

**Appendix 1:**  
**Table of proposed Planning Scheme changes – Surf Coast Amendment C103**

Amendment C103 proposes to correct miscellaneous mapping and ordinance items in the Surf Coast Planning Scheme. The proposed changes to the Planning Scheme include:

- Corrections to the Heritage Overlay as a result of redevelopment or subdivision that has confined the heritage place within a new allotment.
- Inconsistencies in planning scheme overlay mapping affecting property ownership and boundaries.
- Redundancies in the application of planning scheme overlays on some properties.
- Corrections to the planning scheme ordinance as a result of a revised heritage assessment requiring changes to the Planning Scheme provisions.
- Correction to inconsistency between zoning provisions and policy.
- Corrections to zoning of land as a result of transfer land to adjoining properties.

The following tables (1 – 27), follows the same order as indicated in the Explanatory Report and provides a summary of the land affected and the reasons for the amendment.

Planning Scheme Overlay Map Changes

**Correction Item 1**



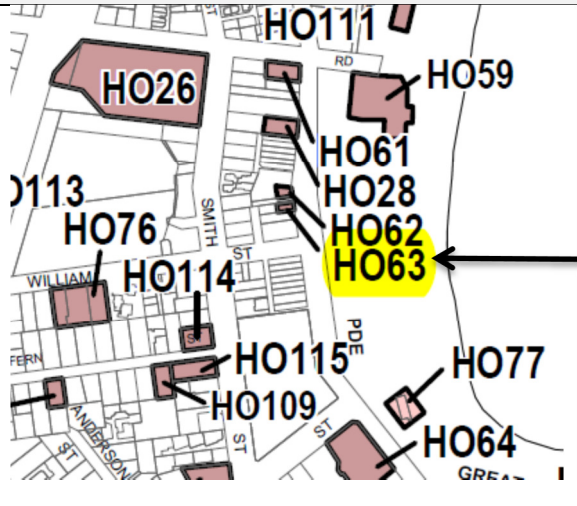

**Land Affected:** 116 Mountjoy Parade, Lorne (former Old Ozone Milk bar)

**Type of proposed Amendment:** Planning Scheme Overlay Map

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Map 43HO to delete Heritage Overlay (HO63).

**Reasons for Amendment:** Heritage building (former Old Ozone Milk bar) has been demolished due to a site redevelopment. (Permit number: 03/0191)

Aerial Photograph	
	<p><b>Subject Land</b></p> 
Existing Heritage Overlay – HO63	Proposed Planning Scheme Amendment
	<p><b>Delete HO63 from Heritage Overlay.</b></p> 

**Correction Item 2**

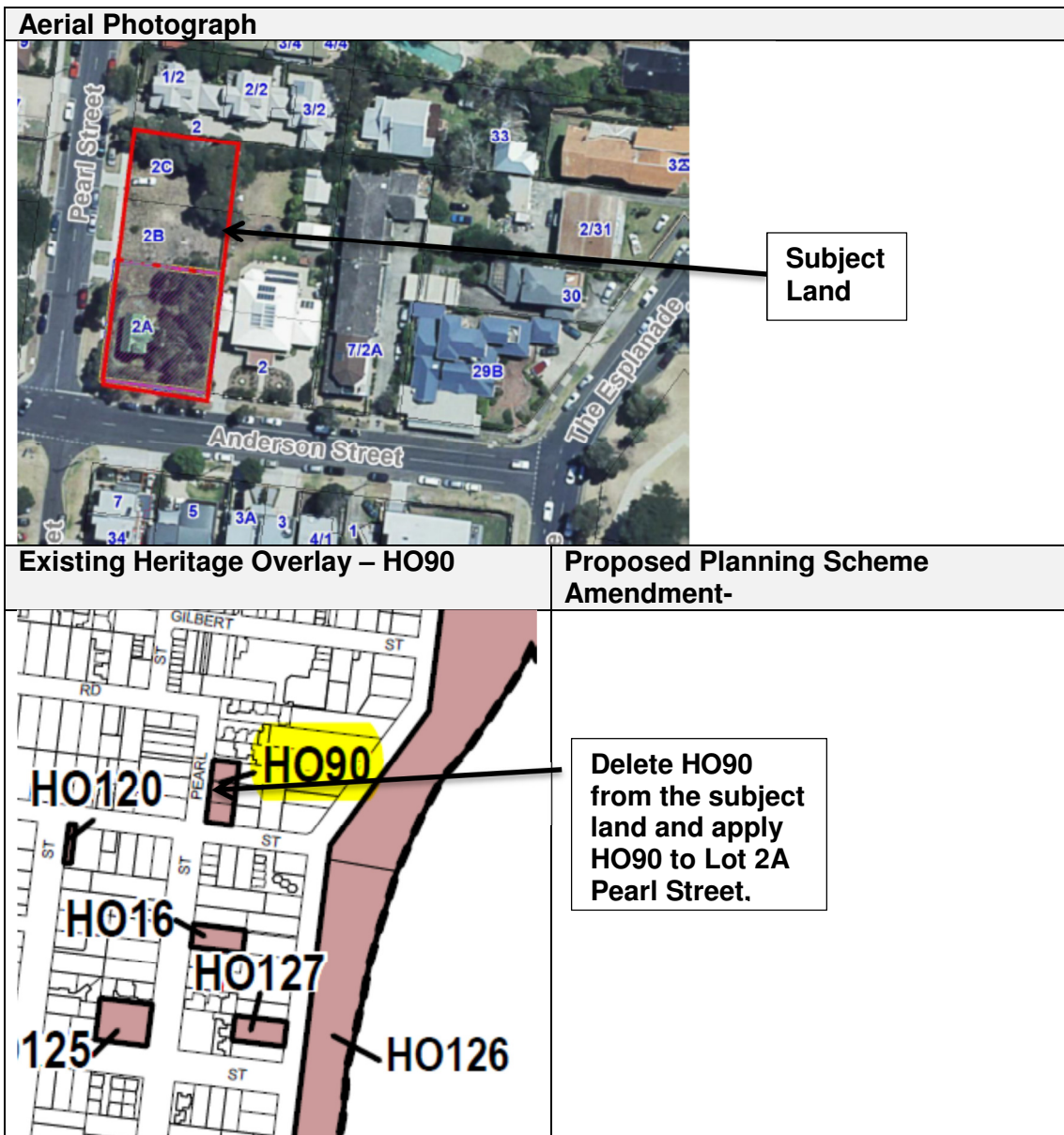
**Land Affected:** 4 Anderson Street (Lots 2A, 2B and 2C Pearl Street) Torquay (Sea View Villa).

