locations adjacent to the coast or the coastal reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.
- The impact of any new development on adjoining public land.

In relation to a proposed subdivision:

- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- Whether the potential for wildlife corridors through the area has been retained or created by limiting fencing and maintaining indigenous and native vegetation.
- The provision for water sensitive urban design.
- Provision in the design for the impact of coastal processes (the impacts from wind, waves, floods, storms, tides, erosion) on foreshore areas.

EAST GIPPSLAND PLANNING SCHEME

- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.

Suburban (area 3)

- Whether the proposal reflects the dominance of front gardens in the streetscape.
- Whether buildings are sited and designed to be unobtrusive within the streetscape.
- The extent to which visual bulk of any proposed development is minimised.
- Whether any development above two storeys is constructed within the roof line of the building.
- Whether the proposed development includes the use of pitched roofs with substantial overhanging eaves.
- Whether buildings are sited and designed to maximise front garden space.
- Whether the proposal retains existing trees and provides for the planting of new native species.
- Whether buildings are set back at least six (6) metres from the front boundary (or the rear boundary if this is on a road), or an average of the existing front setbacks of neighbouring buildings, whichever is the greater.

Village housing (area 4)

- Whether the proposed development includes the use of pitched roofs with substantial overhanging eaves.
- Whether new development respects the setting and environs of existing heritage character buildings in relation to scale, mass and setbacks.

Newlands drive (area 6)

- Whether the proposal enables public access along Newlands Arm frontage.
- Whether views to the water of Newlands Arm are retained from Newlands Drive.
- Whether any proposed fences at the southern frontage of Newlands Drive are low in height.
- Whether the proposal retains established trees.

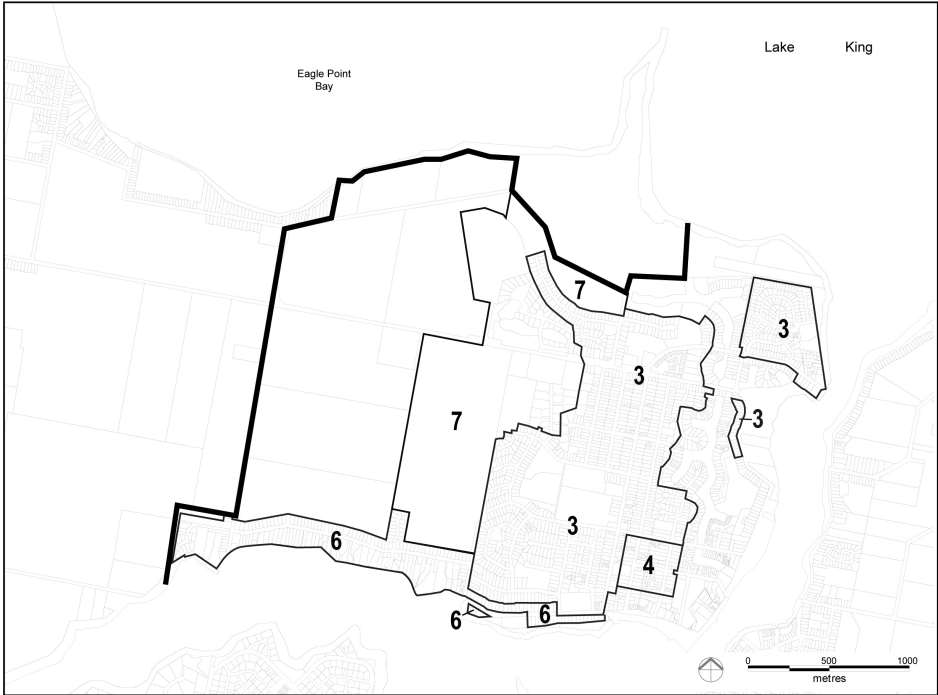
Town expansion (area 7)

- Whether the proposed development assists in achieving a high quality residential subdivision.

EAST GIPPSLAND PLANNING SCHEME

- Whether any proposed buildings incorporate pitched roofs.
- Whether the proposal retains established trees.

PAYNESVILLE DDO Character Areas



- 1 Character Areas
- Settlement Boundary

EAST GIPPSLAND PLANNING SCHEME

12/10/2017
C138

SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY

1.0

Restructure plan

Proposed C165egip

PS map ref	Land	Title of restructure plan
RO1	Glen Wills Township	Glen Wills Restructure Plan 1995 (updated 2013)
RO1	Sunnyside Township	Township of Sunnyside Restructure Plan
RO48	Fernbank Township	Fernbank Restructure Plan
RO51	Newlands Arm Estate	Newlands Arm Estate Restructure Plan (2025)
RO53	Tambo Bluff Estate	Tambo Bluff Estate, Metung Restructure Plan (2025)

EAST GIPPSLAND PLANNING SCHEME

08/07/2021
GC161

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0

Specific controls

Proposed C16Segip

PS Map Ref	Name of incorporated document
SCO1	Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document (Victorian Health Building Authority, October 2024)
SCO3	598-610 Main Street, Bairnsdale (November 2021)

EAST GIPPSLAND PLANNING SCHEME

31/07/2018
VC148**SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?****1.0****Maps comprising part of this planning scheme:**

Proposed C16Segip

- 1, 1BMO, 1EMO, 1ESO1, 1HO, 1RO
- 2, 2BMO, 2EMO, 2ESO1
- 3, 3EMO, 3ESO1
- 4, 4BMO, 4EMO, 4ESO1
- 5, 5BMO, 5EMO, 5ESO1
- 6, 6BMO, 6DDO, 6EMO, 6ESO1, 6HO
- 7, 7BMO, 7DDO, 7EMO, 7HO
- 8, 8BMO, 8DDO, 8EMO, 8ESO1, 8HO
- 9, 9BMO, 9EMO, 9ESO1, 9VPO
- 10, 10BMO, 10EMO, 10ESO1, 10ESO3
- 11, 11BMO, 11EMO, 11ESO1, 11HO
- 12, 12BMO, 12EMO, 12ESO1, 12HO
- 13, 13BMO, 13EMO
- 14, 14BMO, 14EMO, 14ESO1, 14HO, 14VPO
- 15, 15BMO, 15DDO, 15EMO, 15ESO1, 15HO, 15VPO
- 16, 16BMO, 16EMO, 16ESO1, 16VPO
- 17, 17BMO, 17EMO, 17ESO1, 17ESO3, 17LSIO
- 18, 18BMO, 18DDO, 18EMO, 18ESO1, 18HO
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- 24, 24BMO, 24ESO1, 24ESO3
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EAST GIPPSLAND PLANNING SCHEME

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- 57, 57BMO, 57DDO, 57EMO, 57ESO1, 57SLO, 57VPO
- 58, 58LSIO, 58SMO
- 59, 59BMO, 59DDO, 59EMO, 59ESO1

EAST GIPPSLAND PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0

Proposed C165egip

Incorporated documents

Name of document	Introduced by:
<i>220 Baades Road Subdivision of Approved Development (June 1999)</i>	NPS1
<i>598-610 Main Street, Bairnsdale (November 2021)</i>	C163egip
<i>Bullock Island - Lakes Entrance Concept Plan (November 2011)</i>	C88
<i>Ellasville Road, Nicholson, Subdivision Process</i>	C1
<i>Extract from Lake Tyers Beach and Surrounding Strategy Plan being Plan 4 Residential Opportunities (1991)</i>	C32
<i>Extract from Lakes Entrance Strategy Plan Figure 4.3 Outline Development Plan (1987)</i>	C33
<i>Fernbank Restructure Plan</i>	NPS1
<i>Glen Wills Restructure Plan (1995, updated 2013)</i>	C116
<i>Healeys Road Overall Development Plan</i>	C63
<i>Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas (Victorian Health Building Authority, October 2024)</i>	GC242
<i>Lakes Entrance Northern Growth Area Development Contributions Plan (Urban Enterprise, December 2023)</i>	VC249
<i>Lakes Entrance Northern Growth Area Native Vegetation Precinct Plan (East Gippsland Shire Council, October 2023)</i>	C168egip
<i>Newlands Arm Estate Restructure Plan (Crowther & Sadler, 2025)</i>	C165egip
<i>Patricia Baleen Gas Plant (June 2014)</i>	C120
<i>Resort Hotel/Motel and Convention Facility Development (May 1999)</i>	NPS1
<i>Stockman Base Metals Project Incorporated Document (2020)</i>	C130
<i>Storth Ryes Boat Harbour and Marina Development (May 1999)</i>	NPS1
<i>Storth Ryes Incorporated Plan (June 2000)</i>	C2
<i>Storth Ryes Service Commercial Centre (May 1999)</i>	NPS1
<i>Tambo Bluff Estate, Metung Restructure Plan (Crowther & Sadler, 2025)</i>	C165egip
<i>Township of Sunnyside Restructure Plan</i>	NPS1

EAST GIPPSLAND PLANNING SCHEME

20/04/2020
GC112

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

Proposed C165egip

Name of background document	Amendment number - clause reference
<i>A Land Capability Study of the Cassilis Valley, Swifts Creek. Technical Report No. 27, Centre for Land Protection Research, D. M. Rees (Department of Conservation and Natural Resources, Victoria, 1995)</i>	Clause 44.01s
<i>East Gippsland Housing and Settlement Strategy (SGS Economics and Planning, 2023)</i>	C169egip Clause 02.01 Clause 02.03-1 Clause 02.03-6 Clause 11.01-1L Clause 16.01-1L Clause 16.01-2L Clause 16.01-3L Clause 18.01-3L Clause 18.02-4L
<i>Draft East Gippsland Native Vegetation Plan (Government of Victoria and East Gippsland Catchment Management Authority, 2000)</i>	Clause 42.02s8
<i>East Gippsland Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)</i>	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
<i>East Gippsland Sites of Biological Significance (Department of Natural Resources and Environment, 1997)</i>	Clause 42.01
<i>East Gippsland Soil Erosion Management Plan (Department of Primary Industries, 2009)</i>	Clause 44.01s
<i>Erosion Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1 & 2) (Department of Conservation and Natural Resources, Victoria, 1992)</i>	Clause 44.01s
<i>Gippsland Lakes Coastal Action Plan (Gippsland Coastal Board, 1999)</i>	Clause 42.02s2 Clause 42.02s4 Clause 42.02s5 Clause 42.02s6
<i>Gippsland Lakes Environs Survey. D. F. Howe and T. Poutsma (Department of Conservation, Forests and Lands, unpublished)</i>	Clause 44.01s
<i>Infrastructure Design Manual (Local Government Infrastructure Design Association, 2025)</i>	Clause 02.03-7 Clause 19 Clause 58.02-4
<i>Input to Twin Rivers Land Use Plan – Economic Assessment of Future land Requirements (Essential Economics Pty Ltd, August 2011)</i>	Clause 11.01L-06 Clause 11.01L-07 Clause 11.01L-08

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Lakes Entrance Northern Growth Area Outline Development Plan</i> (SMEC Urban Pty Ltd, October 2013)	Clause 43.02s13
<i>Lakes Entrance Northern Growth Area Social Impact Assessment</i> (East Gippsland Shire Council, August 2012)	Clause 43.04s8
<i>Lakes Entrance Urban Design Framework</i> (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s13
<i>Mallacoota Urban Design Framework</i> (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s12
<i>North Arm Action Plan. Friends of North Arm</i> (East Gippsland Shire and Department of Natural Resources and Environment, 1996)	Clause 42.02s7
<i>Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology</i> (Water Technology Pty Ltd, October 2013)	Clause 43.04s8
<i>Paynesville Growth Area Structure Plan</i> (East Gippsland Shire Council, 2016 updated 2025)	Clause 11.01-1L-05
<i>Paynesville Urban Design Framework</i> (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s14
<i>Raymond Island Strategy</i> (Shire of Bairnsdale, 1992)	Clause 42.02s2
<i>Revegetation Planting Standards</i>	Clause 43.04s4 Clause 43.04s7
<i>Roadside Management Plan</i> (East Gippsland Shire Council, 1995)	Clause 42.02s1
<i>Salinity Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1 & 2)</i> (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.02s
<i>The Siting and Design Guidelines for Structures on the Victorian Coast</i> (Victorian Coastal Council, 1998)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
<i>Social Impact Assessment Guidelines for Development Applications</i> (East Gippsland Shire Council, 2013).	Clause 15.01-4L
<i>State Overview Report, Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
<i>Twin Rivers Land Use Plan – Final Report</i> (Meinhardt Infrastructure & Environment Pty Ltd, May 2012)	Clause 11.01L-06 Clause 11.01L-07 Clause 11.01L-08
<i>Twin Rivers Land Use Plan, Nicholson – Options for future Township Zone growth Desktop Analysis</i> (Meinhardt, 2012)	Clause 11.01L-06 Clause 11.01L-07 Clause 11.01L-08

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Victoria's Native Vegetation Management – A Framework for Action</i>	Clause 43.04s3 Clause 43.04s4 Clause 43.04s7
<i>Urban Design Frameworks for Bemm River, Eagle Point, Gipsy Point, Lake Tyers Beach, Marlo, Metung, Newlands Arm, Nungurner, Raymond Island and Tambo Bluff</i> (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s11

**TAMBO BLUFF
RESTRUCTURE PLAN 2025**



Crowther & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 182 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 P. (03) 6162 8011 E. contact@crowthersadler.com.au

EAST GIPPSLAND SHIRE COUNCIL
 TAMBO BLUFF ESTATE, METUNG

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 5000

21065



VERSION 2 - DRAWN 29/01/2025

FILENAME: Y:\21000-21999\21000-21065 EGSC\21065 Tambo Bluff Restructure Plan 2025 V2.pro

**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

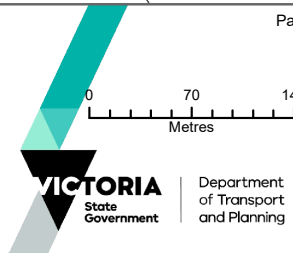
-  D-DDO - Area to be deleted from a Design and Development Overlay
-  Local Government Area

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Part of Planning Scheme Map 54DDO



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

-  D-DDO - Area to be deleted from a Design and Development Overlay
-  Local Government Area

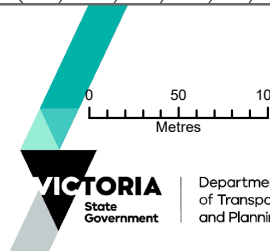
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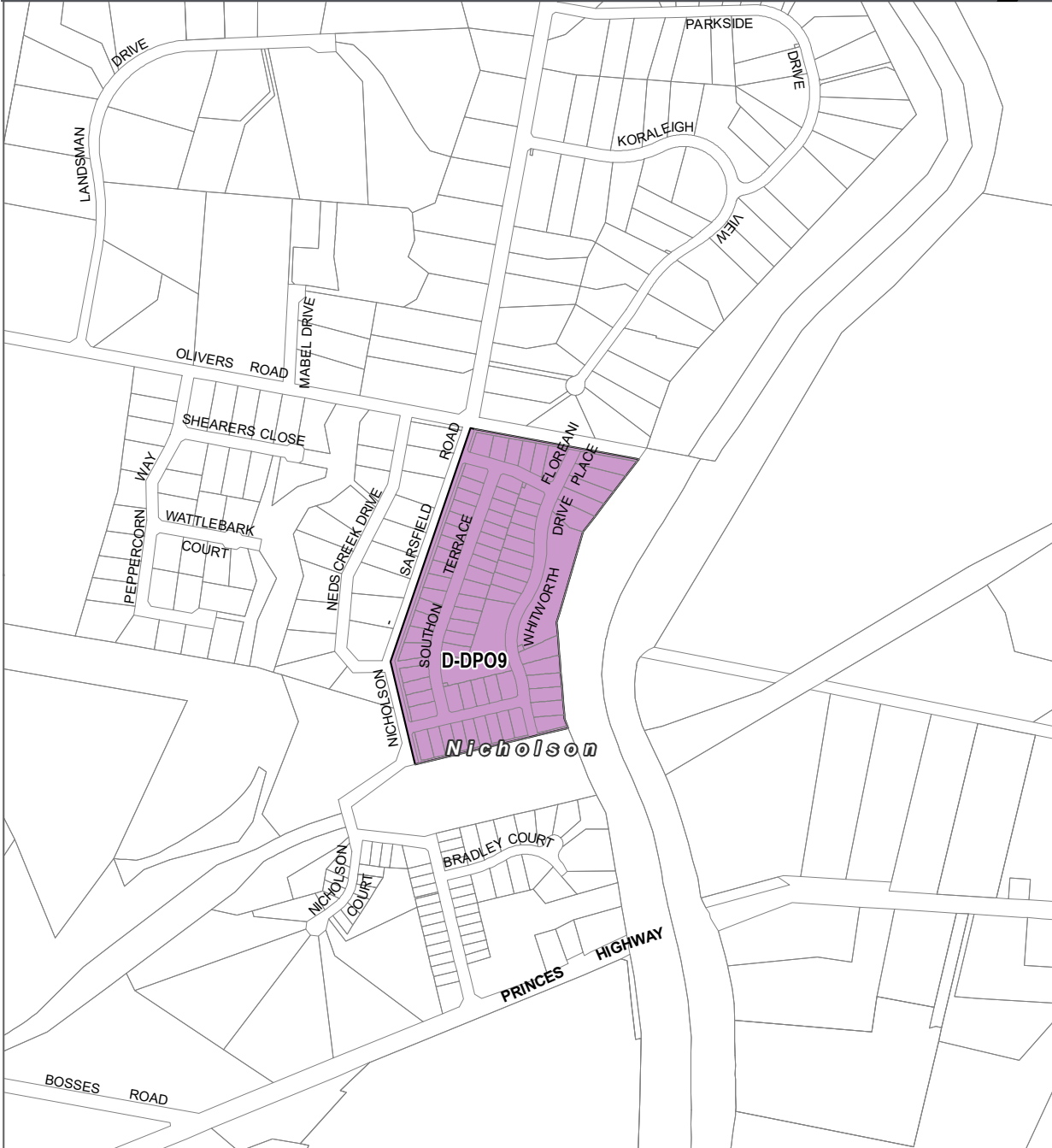
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Part of Planning Scheme Map 54DDO



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LEGEND

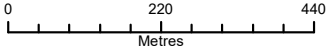
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Part of Planning Scheme Map 31DPO

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 AMENDMENT C165egip



LEGEND

-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area

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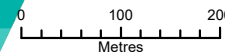
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Part of Planning Scheme Map 30HO



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LEGEND

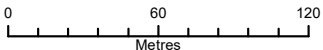
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-  Local Government Area



Part of Planning Scheme Map 33HO

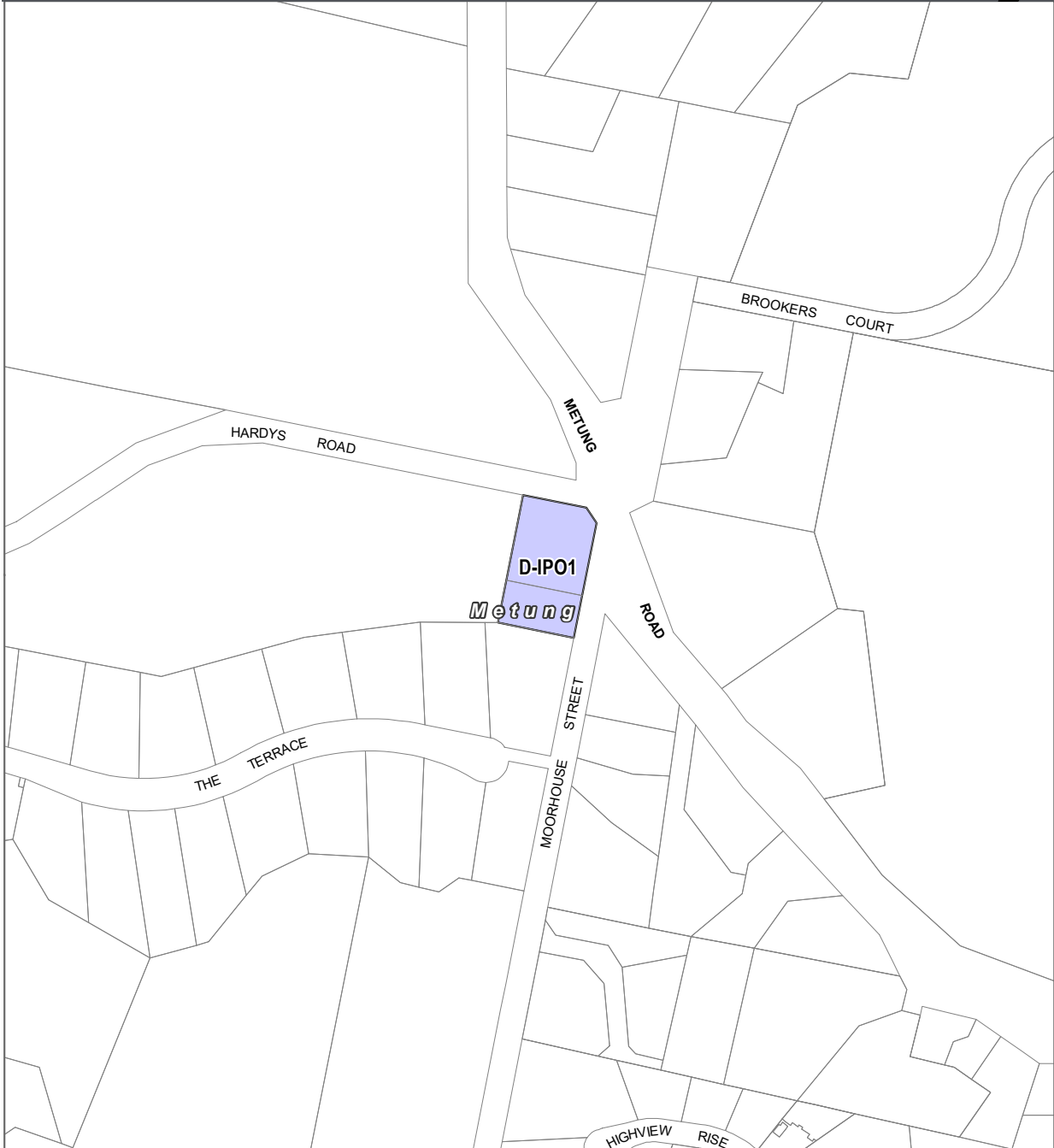
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AMENDMENT C165egip



LEGEND

-  D-IPO - Area to be deleted from an Incorporated Plan Overlay
-  Local Government Area

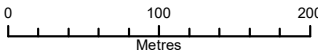


Part of Planning Scheme Map 53IPO

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**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

-  PPRZ - Public Park and Recreation Zone
-  Local Government Area

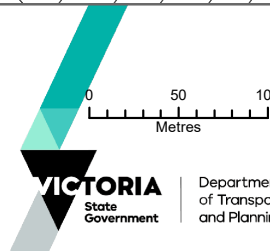
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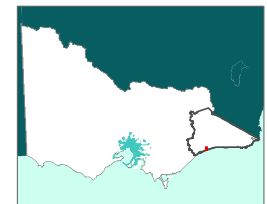
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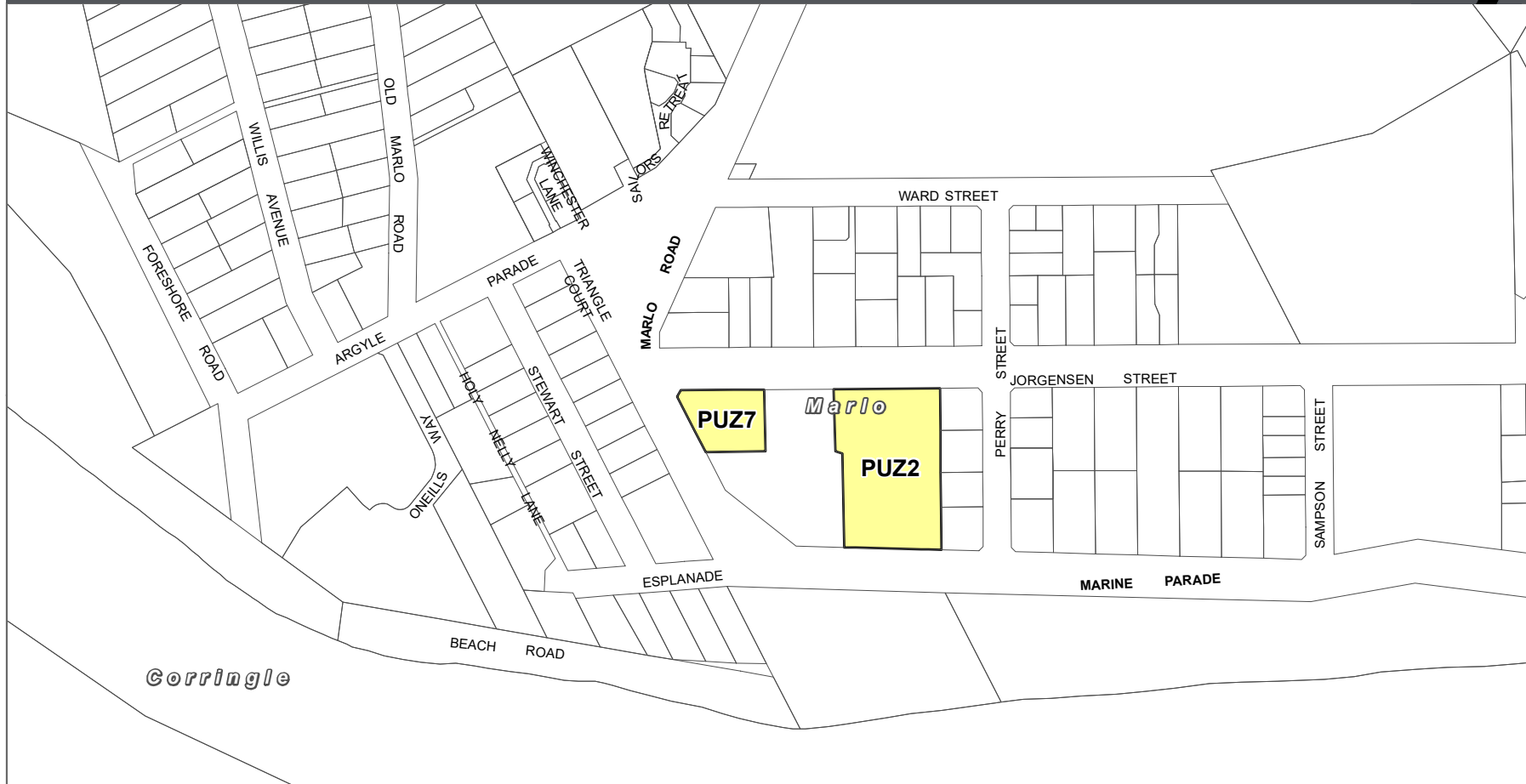
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Part of Planning Scheme Map 54



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

- PUZ2 - Public Use Zone - Education
- PUZ7 - Public Use Zone - Other Public Use
- Local Government Area

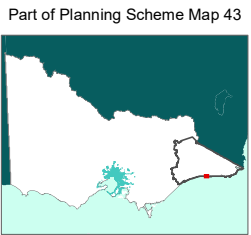
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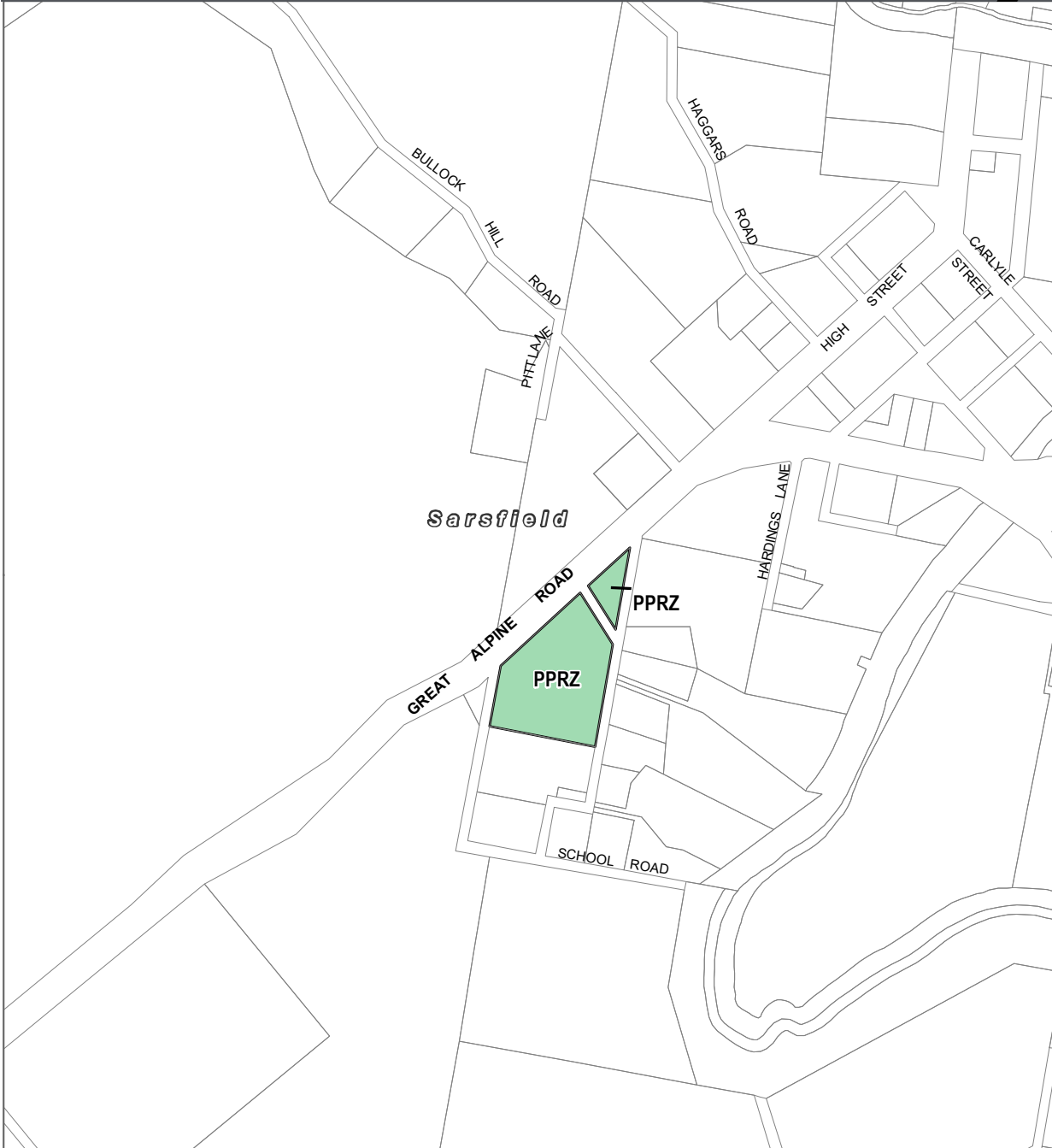
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Amendment Version: 3

VICTORIA
State Government

Department of Transport and Planning



EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION AMENDMENT C165egip



LEGEND

- PPRZ - Public Park and Recreation Zone
- Local Government Area

Part of Planning Scheme Map 31

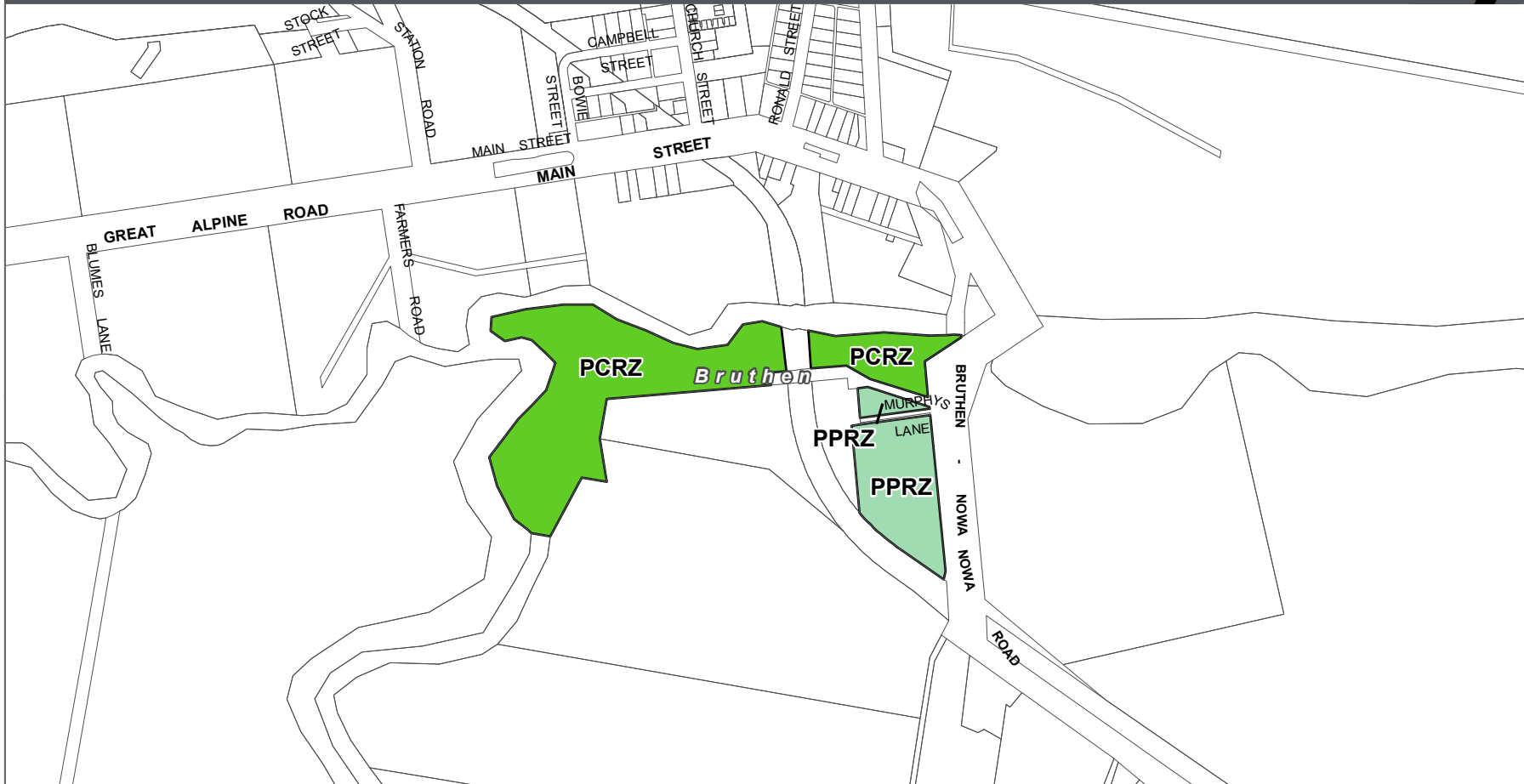
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Amendment Version: 3