**Type of Proposed Amendment:** Planning Scheme Overlay Map Amendment.

**Owner:** Private.

**Proposed Amendment:** Amend Planning Scheme Map 20HO to delete Heritage Overlay (HO90) from the subject land and apply HO90 to Lot 2A, Pearl Street, Torquay.

**Reasons for Amendment:** Following a 3 lot subdivision (PS 649498S) of the subject land, the heritage building (Sea View Villa) is now confined within the southern allotment (Lot 2A, Pearl Street, Torquay).



**Correction Item 3**


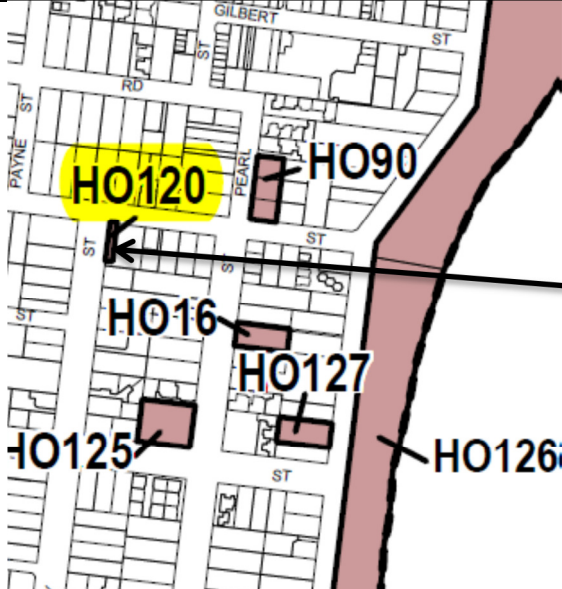
**Land Affected:** Part of 17-19 Anderson St Torquay (former butcher's shop and outbuildings)

**Type of Proposed Amendment:** Planning Scheme Overlay Map Amendment

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Map 20HO to delete Heritage Overlay (HO120) from the subject land and apply HO120 to Lot 2 PS711120B and heritage outbuildings.

**Reasons for Amendment:** The subject land has been subdivided into 3 lots (PS 711120B) resulting in the heritage building (former butcher's shop) being confined within the north-western allotment (Lot 2). HO120 needs to be amended to reflect the correct allotment on which the former butcher's shop is located.

Aerial Photograph	
	<p>Heritage site - former butcher's shop (Lot 2 PS711120B)</p> <p>Heritage Outbuildings</p>
Existing Heritage Overlay – HO120	Proposed Planning Scheme Amendment
	<p>Delete existing HO120 from subject land. Apply HO120 to Lot 2 PS711120B and heritage outbuildings</p>

**Correction Item 4**


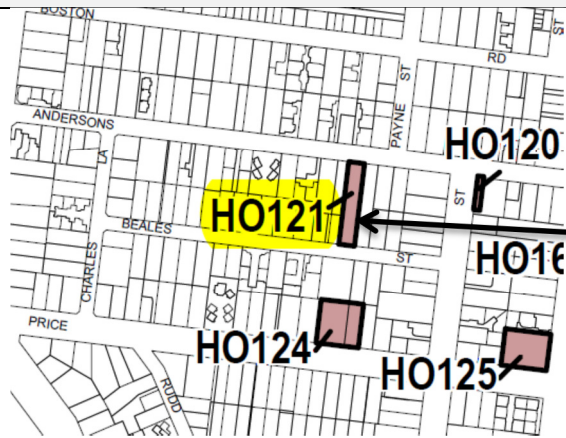
**Land Affected:** 27 Anderson Street, Torquay (Church) & 8 Beale Street Torquay.