Department of Transport and Planning

**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- Local Government Area

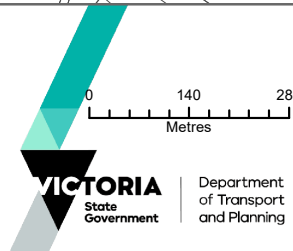
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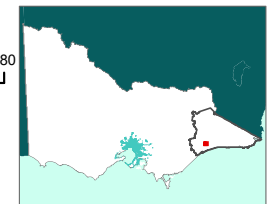
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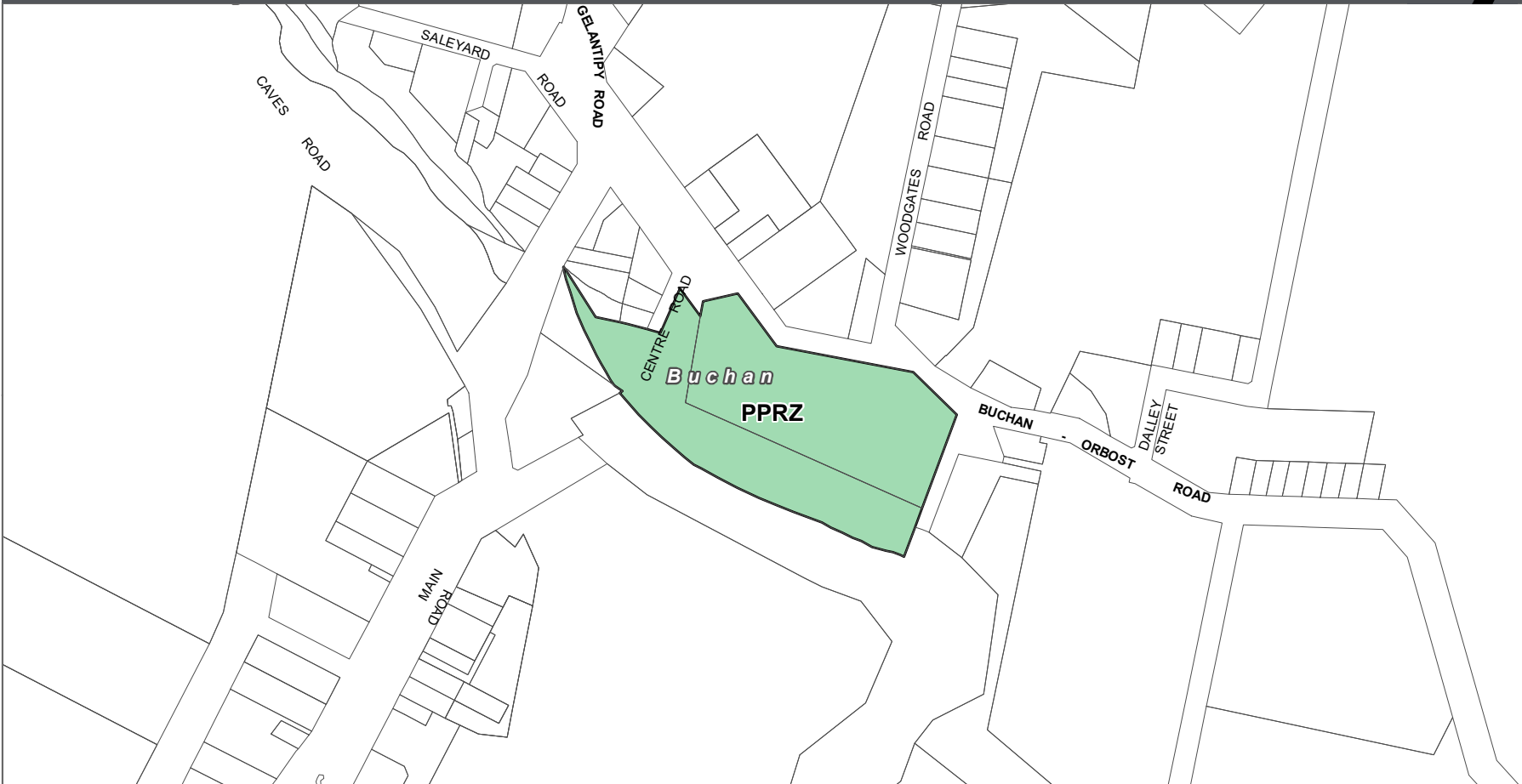
Planning Group
Print Date: 18/11/2025
Amendment Version: 4





Part of Planning Scheme Map 35



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

-  PPRZ - Public Park and Recreation Zone
-  Local Government Area

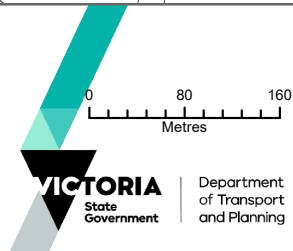
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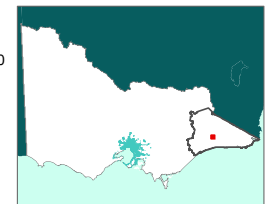
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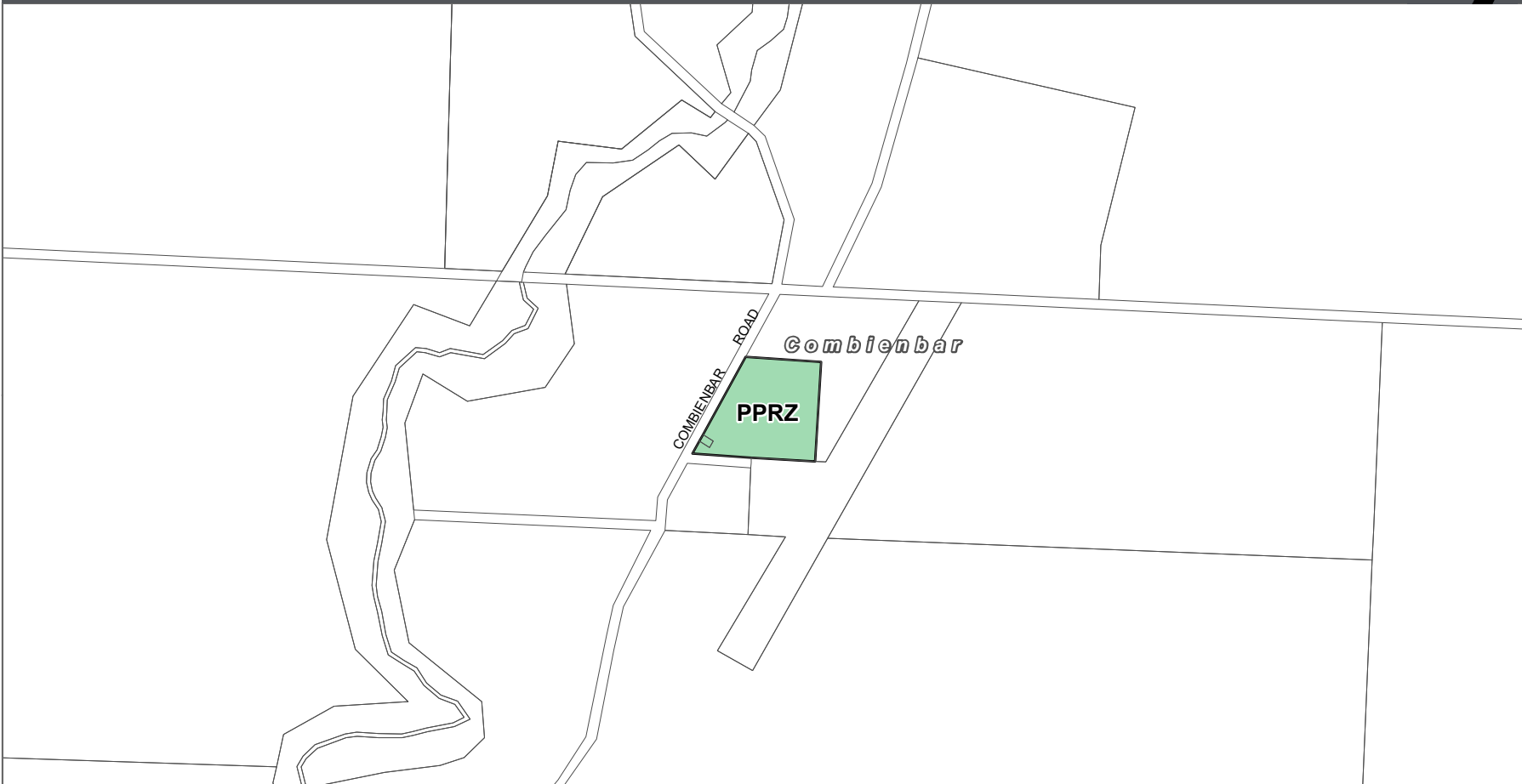
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Print Date: 11/11/2025
Amendment Version: 3





Part of Planning Scheme Map 16



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

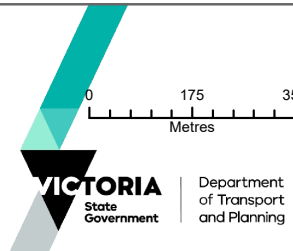
-  PPRZ - Public Park and Recreation Zone
-  Local Government Area

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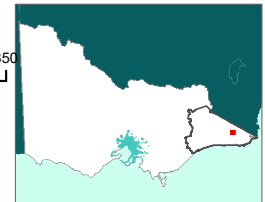
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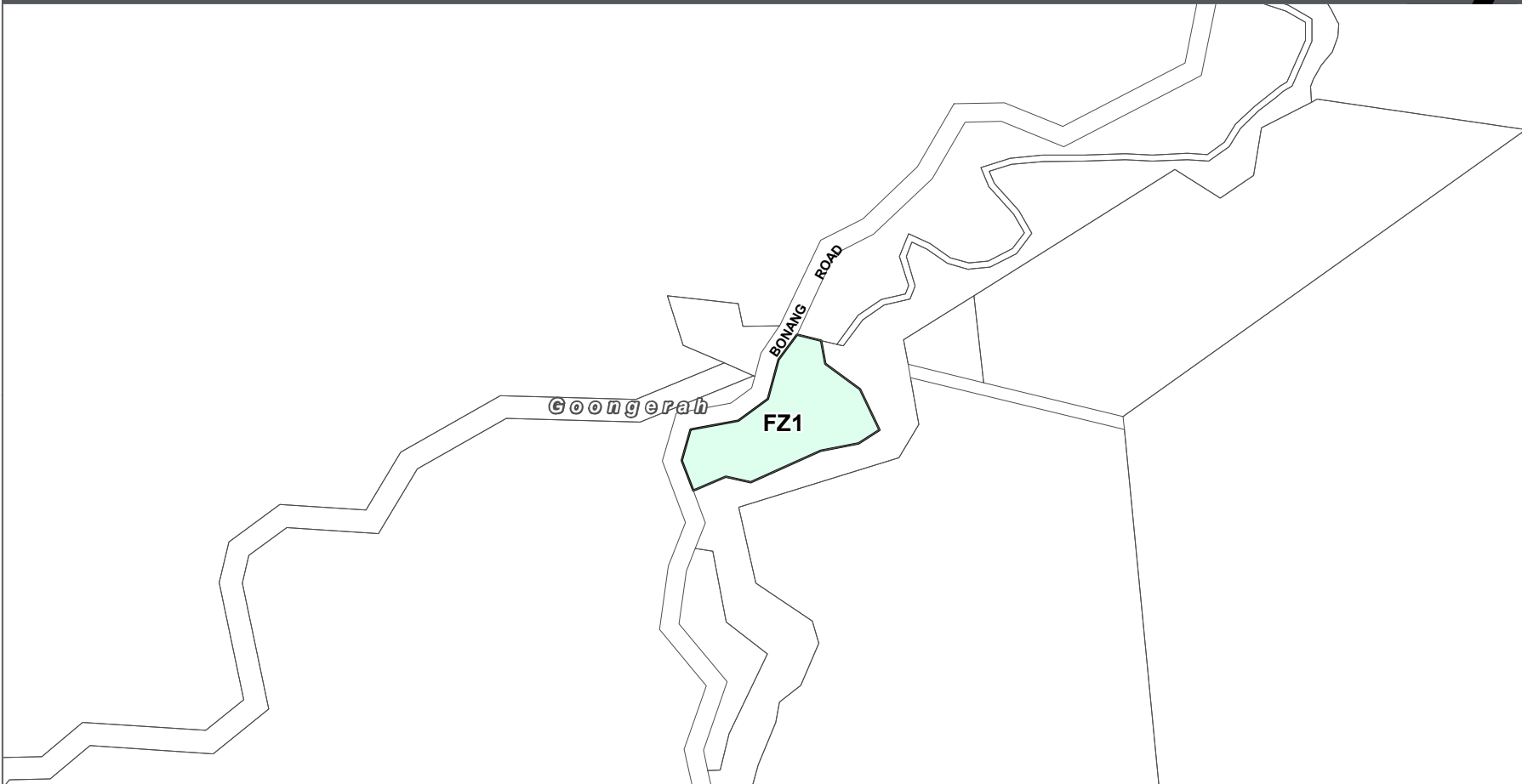
Planning Group
Print Date: 11/11/2025
Amendment Version: 3



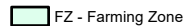

Part of Planning Scheme Map 18



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

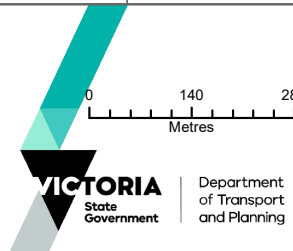
-  FZ - Farming Zone
-  Local Government Area