**Type of Proposed Amendment:** Planning Scheme Overlay Map Amendment.

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Map 20HO to delete Heritage Overlay (HO121) from subject land to apply HO121 to 27 Anderson Street, Torquay.

**Reasons for Amendment:** The existing HO121 has been created based on older cadastre and needs to be amended following a 4 lot subdivision (PS 645030T) comprising 25-27 Anderson Street and 6-8 Beales Street, which confined the heritage building (Church) to 27 Anderson Street.

Aerial Photograph	
	<p>Heritage building (Church) confined to 27 Anderson Street, Torquay.</p>
Existing Heritage Overlay – HO121	Proposed Planning Scheme Amendment
	<p>Delete HO121 from subject land. Apply HO121 to 27 Anderson Street, Torquay.</p>

**Correction Item 5**


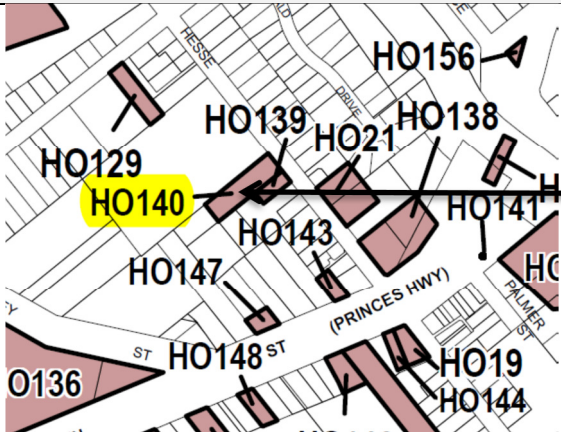
**Land Affected:** 41 Hesse Street, Winchelsea (Heritage Place name - 'Toyerville').

**Type of Proposed Amendment:** Planning Scheme Overlay Map Amendment.

**Owner:** Private.

**Proposed Amendment:** Amend Planning Scheme Map 8HO to delete Heritage Overlay (HO140) from the subject land and apply HO140 to Lot 1 PS 729111C of the subject land.

**Reasons for Amendment:** As a result of 2 lots subdivision (PS 729111C - planning permit number 14/0007,), the boundary of Heritage Overlay (HO140) would need to be corrected to confine Heritage Overlay to Lot 1 of the subject land.

Aerial Photograph	
	<p>Lot 1, 41 Hesse Street, Winchelsea</p>
Existing Heritage Overlay – HO140	Proposed Planning Scheme Amendment
	<p>Delete HO140 from the subject land and apply HO140 to Lot 1 only (Refer D15/38808).</p>

**Correction Item 6**

**Land Affected:** 33 Main Street, Winchelsea (former Colonial bank).

**Type of Proposed Amendment:** Planning Scheme Overlay Map Amendment

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Map 8HO to delete Heritage Overlay (HO19) from the subject land apply HO19 Lot 2 of subject land.

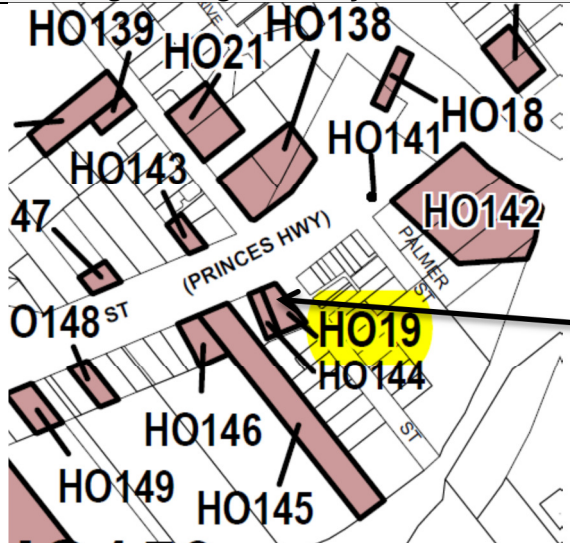
**Reasons for Amendment:** The boundary of HO19 needs to be corrected following a 6 lot subdivision (PS734342C) of the subject land resulting in the heritage building (former Colonial bank) being confined within Lot 2.

**Aerial Photograph**



**Former Colonial Bank. (Lot 2), 33 Main Street, Winchelsea**

**Existing Heritage Overlay – HO19**



**Proposed Heritage Overlay -**

**Delete HO19 from subject land and apply HO19 to Lot 2 only.**

**Correction Item 7**


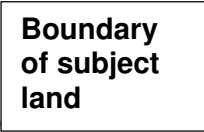
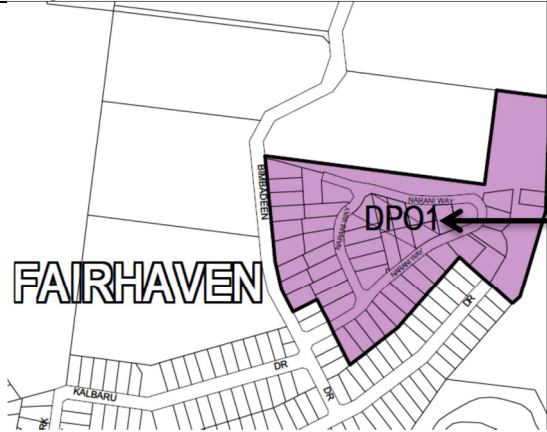

**Land Affected:** Bimbadeen Drive and Narani Way, Fairhaven.

**Type of Proposed Amendment:** Planning Scheme Overlay Map.

**Owner:** Private

**Proposed Amendment:** Amend Overlay Map 39DPO to delete Development Plan Overlay (DPO1) from the subject land.

**Reasons for Amendment:** DPO1 is currently redundant since there is sufficient control under the current suite of overlays (NCO1, WMO, ESO5, and DDO10) and S173 agreement. The S173 agreement includes specification of habitation building envelopes, land management and a single dwelling restriction for all lots.

Aerial Photograph	
	
Existing Development Plan Overlay – Map 39DPO (DPO1)	Proposed Planning Scheme Amendment
	<p>Amend Overlay Map 39DPO to delete DPO1.</p> 



**Correction Item 8**

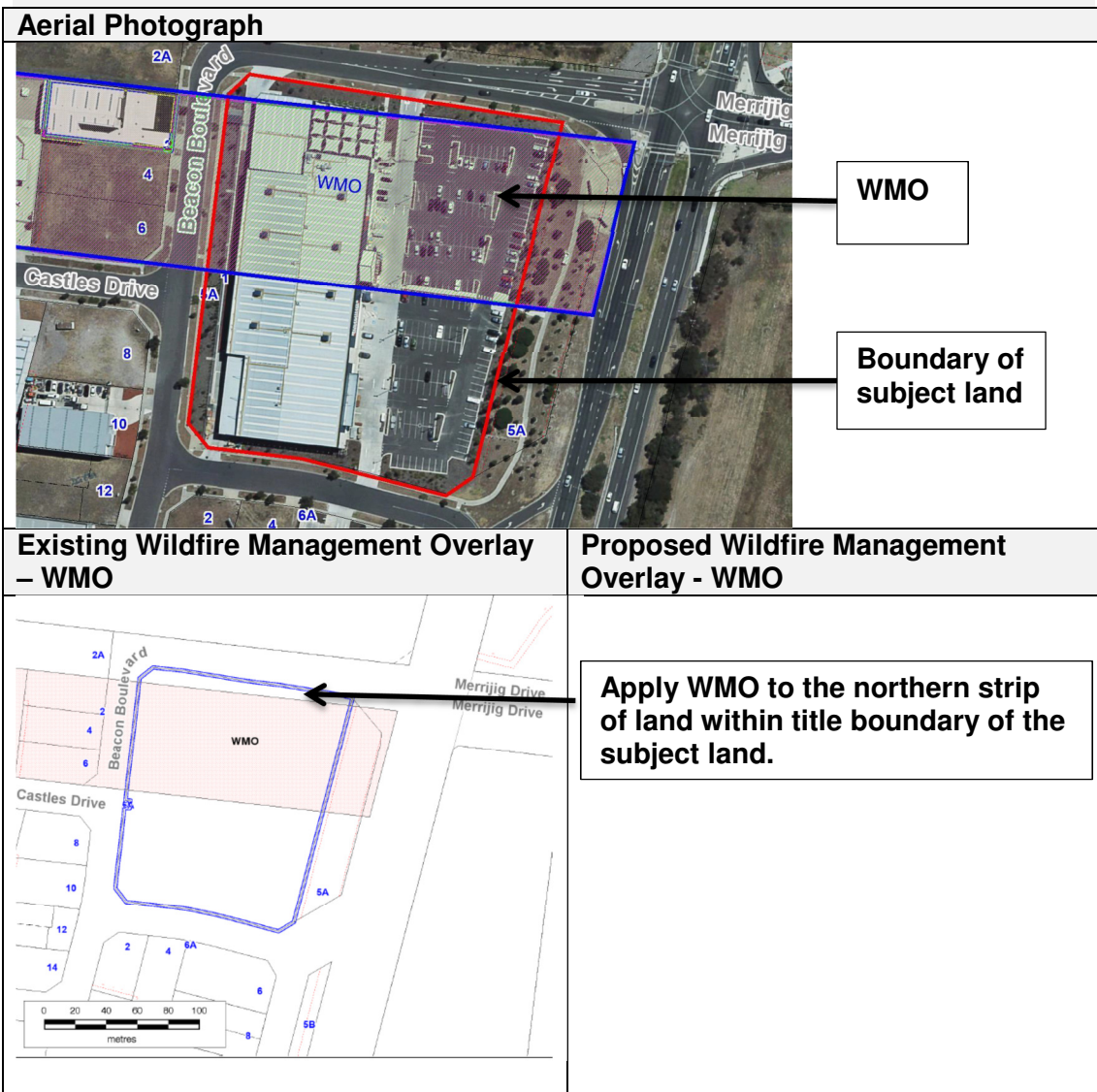
**Land Affected:** 1 Beacon Boulevard, Torquay (Bunnings Warehouse site).