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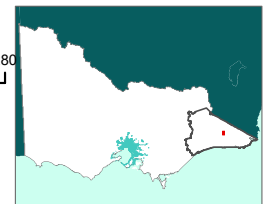
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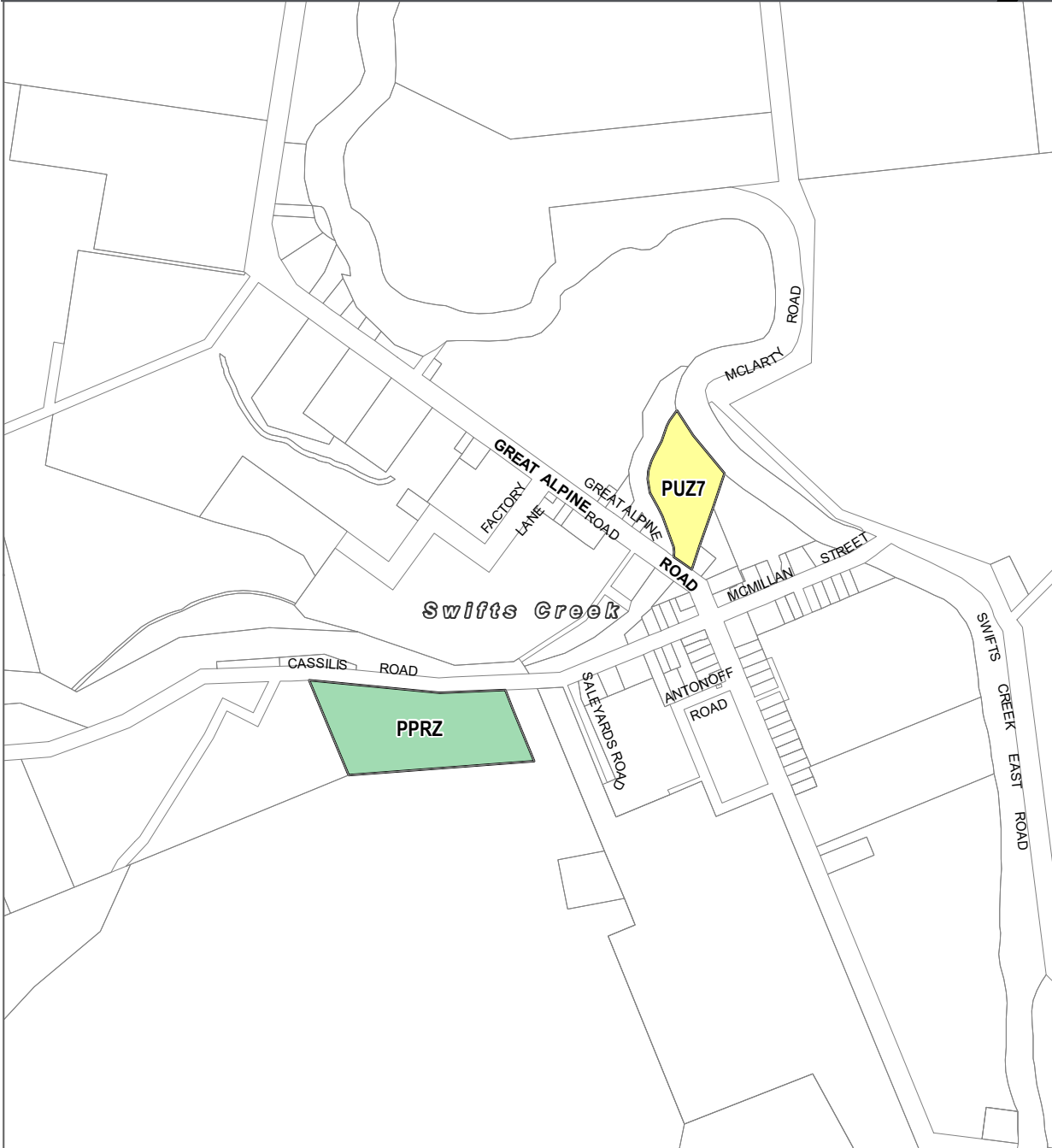
Planning Group
 Print Date: 11/11/2025
 Amendment Version: 3



Part of Planning Scheme Map 17



EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION AMENDMENT C165egip



LEGEND

- PPRZ - Public Park and Recreation Zone
- PUZ7 - Public Use Zone - Other Public Use
- Local Government Area

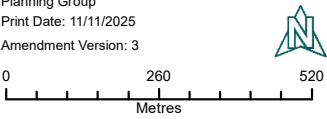

Part of Planning Scheme Map 59



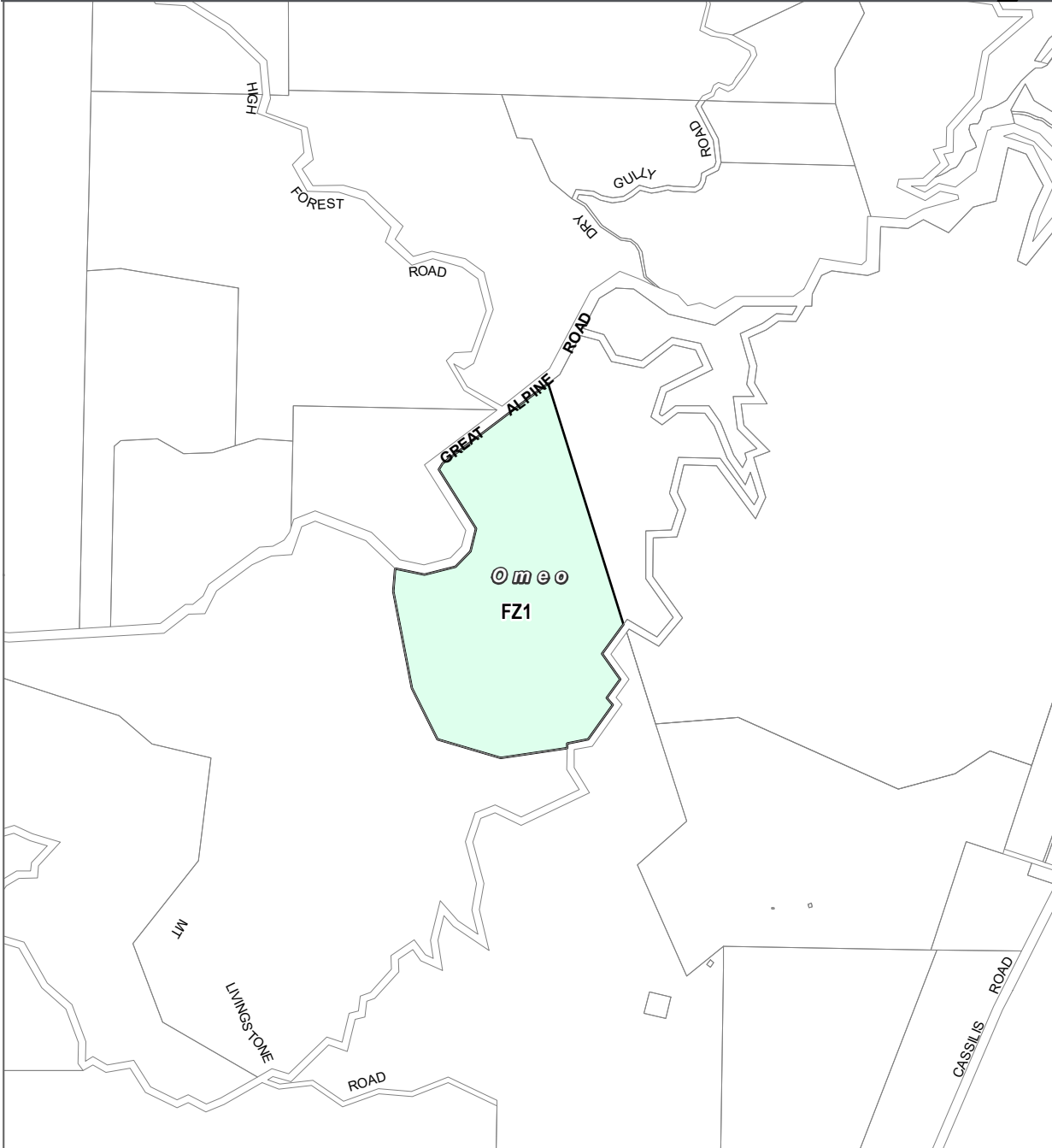
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Amendment Version: 3

EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION AMENDMENT C165egip



LEGEND

- FZ - Farming Zone
- Local Government Area


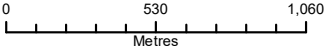

Part of Planning Scheme Map 6



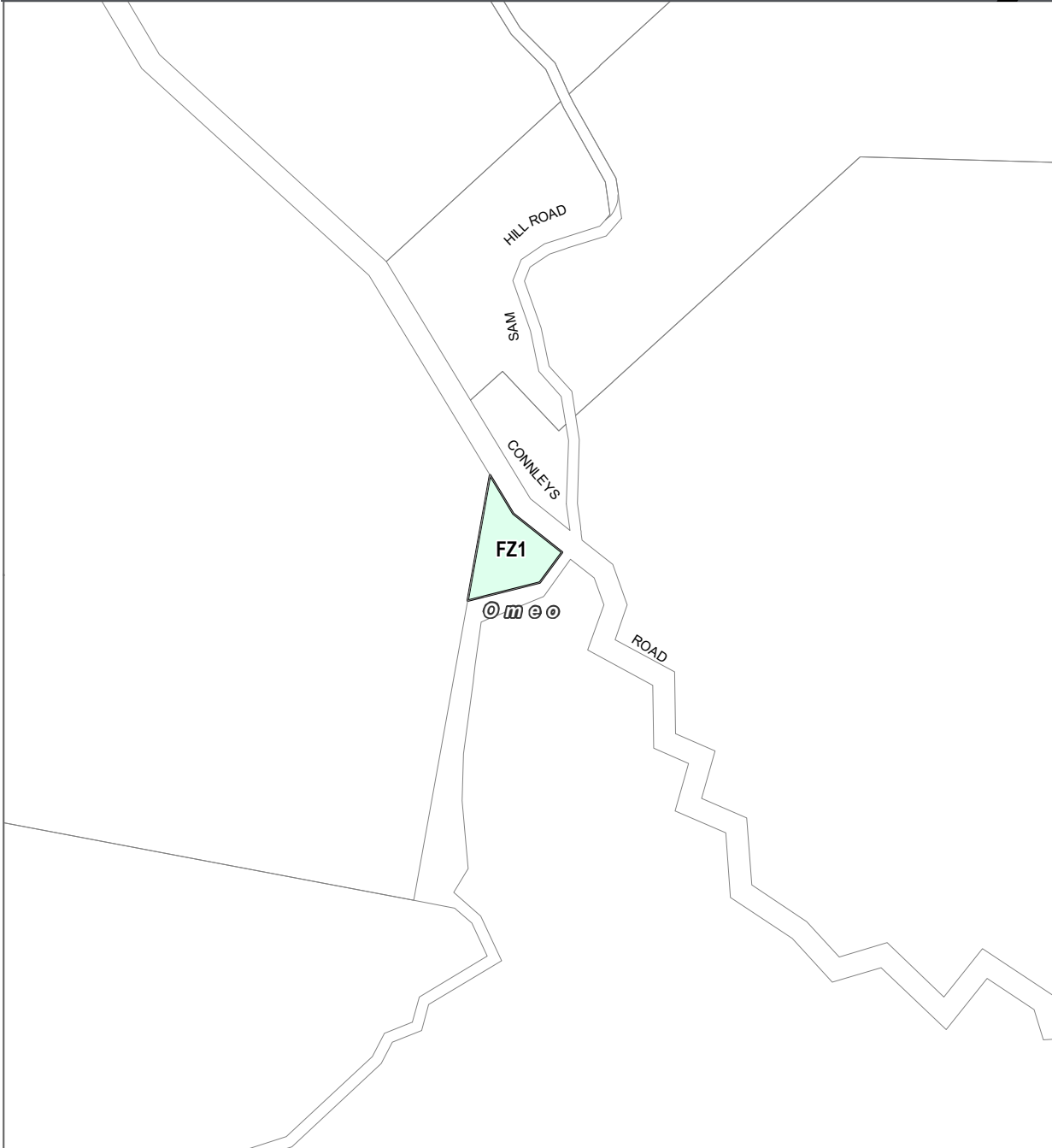
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EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip




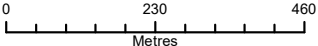
LEGEND
 FZ - Farming Zone
 Local Government Area



Part of Planning Scheme Map 6

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Amendment Version: 3






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**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

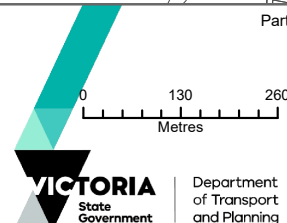
-  RLZ - Rural Living Zone
-  Local Government Area

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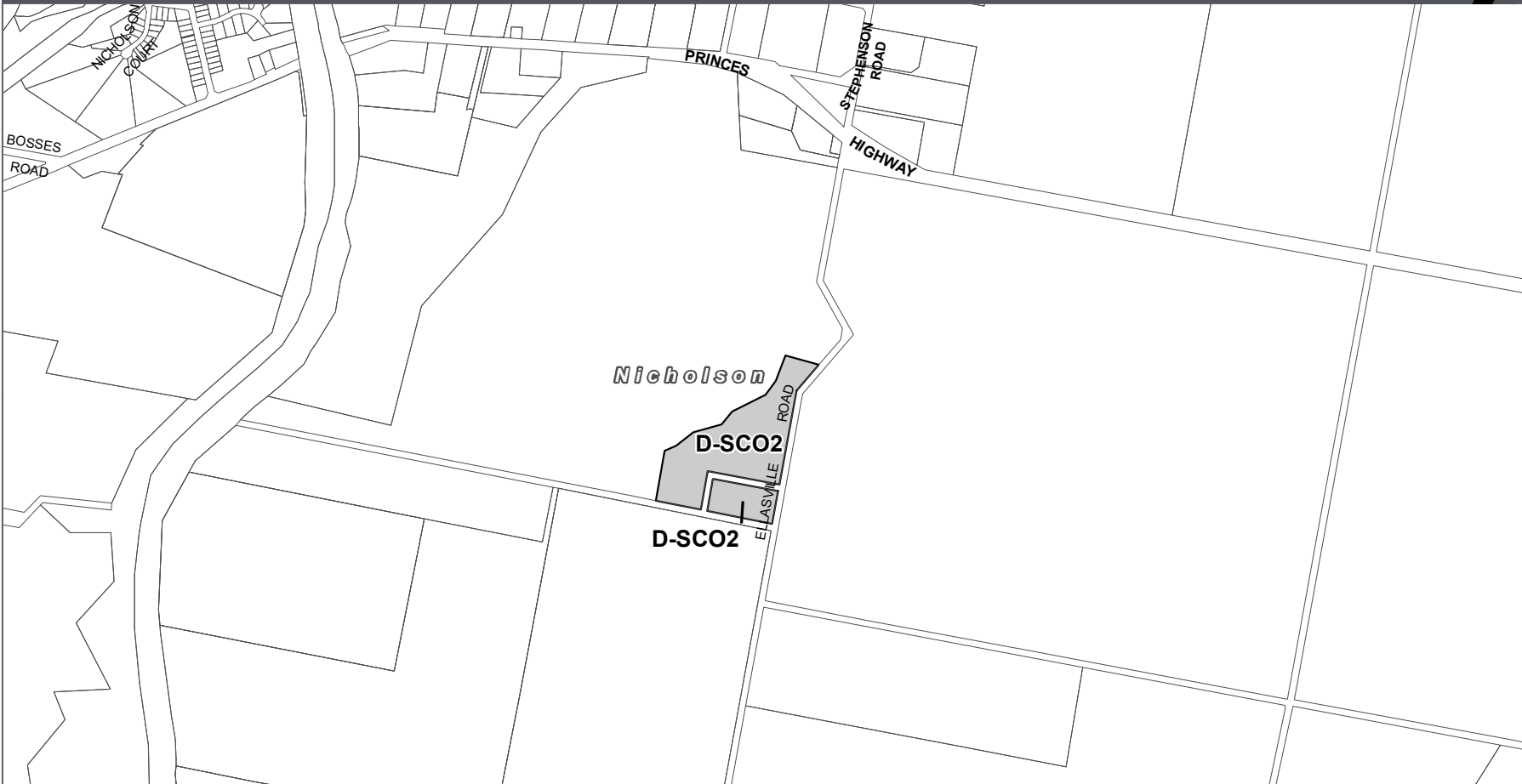
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Amendment Version: 3





Part of Planning Scheme Maps 28 & 31



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

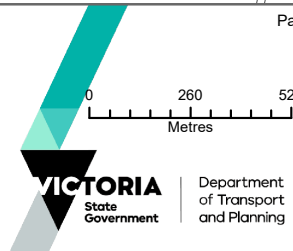
-  D-SCO - Area to be deleted from a Specific Controls Overlay
-  Local Government Area

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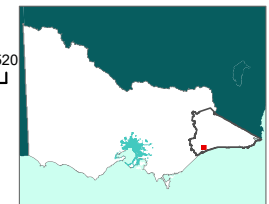
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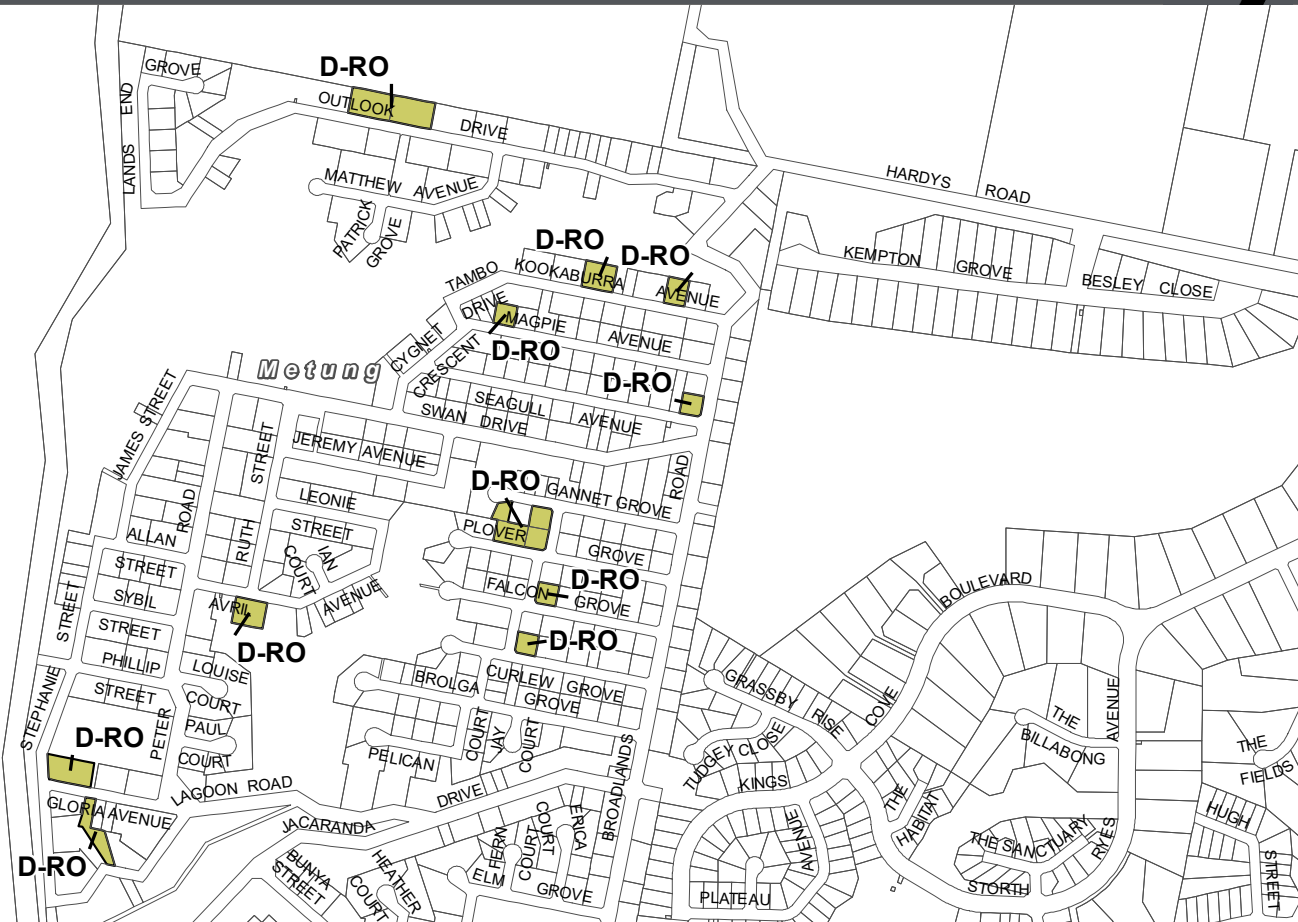
Planning Group
Print Date: 11/11/2025
Amendment Version: 3





Part of Planning Scheme Map 31SCO



EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT C165egip



LEGEND

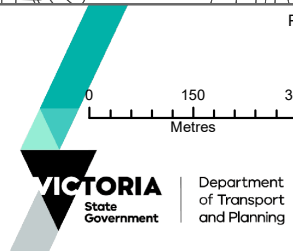
-  D-RO - Area to be deleted from a Restructure Overlay
-  Local Government Area

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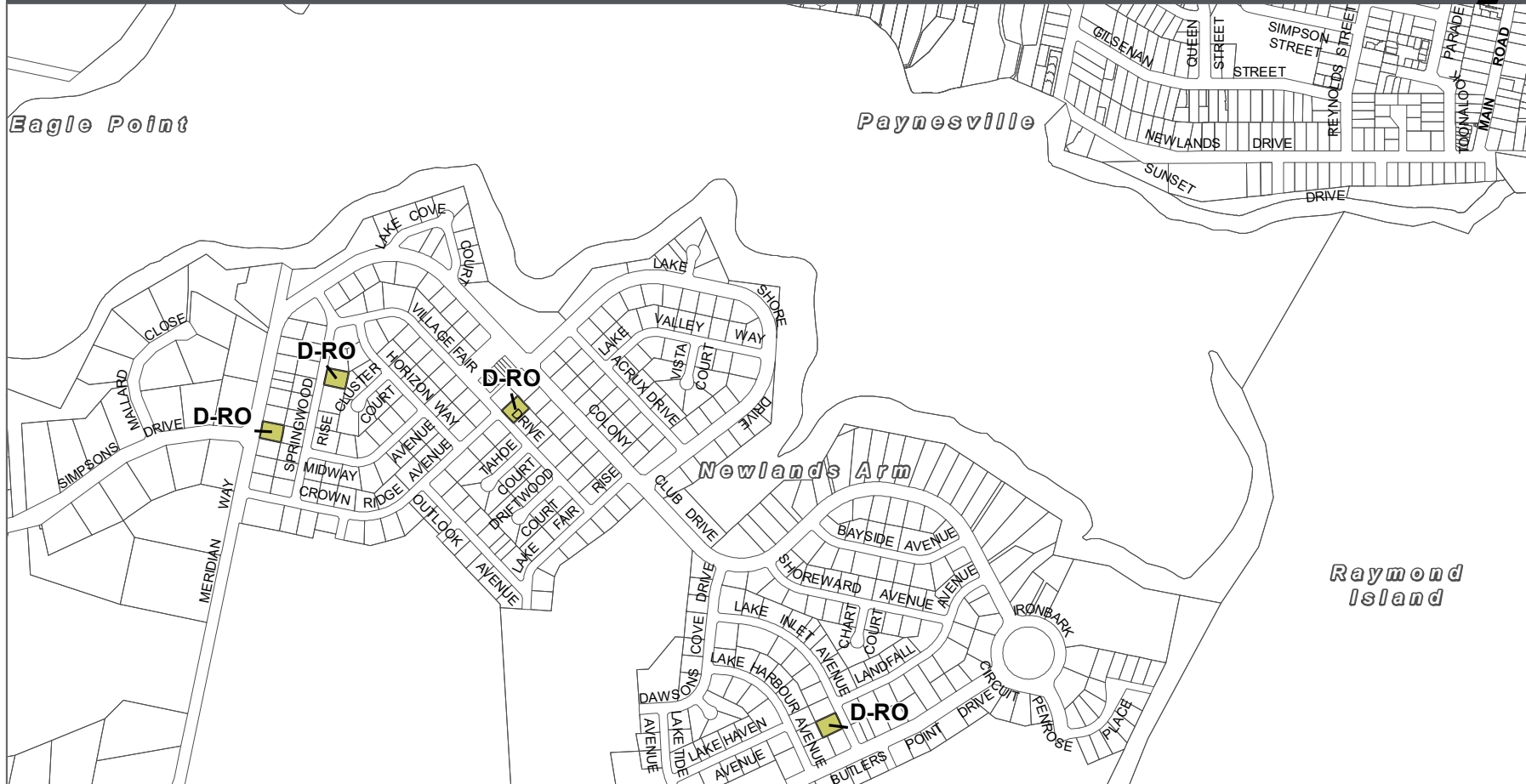
Planning Group
 Print Date: 11/11/2025
 Amendment Version: 3





Part of Planning Scheme Map 53RO



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

-  D-RO - Area to be deleted from a Restructure Overlay
-  Local Government Area

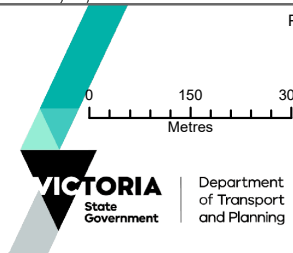
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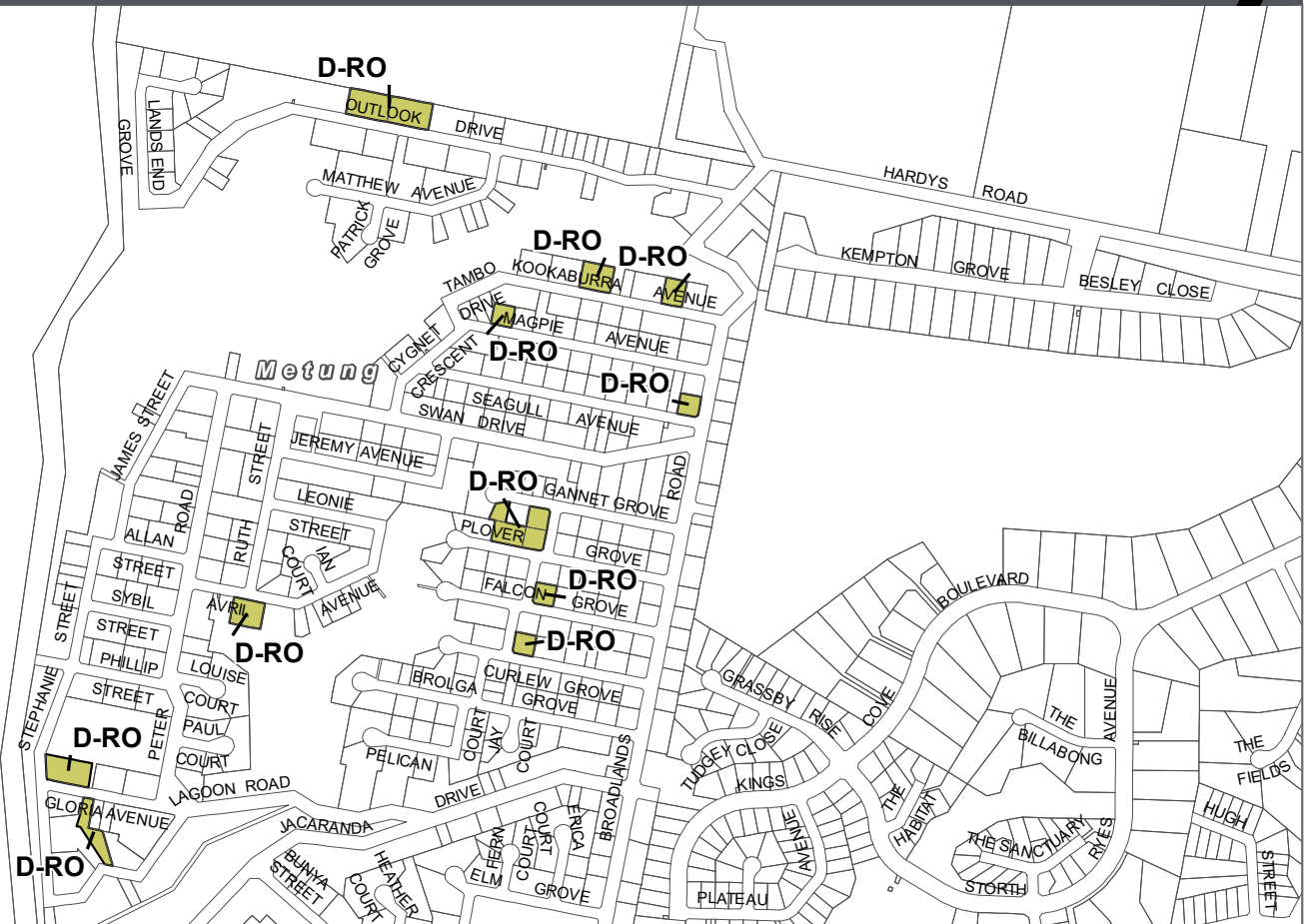
Planning Group
Print Date: 11/11/2025
Amendment Version: 3



Part of Planning Scheme Map 51RO



EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT C165egip



LEGEND

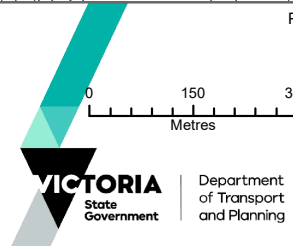
- D-RO - Area to be deleted from a Restructure Overlay
- Local Government Area

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Planning Group
 Print Date: 11/02/2025
 Amendment Version: 1





Part of Planning Scheme Map 53R0



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

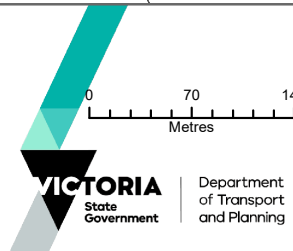
-  PCRZ - Public Conservation and Resource Zone
-  Local Government Area

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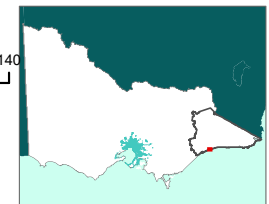
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Planning Group
Print Date: 21/11/2025
Amendment Version: 4





Part of Planning Scheme Map 54



**EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C165egip**



LEGEND

-  D-RO - Area to be deleted from a Restructure Overlay
-  Local Government Area

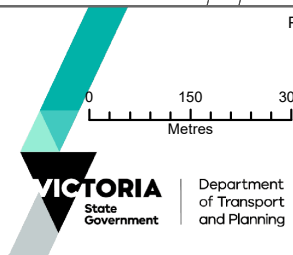
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Amendment Version: 1



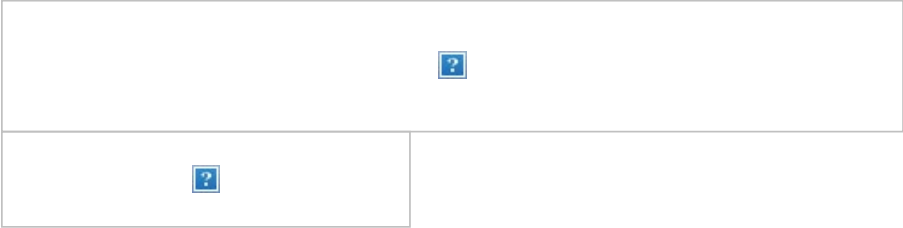
Part of Planning Scheme Map 51RO



From: [Kate Young - Crowther & Sadler](#)
To: [Strategic Planning](#)
Subject: Submission to C165egipp
Date: Friday, 30 January 2026 2:36:10 PM
Attachments: [image005.png](#)
[image006.jpg](#)
[17199 Submission.pdf](#)
[17199 COT Vol 10376 Fol 999.pdf](#)

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Good afternoon,
Re: Submission to C165egip
Please find attached our submission on behalf of [REDACTED].
We look forward to further discussions on this matter.
Regards,
KATE YOUNG
Director & Town Planner



Our ref: 17199

30 January 2026

Strategic Planning Coordinator
East Gippsland Shire Council
Via email: strategicplanning@egipps.vic.gov.au

Attention: Kellinde Chester

Dear Kellinde,

Re: Amendment C165egip - Corrections

Thank you for the opportunity to make a submission to the above mentioned Planning Scheme Amendment.

We act for and on behalf of [REDACTED], the registered proprietor of land at 1044 Princes Highway, Nicholson, formally described as Lot 1 on Plan of Subdivision 336401H. A copy of title is attached for your reference.

We understand the purpose of this Amendment is essentially a housekeeping exercise involving the correction of mapping errors and anomalies, the removal of redundant overlays and ensuring the on-going accuracy of the East Gippsland Planning Scheme.

We submit that the back-zoning of our Client's property from the Comprehensive Development Zone to the Farming Zone goes well beyond the scope of housekeeping.

Our Client acknowledges that they have not acted upon the Comprehensive Development Plan as approved on 20 March 1998, and that there have been various changes to State and Local Policy in the intervening period that warrant a review of the Concept Plan which forms part of the document referenced in the Schedule to the Zone. It is understood that any changes to this document will require a Planning Scheme Amendment.

Our Client remains committed to the development of the site, taking advantage of the strategic location within close proximity of the Nicholson town centre, the generous frontage to Princes Highway, and the positive amenity associated with the Nicholson River that abuts the site to the west.

Our Client is in the process of preparing a revised concept plan for the site which is premised on the delivery of affordable housing focussed on the over 55's market, looking to provide a significant contribution of housing stock for a mixture of rental and purchase.



FS 520900



C165egip
Submission on behalf of [REDACTED]

Page 2

We would welcome the opportunity for an in person meeting with Council to discuss this concept, and to discuss the likely pathway towards delivering this important project.

Given our Client's intentions for the site, the proposed back-zoning of the property at this time is considered unnecessary. Our Client is opposed to the inclusion of his property within the scope of changes proposed by the Amendment, and would hope that through positive discussions with Council their property will be excluded.

As always, please do not hesitate to contact me to discuss this matter further.