**Type of Proposed Amendment:** Planning Scheme Overlay Map.

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Map 20WMO to apply the Wildfire Management Overlay (WMO) to the northern strip of the subject land.

**Reasons for Amendment:** The industrial estate at Torquay North (West Coast Industrial Park) contains a 70m wide strip of WMO applied along its northern boundary. However, this strip of WMO is inadvertently set back from the northern title boundary of the subject land (Bunnings). The amendment seeks to correct this anomaly by including the northern balance of the subject land as part of the WMO.



**Correction Item 9**

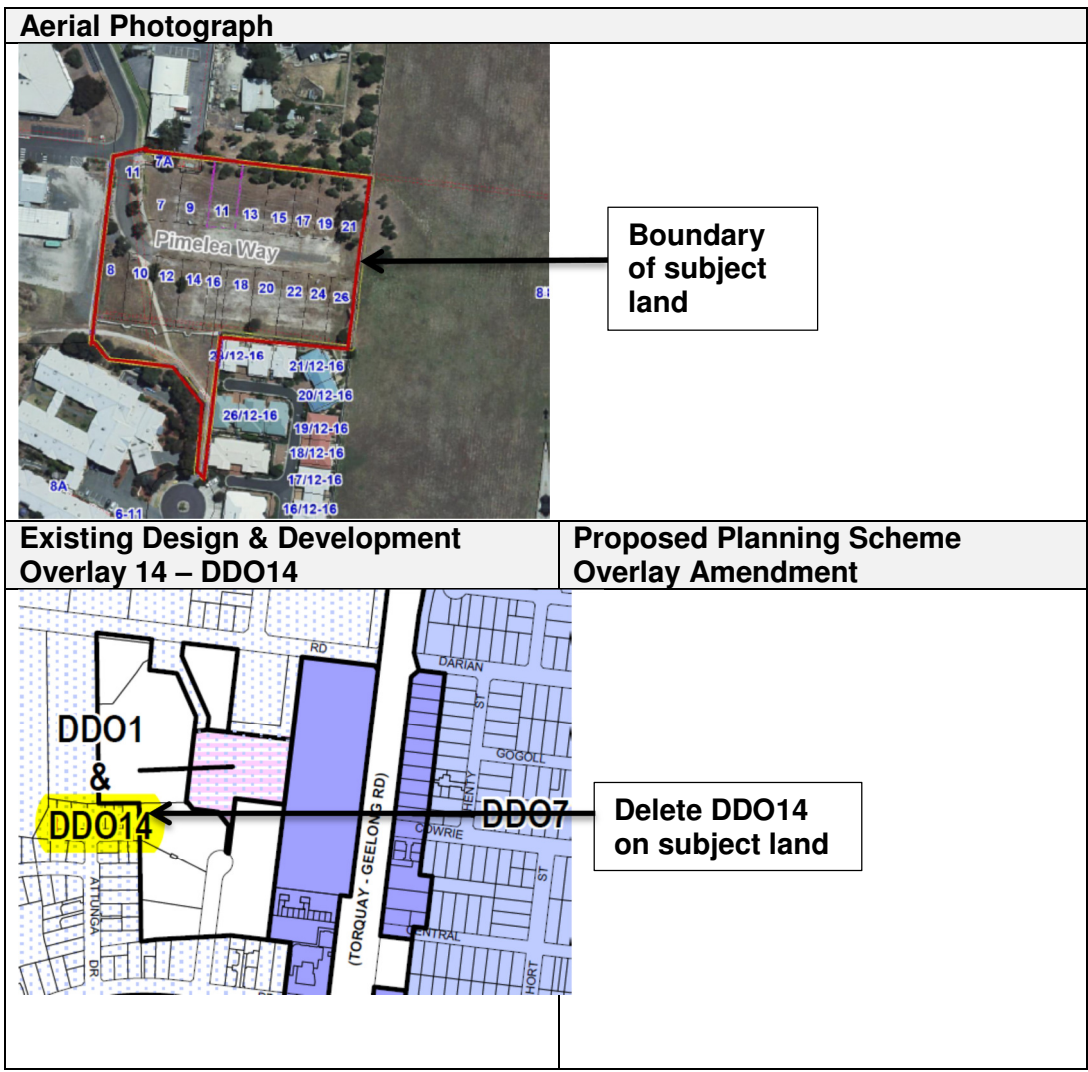
**Land Affected:** Part of 25 Grossmans Road (Pimelea Way), Torquay (PS 713555C).

**Type:** Planning Scheme Overlay Map.

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Overlay Map 20DDO to delete Design and Development Overlay (DDO14) over subject land.

**Reasons for Amendment:** DDO14 is currently redundant since it includes requirements for subdivision which have now been provided. Pedestrian pathway link to Kooringa Place and building setback requirements have been applied to the lots created by building envelopes via a Section 173 agreement. It is considered that DDO14 has no on-going meaningful purpose but will trigger a permit for development of each lot, with nothing to consider for those applications.



**Correction Item 10**

**Land Affected:** 15-17 Boundary Road, Aireys Inlet

**Type:** Planning Scheme Overlay Map.

**Owner:** Private.

**Proposed Amendment:** Amend Planning Scheme Map 40NCO to apply Neighbourhood Character Overlay (NCO1) to the entire subject land.

**Reasons for Amendment:** The NCO1 is inadvertently not applied to the entire subject land. The subject land is zoned GR1Z and is affected by Environmental Significant Overlays (ESO4 and ESO5).

**Aerial Photograph**



**Boundary of subject land**

**Existing Neighbourhood Character Overlay Schedule 1 (NCO1)**

**Proposed Planning Scheme Amendment**



**Include part of subject land as NCO1**

**Correction Item 11**

**Land Affected:** 10 Lorne Terrace, Lorne

**Type:** Planning Scheme Overlay Map

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Map 43RO to apply Restructure Overlay (RO2) to the subject land.

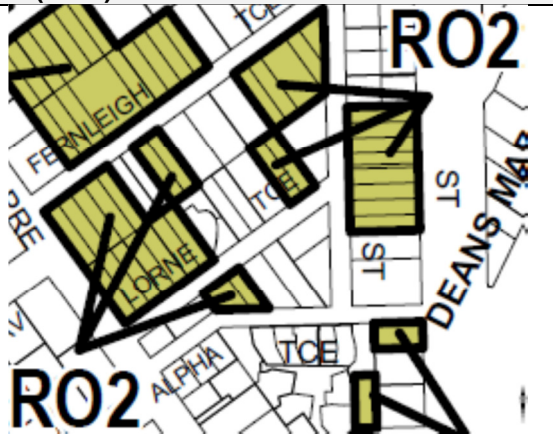
**Reasons for Amendment:** 10 Lorne Terrace is listed in the schedule to the Restructure Overlay (RO2) and in the schedule of Incorporated Documents – Lorne Restructure Plan (revised 2007), but is inadvertently excluded on the Lorne Restructure Overlay planning scheme map. Need to apply RO2 to this property.

**Aerial Photograph**



**Subject Land**

**Existing Restructure Overlay Schedule 2 (RO2)**



**Proposed Restructure Overlay Schedule 2 (RO2)**



**Include as RO2**

*Planning Scheme Zoning Map Changes*

**Correction Item 12**

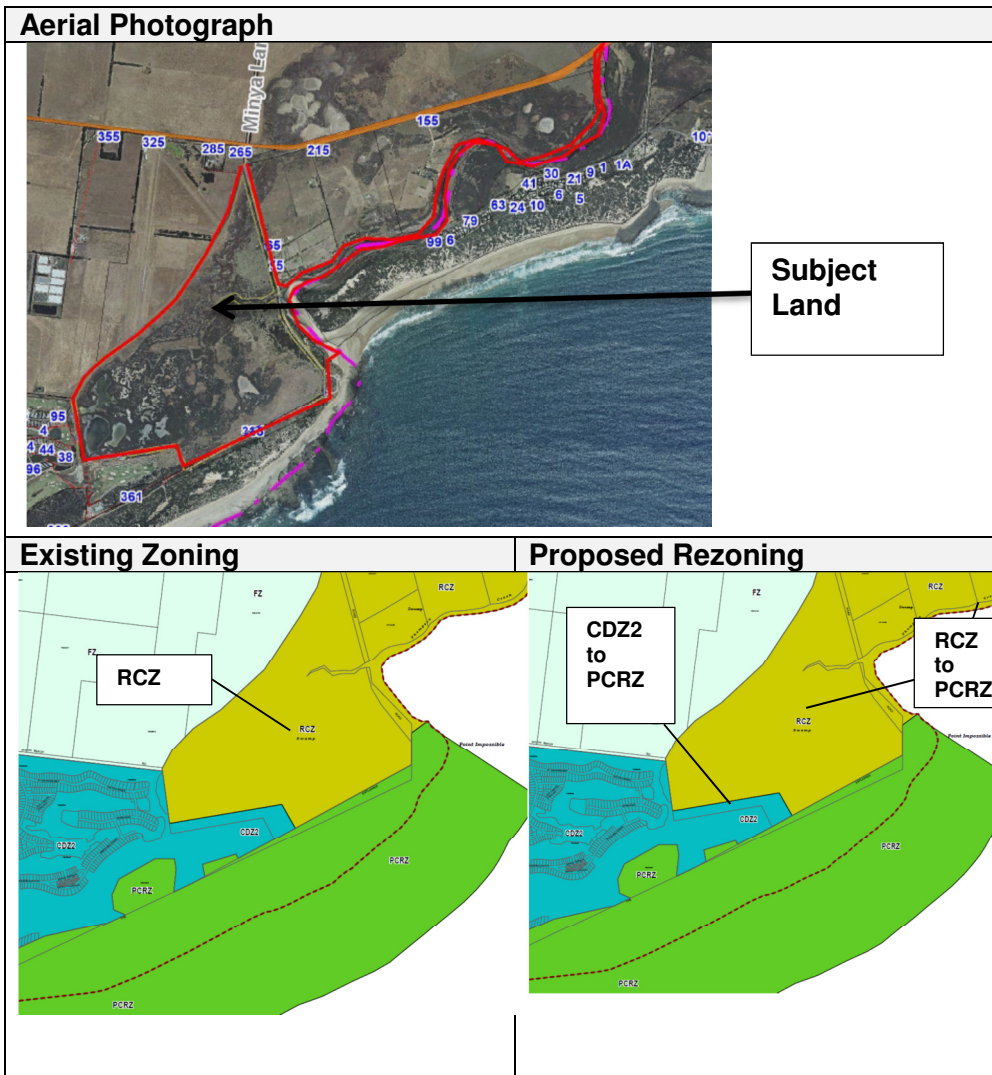
**Land Affected:** 365 The Esplanade, Torquay and part of adjacent Thompson Creek tributary.