Regards,

[REDACTED]

KATE YOUNG
Director, Town Planner

[REDACTED]

17199 Submission

From: [Kate Young - Crowther & Sadler](#)
To: [Strategic Planning](#); [Vanessa Savige](#)
Subject: RE: Submission to C165egipp
Date: Tuesday, 24 February 2026 11:06:26 AM
Attachments: [image005.png](#)
[image006.jpg](#)
[image001.png](#)
[image002.jpg](#)

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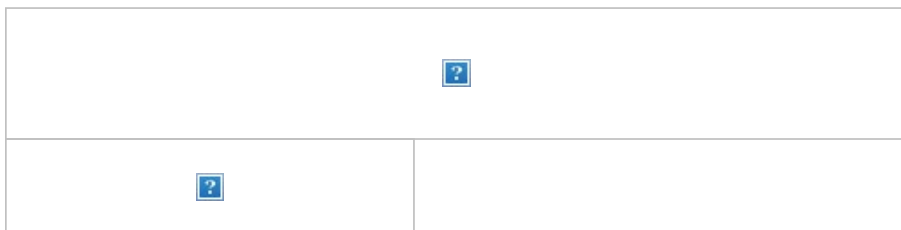
Good morning Vanessa,

Thank you for your acknowledgement of our submission, and willingness to work with my Client towards an appropriate outcome for their site at 1044 Princes Highway, Nicholson.

On the strength of these discussions and Council's agreement to remove our Client's property from the scope of C165egipp, we formally withdraw our submission.

Regards,

KATE YOUNG
Director & Town Planner



From: Strategic Planning <StrategicPlanning@egipps.vic.gov.au>
Sent: Monday, 2 February 2026 3:23 PM
To: Kate Young - Crowther & Sadler <[REDACTED]>; Kellinde Chester <[REDACTED]>
Cc: Strategic Planning <StrategicPlanning@egipps.vic.gov.au>
Subject: RE: Submission to C165egipp

OFFICIAL

Dear Kate

Re: Amendment C165egipp – Corrections

Thank you for your submission to proposed Planning Scheme Amendment C165egip – Corrections Amendment, specifically the property located at 1044 Princes Highway, Nicholson.

We note that the Comprehensive Development Plan associated with the site expired on 1 January 2010.

We acknowledge the landowners desire to retain the Comprehensive Development Zone (CDZ) and are committed to preparing a revised concept plan. While we are willing to retain the CDZ in light of this new information, we encourage the landowner to commence the process associated with the new concept development plan given that the current one is long expired.

Given that this issue will be addressed separately, can you please advise if you would like to withdraw your submission.

■ **Vanessa Savige** ■ *Growth Areas Planner*

 Please consider the environment before printing this e-mail.

From: Kate Young - Crowther & Sadler [REDACTED] >
Sent: Friday, 30 January 2026 2:35 PM
To: Strategic Planning <StrategicPlanning@egipps.vic.gov.au>
Subject: Submission to C165egipp

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Good afternoon,

Re: Submission to C165egip

Please find attached our submission on behalf of [REDACTED].

We look forward to further discussions on this matter.

Regards,

KATE YOUNG
Director & Town Planner





OFFICIAL



GMW Ref: PSA-26-00002
Doc ID: A5615163

East Gippsland Shire Council
Planning Department
planning@egipps.vic.gov.au

20 February 2026

Dear Sir and/or Madam,

Planning Scheme Amendment C165egip

Thank you for your letter and information received 22 January 2026 giving Goulburn-Murray Water (GMW) the opportunity to consider this Planning Scheme Amendment.

Goulburn Murray Water's (GMW) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

Based on the information provided, GMW has no objection to Planning Scheme Amendment C165egip.

If you require further information please e-mail propertyservices@gmwater.com.au or contact 1800 013 357.

Yours sincerely

Ranine McKenzie
PROPERTY MANAGER

ABN: 46 761 336 846

- 1 -

PO Box 165 Tatura Victoria 3616 Australia
reception@gmwater.com.au
1800 013 357
www.gmwater.com.au



OFFICIAL

574 Main Street
(PO Box 1012)
Bairnsdale Vic 3875

EGCMA Ref: EGCMA-F-2026-00018
Document No: 1
Council Ref: C165egip
Date: 11 February 2026

Kellinde Chester
Strategic Planning Coordinator
East Gippsland Shire Council

Dear Kellinde,

Planning Scheme Amendment: C165egip

I refer to your correspondence received at the East Gippsland Catchment Management Authority ('the EGCMA') on 22 January 2026 in relation to planning scheme amendment C165 (Corrections Amendment) (PSA). The EGCMA understands that the amendment proposes to correct zoning and overlay mapping errors and anomalies to remove various redundant overlays and to correct the planning scheme ordinance to ensure its on-going accuracy.

The EGCMA has reviewed the PSA documents and has no concerns with the proposed changes.

The EGCMA does not object to PSA C165egip.

Should you have any queries, please do not hesitate to contact Ben Proctor on 1300 094 262 or email planning@wgcm.vic.gov.au. To assist the EGCMA in handling any enquiries please quote **EGCMA-F-2026-00018** in your correspondence with us.

Yours sincerely,

A black rectangular box redacting the signature of Adam Dunn.

Adam Dunn
Gippsland Floodplain Officer

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

East Gippsland statutory function matters are managed in partnership with West Gippsland CMA.
Call 1300 094 262 | Email planning@wgcm.vic.gov.au | Website www.egcma.com.au

We acknowledge the Traditional Owners of Country throughout East Gippsland and pay our respects to them,
their Culture and their Elders past, present and future.

OFFICIAL

Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the EGCMA's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the EGCMA's GIS has been done in good faith and in accordance with the information given to the EGCMA by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the EGCMA to identify the proposed development location on its GIS using VicMap Parcel and Address data, the EGCMA accepts no responsibility for, or makes no warranty regarding, the accuracy or naming of this proposed development location according to its official land title description.
3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the EGCMA disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
4. This letter has been prepared for the sole use by the party to whom it is addressed, and no responsibility is accepted by the EGCMA regarding any third-party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the EGCMA's written approval of the form and context in which it would appear.
5. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.
6. Please note that land levels provided by the EGCMA are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.
7. The flood information in this letter is based on the most up-to-date flood mapping available. The EGCMA regularly reviews and updates flood mapping across our region. The Flood Overlay (FO) and Land Subject to Inundation Overlay (LSIO), which are managed by local councils, may not always reflect the latest mapping.

From: [Development Advisory](#)
To: [Strategic Planning](#)
Subject: Re: Amendment C165egip to the East Gippsland Planning Scheme
Date: Friday, 23 January 2026 1:05:41 PM
Attachments: [image001.jpg](#)
[image002.gif](#)

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OFFICIAL

Hello Amber,

EPA are in receipt of your email requesting our views on the exhibited Amendment C165egip - Corrections to the East Gippsland Planning Scheme.

We understand that the Amendment is currently on exhibition and was not referred to EPA previously under Ministerial Direction 19 (MD19). The information you have provided does not contain sufficient detail for us to provide our views having regard to Ministerial Direction 19 (MD19).

EPA requests that you provide more detail regarding the proposal, to allow us to provide our views.

Please confirm if in your view, what aspect(s) of MD19 is/are triggered in respect of the proposal.

- *Does the referral apply to the review of planning schemes, preparation of planning scheme amendments and any strategies, policies, plans or reviews forming the strategic basis for a review or amendment, including precinct structure plans, that would:*
- *Allow the use or development of potentially contaminated land, and/or trigger the requirements of Ministerial Direction No. 1*
- *Allow the use or development of land that could result in water, noise, air or land pollution impacts on the environment, amenity or human health*
- *Allow the use or development of land within a buffer or separation distance for industry, (EPA Publication 1518 replaced by EPA Separation Distance Guidelines)*
- *Allow the use or development of land within a buffer or separation distance for an industry engaged in materials recycling, refuse disposal, transfer station (waste and resource recovery facility) (refer EPA Separation Distance Guideline and EPA Landfill Buffer Guideline).*

If MD19 is triggered by this proposal, your response must include the following information:

- *the description of the relevant circumstances under clause 2 of Ministerial Direction 19, that is, include how the MD19 criteria have been triggered as part of the proposal that may result in significant impacts on the environment, amenity and human health due to pollution and waste.*
- *a response to relevant guidelines and legal requirements, including ministerial directions and Planning Practice Notes, and*
- *an assessment of risk, including any technical assessments to support the proposal.*

Please also refer to: [Planning requests and referrals | epa.vic.gov.au](#)

Please direct your enquiries and further information to EPA Strategic Planning at development.advisory@epa.vic.gov.au

Regards,

Fiona Newnham she/her

Support Officer

Development Advisory



E [REDACTED]

P

A 664 Collins Street, Docklands

epa.vic.gov.au



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From: Strategic Planning

Sent: Thursday, 22 January 2026 11:30

To: 'pe.assessment@deeca.vic.gov.au' ; Development Advisory ; 'firesafetyreferrals@cfa.vic.gov.au' ; 'planning@wgcm.vic.gov.au' ; 'egw@egwater.vic.gov.au' ; 'statutory.planning@transport.vic.gov.au' ; 'admin@glawac.com.au' ; 'AgVic Planning (DEECA)' ; 'Property Services' ; 'srw@srw.com.au'

Subject: Amendment C165egip to the East Gippsland Planning Scheme

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OFFICIAL

Good morning

Council has prepared Amendment C169egip - Corrections to the East Gippsland Planning Scheme (the Amendment).

We are writing to you as a public authority that may be materially affected by the proposed Amendment.

Attached are a letter and the formal Notice of Preparation of the Amendment required to be given under Section 19 of the Planning & Environment Act 1987.

Further details on the amendment can be found here: [Planning Scheme Amendment C165egip Corrections Amendment | Your Say East Gippsland](#)

Kind regards

Amber



Amber Parker ■ *Planning Projects Support Officer* ■ [East Gippsland Shire Council](#)

■ **P:** 03 5153 9500 ■ PO Box 1618, Bairnsdale, Vic 3875

■ **Have Your Say:** Find information about our projects and strategies, and give feedback as part of our consultation process.

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East Gippsland Shire Council acknowledges the Gunaikurnai, Monero and the Bidawal people as the Traditional Custodians of the land that encompasses East Gippsland Shire.

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From: [Development Advisory](#)
To: [Strategic Planning](#)
Subject: Re: Amendment C165egip to the East Gippsland Planning Scheme
Date: Wednesday, 28 January 2026 10:04:58 AM
Attachments: [image001.jpg](#)
[image002.gif](#)

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OFFICIAL

Morning Vanessa,

Thank you for your email.

Given that Council have confirmed that MD19 is not triggered by the proposal, EPA will not be making a Submission, and this request will now be closed out.

Please reach out if any particular matter comes to light that Council wishes to discuss with EPA, having regard to MD19.

Kind regards,

Fiona Newnham


From: Strategic Planning
Sent: Tuesday, 27 January 2026 13:54
To: Development Advisory ; Strategic Planning
Subject: RE: Amendment C165egip to the East Gippsland Planning Scheme

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OFFICIAL

Hi Fiona
Please see my response in red text below.
Thank you

■ **Vanessa Savige** ■ *Growth Areas Planner*

 Please consider the environment before printing this e-mail.

From: Development Advisory
Sent: Friday, 23 January 2026 1:05 PM
To: Strategic Planning
Subject: Re: Amendment C165egip to the East Gippsland Planning Scheme

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OFFICIAL

Hello Amber,

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We understand that the Amendment is currently on exhibition and was not referred to EPA previously under Ministerial Direction 19 (MD19). The information you have provided does not contain sufficient detail for us to provide our views having regard to Ministerial Direction 19 (MD19).

EPA requests that you provide more detail regarding the proposal, to allow us to provide our views.

Please confirm if in your view, what aspect(s) of MD19 is/are triggered in respect of the proposal.

- *Does the referral apply to the review of planning schemes, preparation of planning scheme amendments and any strategies, policies, plans or reviews forming the strategic basis for a review or amendment, including precinct structure plans, that would:*
- *Allow the use or development of potentially contaminated land, and/or trigger the requirements of Ministerial Direction No. 1 – **The Amendment is purely administrative in correcting zones and overlays on public and private properties. The sites being rezoned are not identified to be potentially contaminated land.***
- *Allow the use or development of land that could result in water, noise, air or land pollution impacts on the environment, amenity or human health - **The amendment ensures that the appropriate zone or overlay is applied and in turn will ensure that relevant environmental standards are met to protect environmental values of the land against any inappropriate development in the future.***
- *Allow the use or development of land within a buffer or separation distance for industry, (EPA Publication 1518 replaced by EPA Separation Distance Guidelines) - **The amendment ensures that the appropriate zone or overlay is applied and in turn will ensure that relevant environmental standards are met to protect environmental values of the land against any inappropriate development. None of the land is within known buffers or separation distances for industry.***
- *Allow the use or development of land within a buffer or separation distance for an industry engaged in materials recycling, refuse disposal, transfer station (waste and resource recovery facility) (refer EPA Separation Distance Guideline and EPA Landfill Buffer Guideline). - **The amendment ensures that the appropriate zone or overlay is applied and in turn will ensure that relevant environmental standards are met to protect environmental values of the land against any inappropriate development. None of the land is within known buffers or separation distances for industry.***
-

If MD19 is triggered by this proposal, your response must include the following information:

- *the description of the relevant circumstances under clause 2 of Ministerial Direction 19, that is, include how the MD19 criteria have been triggered as part of the proposal that may result in significant impacts on the environment, amenity and human health due to pollution and waste.*

- a response to relevant guidelines and legal requirements, including *ministerial directions* and *Planning Practice Notes*, and
- an assessment of risk, including any technical assessments to support the proposal.

Please also refer to: [Planning requests and referrals | epa.vic.gov.au](https://epa.vic.gov.au)

Please direct your enquiries and further information to EPA Strategic Planning at development.advisory@epa.vic.gov.au

Regards,

Fiona Newnham she/her
Support Officer
Development Advisory



E [REDACTED]
P [REDACTED]
A 664 Collins Street, Docklands

epa.vic.gov.au



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From: Strategic Planning <StrategicPlanning@egipps.vic.gov.au>

Sent: Thursday, 22 January 2026 11:30

To: 'pe.assessment@deeca.vic.gov.au' <pe.assessment@deeca.vic.gov.au>; Development Advisory <development.advisory@epa.vic.gov.au>; 'firesafetyreferrals@cfa.vic.gov.au' <firesafetyreferrals@cfa.vic.gov.au>; 'planning@wgcm.vic.gov.au' <planning@wgcm.vic.gov.au>; 'egw@egwater.vic.gov.au' <egw@egwater.vic.gov.au>;

'statutory.planning@transport.vic.gov.au' <statutory.planning@transport.vic.gov.au>;
'admin@glawac.com.au' <admin@glawac.com.au>; 'AgVic Planning (DEECA)'
<agvic.planning@agriculture.vic.gov.au>; 'Property Services'
<propertyservices@gmwater.com.au>; 'srw@srw.com.au' <srw@srw.com.au>

Subject: Amendment C165egip to the East Gippsland Planning Scheme

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OFFICIAL

Good morning

Council has prepared Amendment C169egip - Corrections to the East Gippsland Planning Scheme (the Amendment).

We are writing to you as a public authority that may be materially affected by the proposed Amendment.

Attached are a letter and the formal Notice of Preparation of the Amendment required to be given under Section 19 of the Planning & Environment Act 1987.

Further details on the amendment can be found here: [Planning Scheme Amendment C165egip Corrections Amendment | Your Say East Gippsland](#)

Kind regards

Amber

Amber Parker ■ *Planning Projects Support Officer* ■ [East Gippsland Shire Council](#)



■ **P:** 03 5153 9500 ■ PO Box 1618, Bairnsdale, Vic 3875
■ **Have Your Say:** Find information about our projects and strategies, and give feedback as part of our consultation process.

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From: [AgVic Planning \(DEECA\)](#)
To: [Strategic Planning](#)
Subject: OFFICIAL: RE: Amendment C165egip to the East Gippsland Planning Scheme
Date: Tuesday, 27 January 2026 12:51:13 PM
Attachments: [image003.jpg](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)
[image007.gif](#)

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Hi Amber,

Thank you for the opportunity to provide a submission to the Notice of Amendment C165egip - Corrections to the East Gippsland Planning Scheme (the Amendment).