**Type of Proposed Amendment:** Planning Scheme Ordinance Amendment:  
Planning Scheme Zoning Map

**Owner:** Public (Crown Land).

**Proposed Amendment:** Rezone the subject land from part Rural Conservation Zone (RCZ) and part Comprehensive Development Zone (CDZ2) to Public Conservation Resource Zone (PCRZ). (Zone Map No 17, 18 & 21).

**Reasons for Amendment:** The subject land is mostly swamp land vested into the Crown. The proposed rezoning from RCZ to PCRZ will reflect the public ownership of the land. In addition, a parcel of land at the southern section of the subject land is incorrectly zoned CDZ2 and will need to be rezoned to PCRZ to reflect the public ownership of the land.



**Correction Item 13**

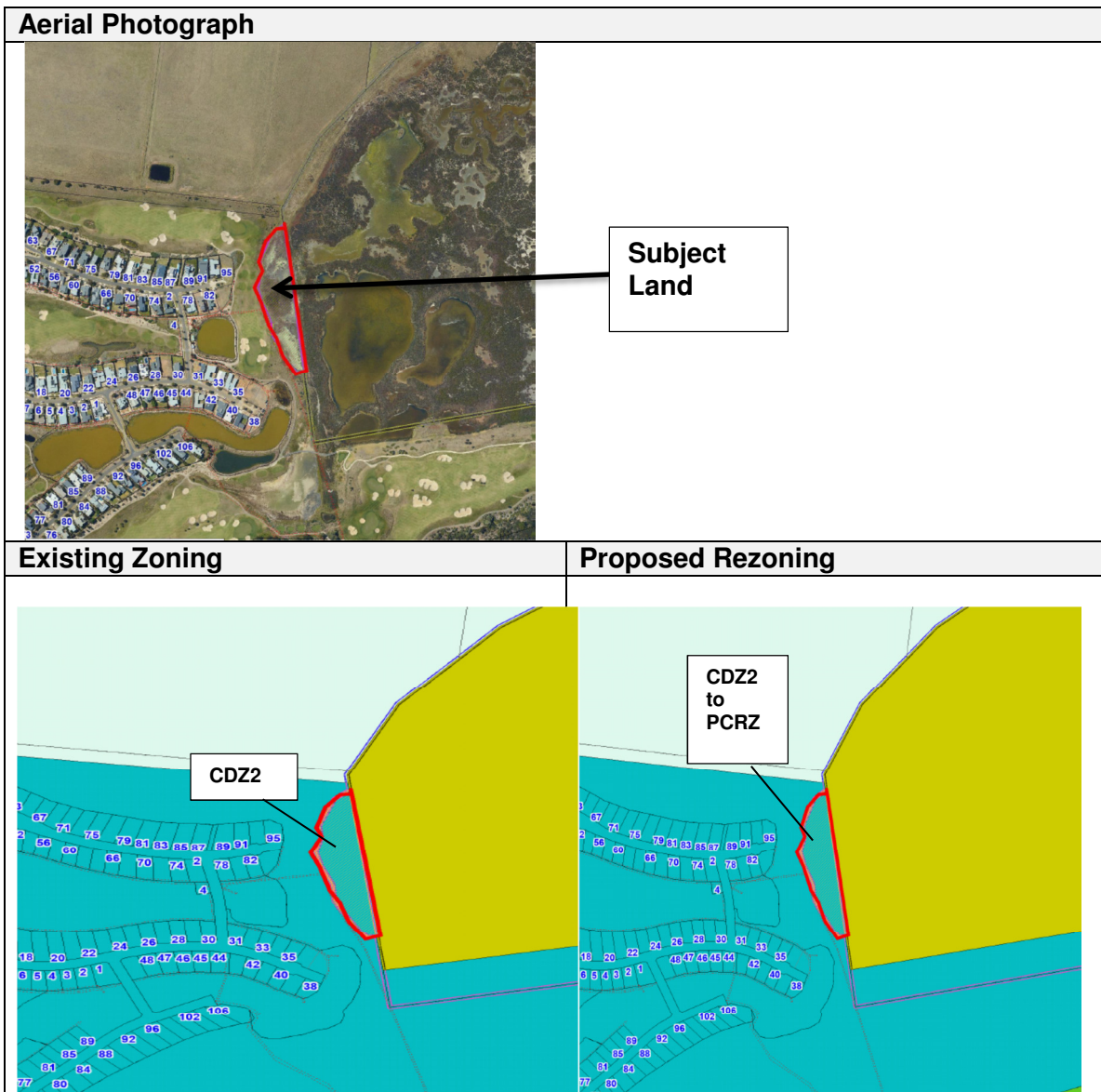
**Land Affected:** Crown Land abutting 365 The Esplanade, Torquay (Crown Allotment 2006 Parish of Puebla).