Agriculture Victoria understands that:

- *The Amendment proposes to make various corrections to the mapping of zones and overlays, and ordinance, in order to resolve anomalies within the East Gippsland Planning Scheme. The anomalies include redundant overlay and zoning provisions, land affected by multiple zones, and zoning that is inconsistent with land use.*
- *The identified updates do not affect the intent of policy or other controls; the changes are to accurately reflect the correct use and zoning of private land, roads and open space.*

Agriculture Victoria has reviewed the Amendment documentation, considers that the Amendment has no material impact on agricultural land use and or policy, and will not be making a written submission.

Regards,

Steve Hicks

Agriculture Victoria Planning and Advisory Service

Agriculture Sector Development and Services

Department of Energy, Environment and Climate Action

Agriculture Victoria

255 Ferguson Road, Tatura, Victoria 3616

M: [REDACTED] | E: [REDACTED]

Please direct agricultural planning enquiries and planning permit referrals to:

agvic.planning@agriculture.vic.gov.au



We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria's land and waters and commit to genuinely partnering with them and Victoria's Aboriginal community to progress their aspirations.

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Collection and Disclosure Statement:

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If you would prefer not to be contacted for evaluation or future events or do not consent to be on the Agriculture Services contact database, please reply to this email with a statement to that effect and we will ensure your wishes are adhered to.

OFFICIAL

From: Strategic Planning

Sent: Thursday, 22 January 2026 11:30

To: Planning and Environment Assessment (DEECA) (DEECA) ;
'development.advisory@epa.vic.gov.au' ; 'firesafetyreferrals@cfa.vic.gov.au' ;
planning@wgcm.vic.gov.au; 'egw@egwater.vic.gov.au' ;
'statutory.planning@transport.vic.gov.au' ; 'admin@glawac.com.au' ; AgVic Planning
(DEECA) ; 'Property Services' ; srw@srw.com.au

Subject: Amendment C165egip to the East Gippsland Planning Scheme

OFFICIAL

Good morning

Council has prepared Amendment C169egip - Corrections to the East Gippsland Planning Scheme (the Amendment).

We are writing to you as a public authority that may be materially affected by the proposed Amendment.

Attached are a letter and the formal Notice of Preparation of the Amendment required to be given under Section 19 of the Planning & Environment Act 1987.

Further details on the amendment can be found here: [Planning Scheme Amendment C165egip Corrections Amendment | Your Say East Gippsland](#)

Kind regards

Amber



Amber Parker ■ Planning Projects Support Officer ■ [East Gippsland Shire Council](#)

■ P: 03 5153 9500 ■ PO Box 1618, Bairnsdale, Vic 3875

■ [Have Your Say](#): Find information about our projects and strategies, and give feedback as part of our consultation process.

Please consider the environment before printing this e-mail.

East Gippsland Shire Council acknowledges the Gunaikurnai, Monero and the Bidawel people as the Traditional Custodians of the land that encompasses East Gippsland Shire.

We pay our respects to all Aboriginal and Torres Strait Islander people living in East Gippsland, their Elders past and present.





Our Reference: DOC/26/7684
Date: 24 February 2026

Kellinde Chester
Strategic Planning Projects Coordinator
East Gippsland Shire Council
strategicplanning@egipps.vic.gov.au

Dear Kellinde

**RE: Amendment C165egip to the East Gippsland Planning Scheme
Corrections Amendment on property 28 Whitworth Drive NICHOLSON VIC 3882**

East Gippsland Water (EGW) has no objection to the proposed amendment to remove the Development Plan Overlay from 28 Whitworth Drive Nicholson, Lot RES5 PS824715.

The title is currently zoned as Township Zone. EGW own this land and an associated Sewage Pump Station on the site. The pump station operates as a minor utility which more accurately aligns with the Public Use Zone - Service and Utility PUZ1. If there is an opportunity to utilise this current planning scheme amendment to re-zone the title to PUZ1, EGW would request that this change is made as part of the amendment.

Yours faithfully,

A black rectangular redaction box covering the signature of the General Manager.

General Manager Sustainability and Infrastructure
EAST GIPPSLAND WATER

133 Macleod Street
PO Box 52
Bairnsdale

P: (03) 5150 4444
F: (03) 5150 4477
E: egw@egwater.vic.gov.au

www.egwater.vic.gov.au

From: [Elaine J Wood \(DEECA\)](#)
To: [Strategic Planning](#)
Subject: OFFICIAL: Amendment C165 to the East Gippsland Planning Scheme - DEECA respons
Date: Friday, 27 February 2026 10:05:53 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[12460dpr.pdf](#)

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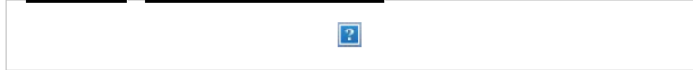
Hi Kellinde
Please find attached DEECA's response, as a land owner, to notice of exhibition of this amendment.
Any questions please contact me by email at pe.assessment@deeca.vic.gov.au

Kind regards

Elaine

Elaine Wood | Senior Planning Officer
Planning Services (Central East)
DEECA Planning and Environment Assessment
Regions, Environment, Climate Action and First Peoples
Department of Energy, Environment and Climate Action

M: [REDACTED] E: [REDACTED]



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OFFICIAL

No.	Customer Name (to be redacted)	Property Address (to be redacted)	Contact details	Support	Submission Summary	Officer Response	Action taken	Resolved	Withdrawn
1	Crowther and Sadler Pty Ltd	1044 Princes Highway, Nicholson	Kate Young	No	Client intends to act on current CDZ, flags further discussions Does not believe this aligns with a Corrections amendment	We note that the Comprehensive Development Plan associated with the site expired on 1 January 2010. We acknowledge the landowners desire to retain the Comprehensive Development Zone (CDZ) and are committed to preparing a revised concept plan. While we are willing to retain the CDZ in light of this new information, we encourage the landowner to commence the process associated with the new concept development plan given that the current one is long expired. Await response for client to withdraw submission.	Received client withdrawal 24.02.2026 We have retained the CDZ in the Planning Scheme and will remove reference to in the C165egipp PSA.	Yes	Yes
2	Goulburn-Murray Water	N/A	40 Casey Street, Tatura 3616 propertyservices@gmwater.com.au	Yes	GMW supports the amendment. No objection or changes are sought in this instance.	N/A		N/A	N/A
3	East Gippsland Catchment Management Authority	N/A	574 Main Street, Bairnsdale, 3875	Yes	EGCMA supports the amendment. No objection or changes are sought in this instance.	N/A	N/A	N/A	N/A
4	EPA Victoria	N/A	664 Collins Street, Docklands	Yes	Requesting further information on how the Amendment effects Ministerial Direction 19. No objection to the Amendment.	Response to address on how the Amendment effect Ministerial Direction 19.	N/A	N/A	
5	Agriculture Victoria	N/A	255 Ferguson Road, Tatura, Victoria 3616	Yes	Agriculture Victoria has reviewed the Amendment documentation, considers that the Amendment has no material impact on agricultural land use and or policy, and will not be making a written submission.	N/A	N/A	N/A	N/A
6	East Gippsland Water	28 Whitworth Drive, Nicholson	133 Macleod Street, Bairnsdale	Yes	No objection to the Amendment. However, the title is currently zoned as Township Zone. EGW own this land and an associated Sewage Pump Station on the site. The pump station operates as a minor utility which more accurately aligns with the Public Use Zone - Service and Utility PUZ1. If there is an opportunity to utilise this current planning scheme amendment to re-zone the title to PUZ1, EGW would request that this change is made as part of the amendment.	Noted and has been added to the next Corrections Amendment list.	N/A	N/A	N/A
7	DEECA	10 Bruthen Nowa-Nowa Road, Bruthen 6 Murphys Lane, Bruthen 5609 Buchan Orbost Road, Buchan Hazel Road, Kalimna 111 Capes Road, Lakes Entrance 6 & 20 School Road, Sarsfield 75 Cassillis Road, Swiffs Creek	Nicholson Street EAST MELBOURNE, VICTORIA 3001	Yes	DEECA has considered the proposed amendment as it affects the Department's interests and does not oppose the amendment.	N/A	N/A	N/A	N/A

Post Exhibition Changes for C165egip				
Item	Clause	What is changing	What is the reason for the change	Related submission/s
1	37.02	Originally C165egip was proposing to remove the Comprehensive Development Zone due to the expiration of the plan, post exhibition we will retain Comprehensive Development Zone in the East Gippsland Planning Scheme.	During exhibition the landowners expressed their desire to retain the Comprehensive Development Zone (CDZ) and are committed to preparing a revised concept plan. While we are willing to retain the CDZ in light of this new information, we encourage the landowner to commence the process associated with the new concept development plan given that the current one is long expired.	Submission 1

Engagement Report

Planning Scheme Amendment C165egip

Public Consultation Period 22 January 2026 – 27 February 2026

March 2026



Table of contents

1	Executive summary	3
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2.1	Methodology	4
2.2	Engagement Design and Communication Tools	5

Engagment Report – Planning Scheme Amendment C165egip

1 Executive summary

The exhibition period for planning scheme amendment C169egip ran for just under five (5) weeks from 22 January 2026 to 27 February 2026.

One (1) submission was received relating to the removal of the Comprehensive Development Overlay. The overlay was reinstated and the submission withdrawn.

Given the broad nature of this amendment, there appeared to be limited interest.

Several referral agencies provided responses either acknowledging or supporting the amendment.

2 Engagement design overview

2.1 Methodology

Council's *Community Engagement Policy* applies the International Association of Public Participation's (IAP2) "Public Participation Spectrum" which establishes five levels of engagement.

The engagement design targeted a "Consult" level of public consultation within the IAP2 Spectrum (refer *Figure*).






	Inform	Consult	Involve	Collaborate	Empower
					
Our Goal	To provide balanced and objective information to make our community aware of something that has happened or will happen	To listen to our community's feedback on ideas, alternatives, and proposals to inform our decision making	To seek input to identify issues, concerns, and aspirations to inform decision making and show how that input has informed the decision	To work with our community to develop a detailed understanding of all the issues and opportunities and identify agreed solutions at every step of the process	To build the capacity of our community to identify solutions and/or lead change
Our promise to the community	We will keep you informed	We will listen to and acknowledge your concerns	We will work with you to exchange information, ideas, and concerns	We will seek advice and innovation from amongst the various stakeholder groups	We will work with you to identify options that will influence the final decision
Role of community and/or stakeholders	Listen	Contribute	Participate	Partner	Lead
Examples of Methods	Signs Advertisements Fact sheets Newsletter Public Notices Social media Websites	Focus groups Public exhibition Surveys (online and hard copy) Ideas boards Creative projects Online pin dropping map tools Face-to-face interviews and discussions	Workshops • Community panels • Advisory groups • Online forums • Co designing • Detailed online mapping, ranking and prioritising tools • Regularly reporting back to the community across multiple stages of engagement • Elements of deliberative engagement processes		Independently governed reference groups Citizens juries Representative deliberative panels Deliberative budgeting

Figure 1: East Gippsland Shire Council's Spectrum of Engagement

2.2 Engagement Design and Communication Tools

The period for public consultation was 22 January until 27 February 2026.

Table 1 below documents each activity undertaken as part of the consultation process.

Engagement Tool	Total No.	Date and engagement details	Success measures
Notice in local paper <ul style="list-style-type: none"> • Have Your Say Shire ad • Classifieds 	1	21 January 2026	Circulation: <ul style="list-style-type: none"> • Advertiser: 6,450
Government Gazette	1	22 January 2026	Difficult to measure reach or success
Meetings and communication with key stakeholders (External)	1	2 February 2026 (Meeting with consultant regarding submission)	Meeting held
External Referrals	13	Email notification sent 22 January 2025 <ul style="list-style-type: none"> • 10 Agencies • 3 Ministers 	Awareness only Difficult to measure reach or success
Meetings and communication with key stakeholders (Internal)	3	Prior to commencement of exhibition: <ul style="list-style-type: none"> • Advised Statutory Planning team • Advised Customer Service and Media teams • Advised Councillors 	Awareness only *Further distribution to team, difficult to measure reach or success
Hardcopies	5	Hardcopies of all documents available on request via Customer Service or for viewing at each site	Difficult to measure reach or success with hard copy engagement tools
YourSay East Gippsland webpage (Source: YourSay Report)		Live from 22 February 2026	Approximately 158 visits

Table 1 - Communications activity undertaken as part of the consultation process

Figure 2 below summarises and measures the success of the communication channels and engagement methods for this round of engagement.



Figure 2 - Communication channels and engagement methods summary

5.3.2 Agriculture Sector Advisory Committee Unconfirmed Minutes 26 February 2026

Authorised by General Manager Place and Community

Purpose

This report provides Council the minutes for the Agricultural Sector Advisory Committee meeting held Thursday 26 February 2026, provided at **Attachment 1** for noting.

Key Points

The Committee provides advice, guidance, and recommendations to Council on matters that affect the agriculture sector in East Gippsland and its communities.

The roles and responsibilities of the Committee are set out in its Charter Version 4 (2026).

Key agenda items for discussion at the 26 February 2026 meeting included a Council presentation and discussion on the 2026–27 Budget Engagement Model and proposed differential rating approaches and invited feedback from committee members. The committee also considered options for refreshing the *Looking Ahead* drought advocacy document to ensure alignment with the Gippsland Drought Resilience Plan. Council's Planning team provided an overview of the Rural Land Use Strategy, highlighting land protection priorities, zoning complexities, and upcoming matters scheduled for Council consideration.

Southern Rural Water delivered an update on Mitchell River management and advised that nominations will soon open for a new subcommittee to support ongoing consultation. A final draft of the Pest Animal Advocacy Paper, developed with extensive input from the committee, was presented and endorsed for wider circulation and the Gippsland Agriculture Group also shared a draft of the *Good Neighbour Guide*, currently under development.

General business discussions covered silage wrap recycling and responsibilities relating to noxious weed management.

Members were updated on several initiatives, including:

- the new ASAC travel reimbursement policy,
- forestry transition funding,
- the Orbest industrial hemp project, and
- recent activities led by Food & Fibre Gippsland.

The following advice for Council was minuted:

- **2026-27 Council Budget:** Council to circulate budget presentation and Council Payment Assistance and Hardship information
- **Composting biosecurity:** Council staff to provide information on biosecurity measures for composting at Bairnsdale Transfer Station
- **Joint Regional Advocacy:** Council to engage with Wellington Shire Council and East Gippsland CMA to explore appetite for joint regional advocacy and to review processes to ensure alignment of drought-resilience activities
- **Sub Committee establishment:** Council to seek nomination from ASAC members to participate in a Sub-Committee to define the scope of a Looking Ahead review

- **Council direction on Rural Land Use Strategy:** Council to provide an update at the next ASAC meeting on the status of the Strategy and any potential involvement from ASAC on next steps
- **Sub Committee establishment:** Council to seek nomination from ASAC members to participate in a Sub-Committee to feed into the SRW Mitchell River Management Review
- **Pest Animal Advocacy:** Members endorsed the updated paper for circulation by Council
- **Gippsland Agricultural Group:** Circulate 'Being a Good Neighbour' Paper
- **Council recycling:** Councils Waste Management Team to provide an update on silage wrap recycling and pallet wrap compatibility at the next meeting
- **Council Weed Management:** Natural Environment Coordinator to provide an update on weed management, legislative obligations, resourcing constraints, current practices and opportunities for advocacy
- **ASAC Travel Reimbursement:** Council to circulate travel reimbursement process and claim form.

Council Officers are progressing these recommendations.

Recommendation

That Council receives and notes the Unconfirmed Minutes from the Agricultural Sector Advisory Committee (ASAC) meeting held on 26 February 2026.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 1: Community wellbeing and social responsibility

Outcome – A stronger collaborative community that is actively engaged and supported

Consultation/Community Engagement/Impacts

The Committee is a Council Consultative Committee who raise matters for consideration to council.

Opportunities and Risks

There are no economic implications stemming from this report. However, the agricultural sector is noted as a significant contributor to the East Gippsland economy.

Climate Change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Agriculture Sector Advisory Committee Unconfirmed Minutes 26 February 2026
[5.3.2.1 - 7 pages]

**East Gippsland Shire Council
Agriculture Sector Advisory Committee
Unconfirmed Minutes
For meeting held on
Thursday 26 February 2026
8.00am to 10.00am
Council Chambers 273 Main Street Bairnsdale**



1. Procedural

Attendees: Mayor Cr. Jodie Ashworth, Cr. John White, Dianne Phillips (AgVic), Rob Lightfoot, Rohan Reynolds, Simon Johnson (FFG), Ty Mason, Fiona Weigall, Chris Stephenson, Prue McTaggart, Kaylene Wickham.

Online: Bec Hemming (EGCMA), Emily Richardson, Edward Mauger, Kate Commins, Leecia Angus (GAgG).

Observers: Brodie Anderson (FFG).

Chair: Mayor Cr. Jodie Ashworth.

Minute taker: Andie Abraham (EGSC).

Item 1.1 Acknowledgement of Country and welcome

Item 1.2 Apologies
Apologies were noted from Alister Micallef, Joanna Trevaskis, Chris Jehu, Wayne Dredge and Cr. Barry Davis.

Item 1.3 Confirmation of previous minutes
Moved: Rohan Reynolds
Seconded: Cr. John White

Item 1.4 Declaration of conflict of interest
No conflicts of interest declared.

Item 1.5 Actions from previous minutes – Thursday 6 November 2025

- Looking Ahead Review – Refer item 2.2.
- Referred to the high-country water project to prepare funding for Forestry Funding.
- East Gippsland Livestock Exchange – No update since last meeting, a report will be presented to Council in March Sumitomo Plantation submission sent to members 19 January

2. Discussion

Item 2.1 2026-27 Budget
Sarah Johnston, General Manager Business Excellence

Council outlined its revised 2026–27 budget engagement model, provided an explanation of differential rating, and sought feedback from the committee. The new year-round engagement approach replaces the former April draft release and allows community input until 9 March to shape the upcoming budget, with further feedback from 10 March feeding into the 2027–28 process.

Engagement activities include the online portal, community pop-ups, and discussions with key committees such as the Agriculture Sector Advisory Committee. The process focuses on understanding which services matter most, which need improvement and where current service levels are appropriate, while also inviting residents to identify priority issues for Councillors to consider.

Council provided an overview of the differential rating policy, explaining how rates are calculated using capital-improved value, how the rate cap is applied across property classes, and how differentials are used to maintain fairness, particularly given past valuation spikes in the farm sector.

Council also outlined the current distribution across residential, commercial-industrial, and farm classes.

Council has reflected on last year's engagement outcomes and highlighted actions taken, including those shaped by input from the Agriculture Sector Advisory Committee. This includes providing insight into how differential rates have been calculated in previous financial years.

Feedback was sought on whether the committee supports maintaining this fairness-based approach for the 2026–27 budget.

A committee member noted that rural hardship may increase due to factors such as El Niño conditions, falling commodity prices and increased input costs. Council acknowledged this and outlined the support available through its hardship policy, which allows ratepayers to spread payments over three years, an approach few councils offer. Council is also working closely with financial and agricultural counsellors to help residents manage rate obligations in ways that suit their circumstances.

It was suggested that it would be better to have the General Manager of Business Excellence attend meetings where relevant in preference to forming a budget specific Subcommittee.

ACTIONS:

2026-27 Budget: Council to circulate budget presentation and Council Payment Assistance and Hardship information

Tom McIntosh MP

The committee asked for an update on engagement with MP Tom McIntosh. Council confirmed he remains actively engaged in Council advocacy priorities. Recent meetings have focused on drought issues and pest management, both key priorities raised by the committee. Council continues to work closely with his office and other local MPs, using these relationships to secure introductions to ministers and advocate for regional needs.

Transfer Station Composting Facility

The committee sought an update on the composting facility project. Council confirmed the project is active with EPA approvals secured. Planning approvals are the next step, and the team is also preparing to go to market to assess delivery models.

A question was raised about biosecurity measures for incoming and outgoing materials. Council advised this is likely covered within the EPA approval requirements but took the query on notice to provide a detailed follow-up.

ACTION:

Composting biosecurity: Council staff to provide information on biosecurity measures for composting at Bairnsdale Transfer Station

Succession Workshops

A member asked about the Ageing on Farm Roadshow, a joint initiative between the Seniors Festival and Council's Community Development team. Council advised the program will visit multiple communities in May to June to support farmers with succession planning, outlining practical steps, reducing reliance on costly consultants, and offering facilitated guidance to help manage tensions in the process.

A committee member noted the value of these types of programs and highlighted the need to avoid clashes with other agriculture events in the region. They encouraged greater partnership and coordination to maximise attendance, reduce duplication, and make better use of resources.

Item 2.2 Looking Ahead Review

Prue McTaggart, Manager Economic Development

The committee reviewed whether the *Looking Ahead* drought document should be updated, noting its original purpose as a joint East Gippsland–Wellington advocacy tool during the 2017–19 drought. Given policy changes, new regional work such as the Gippsland Drought Resilience Plan, and the evolving needs of East Gippsland’s diverse landscapes, members agreed the document is now outdated. Options discussed included a light-touch policy refresh, a more comprehensive rewrite, or relying solely on the regional plan. The group strongly supported updating *Looking Ahead* to reflect local context.

Members raised issues around drought declarations, advocating for postcode-based assessments to avoid situations where highly affected areas miss out. They also highlighted concerns with reactive funding models, noting that dollar-for-dollar programs are often inaccessible during drought and that proactive, year-round infrastructure support is essential. The group emphasised the need to evaluate whether past programs have truly lifted drought resilience and to understand how many farmers currently have drought plans. It was agreed that the first step should be a “pulse check” with farming communities and using existing data, followed by broader stakeholder engagement. Council will prepare a proposed approach and return to the group for feedback.

ACTIONS:

Joint Regional Advocacy: Council to engage with Wellington Shire Council and East Gippsland CMA to explore appetite for joint regional advocacy and to review processes to ensure alignment of drought-resilience activities.

Farmer pulse-check: Council to undertake a farmer survey to inform program design and evaluation.

Sub Committee establishment: Council to seek nomination from ASAC members to participate in a Sub-Committee to define the scope of a Looking Ahead review.

Item 2.3 Update on Planning Scheme Amendment C170egip - Implementation of the Rural Land Use Strategy

Kellinde Chester Manager Planning and Development

Council’s Manager of Planning and Development provided an overview of the Rural Land Use Strategy adopted in 2023 and the associated planning scheme amendment, which is currently on hold pending a Councillor-requested peer review. The strategy aims to protect agricultural land, manage rural housing pressures, avoid land fragmentation and support diverse agricultural and rural industries in alignment with state policy. Key elements include larger minimum lot sizes, clearer rules for dwellings in farming zones, and identifying high-value agricultural areas such as the Lindenow, Snowy River and Tambo flats for additional planning controls.

Discussion highlighted long-standing issues around farm fragmentation, succession planning, and rating equity, with Council noting future work on rate categories. ASAC members also discussed the need to recognise additional high-value farming areas other than irrigation/river flat areas. Council advised that upcoming structure planning for Swifts Creek and Omeo will address some of the historic zoning anomalies near townships like Swifts Creek, and the need for balanced residential growth close to settlements.

Council will receive direction in March on whether to proceed or peer-review the strategy.

ACTIONS:

Council direction on Rural Land Use Strategy: Council to provide an update at the next ASAC meeting on the status of the Strategy and any potential involvement from ASAC on next steps.

Item 2.4 Offshore Wind Farm Impacts on the Fishing Sector

Conversation did not proceed due to member unable to attend.

Item 2.5 Mitchell River Management Review

Terry Flynn Southern Rural Water and Marg Supplitt Crossco.

The Mitchell River Management Review, led by Southern Rural Water (SRW), is a state-funded project arising from the Central and Gippsland Sustainable Water Strategy. The review aims to

reassess long-standing river management practices, address inconsistencies with broader Victorian water management, and gather input from agencies, Council, irrigators, and community groups. Preliminary consultation has been completed, including Council's earlier Opportunity Statement and a recent irrigator survey informed by the ASAC. A draft summary paper has been prepared now and is awaiting agency sign-off before the project moves into the next phase.

SRW plans to establish an advisory group which may include agency representatives and irrigators. SRW welcomed an ASAC member to the committee to provide input. Technical expertise can be sourced externally, so strategic guidance is the main need. Concerns were raised about poor communication with irrigators following an informal meeting in Lindenow that created anxiety about potential rapid changes. SRW reassured the group that any changes would be considered, subject to multiple approvals, and likely more than 12 months away.

ACTION:

Sub Committee establishment: Council to seek nomination from ASAC members to participate in a Sub-Committee to feed into the SRW Mitchell River Management Review.

Item 2.6 **Animal Pest Advocacy**
Prue McTaggart
 Manager Economic Development

Council advised that the pest animal advocacy priority paper has now been completed incorporating extensive feedback from members. Additional detailed information has been placed in the appendix to keep the main document concise. Final comments were invited before the paper is formatted and formally distributed in line with a distribution and engagement strategy, similar to the approach used for the fishing industry advocacy paper, identifying key agencies and industry bodies for targeted engagement.

The CEO reassured the group that pest animal issues have been strongly represented in recent advocacy discussions, including meetings with senior leaders from Agriculture Victoria and DEECA. The committee's concerns are being consistently raised across multiple forums. Members expressed their appreciation for the improved document, noting it clearly reflects the group's input and has been well put together

ACTION:

Pest Animal Advocacy: Members endorsed the updated paper for circulation by Council.

Advocacy Strategy: Council to prepare an Advocacy Strategy to inform distribution and engagement

3. Agricultural Matters

Item 3.1 **Opportunity for members to raise other matters**

Being a Good Neighbour Paper
 Leecia Angus Chair Gippsland Agriculture Group

Gippsland Agriculture Group (GAGG) have been developing a concise, publicly accessible "How to Be a Good Agricultural Neighbour" paper, aimed at providing simple guiding principles for positive neighbour relations in agriculture.

The document highlights early engagement and open communication as core themes and offers prompts across key areas including pest animal control, fencing standards, weed management, biosecurity responsibilities, impacts of neighbouring land uses, and the uncertainty created by planning processes.

Content was informed at a forum led by Gippsland Agriculture Group with industry representatives, council and local growers in attendance. Council provided comment for review, the Group will consider these and incorporate where appropriate and include references to relevant standards and requirements. A draft will be circulated to committee members before final publication on the GAGG website.

ACTION:

Gippsland Agricultural Group: Circulate 'Being a Good Neighbour' Paper.

Item 3.2 Opportunity for members to raise matters

Members raised several matters under General Business.

Silage Wrap

Council is conducting silage-wrap collection and education activities at local agricultural shows, and silage wrap can currently be dropped off free of charge at landfill and transfer stations, though only the Marlo and High-Country sites are recycling it at present. Logistics and end-use markets still need to be resolved. Officers will confirm whether pallet wrap can be processed through the same system, and the waste management team will provide a broader update at a future meeting.

It was also noted that Sustainability Victoria's foundational work in this area has supported recent funding, but with the organisation ceasing operations, Food & Fibre Gippsland will take a lead role through the Gippsland Circular Economy Hub. A regional forum will be held on 12 March for Gippsland shires to identify priorities, including Council's organics and composting initiatives.

ACTION:

Council recycling: Councils Waste Management Team to provide an update on silage wrap recycling and pallet wrap compatibility at the next meeting.

Weeds

A concern was raised about English Broom spreading from private land onto roadside verges along the Great Alpine Road, with roadside slashing contributing to further spread. Members noted the long-term management burden and economic impact on neighbouring landholders. Questions were raised regarding Council's enforcement powers and landholder responsibilities for weed control along boundaries.

Council will return with advice on legislative obligations, resourcing, and potential advocacy options. The East Gippsland CMA provided context on ongoing control efforts and site complexities. A suggestion was made to revisit earlier support programs where landholders undertook spraying with chemicals supplied by another party. Invite Natural Environment Coordinator to attend a future meeting to provide an update on current weed management practices and opportunities for advocacy.

ACTION:

Council Weed Management: Natural Environment Coordinator to provide an update on weed management, legislative obligations, resourcing constraints, current practices and opportunities for advocacy.

Gippsland Critical Minerals

A request was made for a future update on the Gippsland Critical Minerals project, noting recent progress and upcoming regulatory requirements. The project has received advice that an Environment Effects Statement (EES) will be required. Once the EES scoping requirements are released, Council and the community will have 15 days to respond. Depending on the timing, project representatives may be invited to brief the committee.

4. Reports**Item 4.1 Council updates**

Prue McTaggart Manager Economic Development

Item 4.1.1 ASAC Travel Reimbursement

Council has adopted a new travel-reimbursement policy for the committee, now embedded in its Charter. Members travelling more than 60 km will be eligible for a per-kilometre fuel allowance, and those travelling more than 90 km will also be able to claim overnight accommodation. Operational details and claim processes will be circulated to the group. The policy aims to support participation from members located further from Bairnsdale and recognises the value of broad regional representation.

ACTION:

ASAC Travel Reimbursement: Council to circulate travel reimbursement process and claim form.

4.1.2 Advocacy Updates - Emergency Services Volunteer Fund Levy

Council confirmed that the Emergency Services Levy discount will remain in place for another two years. The levy was originally extended for 12 months following advocacy from the farming sector, and further lobbying has secured an additional two-year extension keeping payments at the original farm-levy rate for two more budget cycles. Beyond that, the future is uncertain: the issue remains a strong advocacy priority across local government, and the opposition has stated it would discontinue the levy if elected. Council continues to advocate with Rural Councils Victoria and has raised the matter in recent discussions with Jacqueline Syme.

4.1.3 DEECA Forestry Transition

An update was provided on the forestry-transition program. Council is in negotiations with State Government on funding to support dedicated Council resourcing for the three most impacted communities, as well as affected industries across East Gippsland. Further updates will be provided once an agreement is in place.

4.1.4 Industrial Hemp

Part of the video of the recent industrial hemp trial in Orbost project was shown. Food & Fibre Gippsland provided an update noting that the sector prefers the term industrial hemp to avoid stigma and support industry development. Advocacy has been undertaken to establish stand-alone legislation to remove industrial hemp from the Poisons Act and streamline licensing, which is considered essential for unlocking large-scale investment and national growth. Further changes to the Food Act are also needed to allow livestock grazing on industrial hemp crops intended for the food market as part of paddock rotation.

Food & Fibre Gippsland are preparing a Community Development Fund submission to develop a Gippsland-wide industrial hemp plan and an industrial hemp pilot hub in Orbost. The hub would support processing, industry development and local job creation, noting that hemp processing must occur close to production due to transport costs. Industrial hemp was highlighted as a strong rotation crop with a 90–120 day growing period, with opportunities in construction materials, hempcrete, panels, fibre, insulation and other value-added products.

Item 4.2 Agency updates**Food and Fibre Gippsland**

Simon Johnson Food & Fibre Gippsland CEO

Food & Fibre Gippsland provided an update on its current strategic review and stakeholder engagement process. The organisation's focus remains on connecting, innovating and growing the food and fibre sector, with recent work including value-chain facilitation, project delivery partnerships and support for industry development across the region. Several funded programs continue, including VegNET horticulture support, Future Drought Fund projects, pasture extension work and circular-economy initiatives.

A new membership model will launch in late March, offering free membership to small and medium enterprises within partner shires, including East Gippsland. Work is also progressing on the proposed

Gippsland Trusted regional brand to strengthen local provenance, retail pathways, agritourism links and export readiness. Food & Fibre Gippsland is also expanding its place-based staffing approach, with Brodie Anderson now supporting East Gippsland operations alongside drought-resilience and emerging industry projects. Further updates will be provided as strategic priorities roll out and funding decisions are confirmed.

Item 4.3 Circulated reports for noting by exception

Updates from Council, East Gippsland Catchment Management Authority, Food & Fibre Gippsland, Agriculture Victoria, and Gippsland Agriculture Group provided.

Ag Vic provided a brief update on avian influenza. No detections have been found so far in Victoria, with extensive wild-bird testing by Agriculture Victoria, covering species from waterbirds to penguins and seals, all returning negative results, and no commercial poultry farms affected. Preparedness work continues, including research with the national diagnostic laboratory on potential rapid testing kits, though these may still be up to a year away. The known HPAI strain (H1N5) remains confined to Macquarie and Heard Islands, roughly 4000 km from Western Australia, with no new movement detected as summer fieldwork concludes.

In response to a question about varroa mite, it was confirmed that detections have occurred in Gippsland, though not believed to be widespread, with affected hives identified but limited distribution so far.

5. Meeting Close

Item 5.1 Meeting close

Mayor Cr. Jodie Ashworth expressed appreciation for the committee's attendance and contributions.

Next meeting date is Thursday 21 May 2026.

The meeting was declared closed by Mayor Cr. Jodie Ashworth at 10.07am.

6 Urgent Business

7 Confidential Business

7.1 Planning Matter

The information contained in this report is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; (c) Land Use Planning Information, being information that if prematurely released is likely to encourage speculation in land values; and (e) Legal Privileged Information, being information to legal professional privilege or client legal privilege applies.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item could compromise the integrity of compulsory acquisition processes, prejudice Council's commercial and legal position, and encourage speculative behaviour in the land market.

7.2 Contract Matter

The information contained in this report is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (g) Private Commercial Information, being information provided by a business, commercial or financial undertaking that, if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item could impact a contractor.

8 Close of Meeting