**Type:** Planning Scheme Zoning Map.

**Owner:** Public (Crown Land).

**Proposed Amendment:** Rezone the 9,747 sq m subject land from Comprehensive Development Zone (CDZ2) to Public Conservation Resource Zone (PCRZ). (Zone Map No 21).

**Reasons for Amendment:** The subject land was transferred to the Crown as part of Plan of Subdivision PS443140M and is incorrectly zoned CDZ2. The proposed rezoning from CDZ2 to PCRZ will reflect the public ownership of the land for environmental purposes.



**Correction Item 14**

**Land Affected:** 35 Boyd Avenue, Moggs Creek

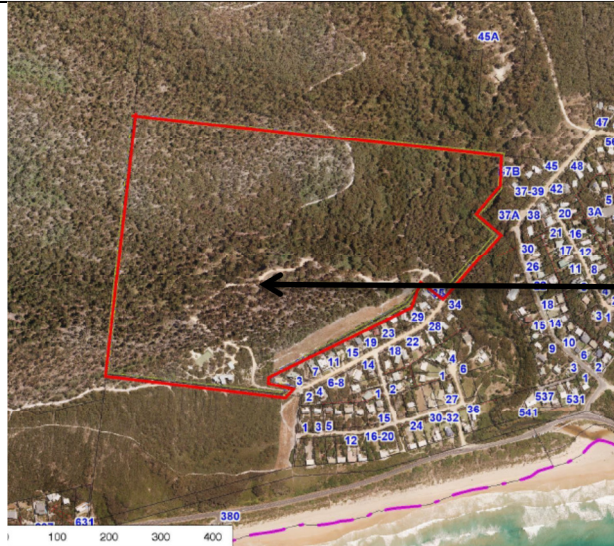
**Type:** Planning Scheme Zoning Map

**Owner:** Private

**Proposed Amendment:** Rezone part of land at 35 Boyd Avenue, Moggs Creek from part Public Conservation Resource Zone (PCRZ) and part General Residential Zone (GRZ1) to Rural Conservation Zone (RCZ). (Zone Map No 39).

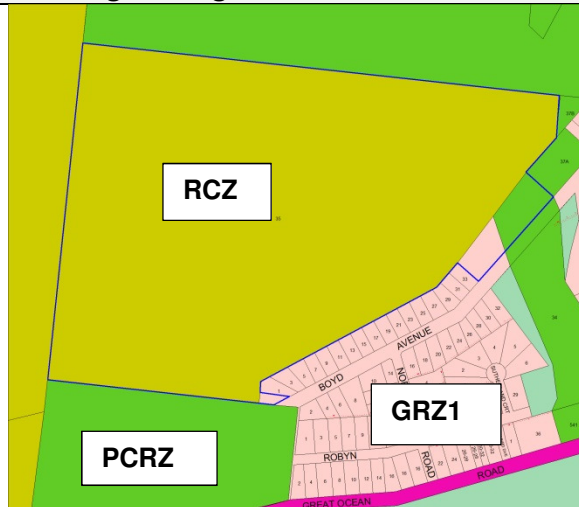
**Reasons for Amendment:** The majority of the subject land is zoned RCZ, however small portions at the eastern section, all part of the one title, are zoned GRZ1 and PCRZ. Because of the conservation nature and private ownership of the subject land, it is considered that the entire land should be zoned RCZ.

**Aerial Photograph**

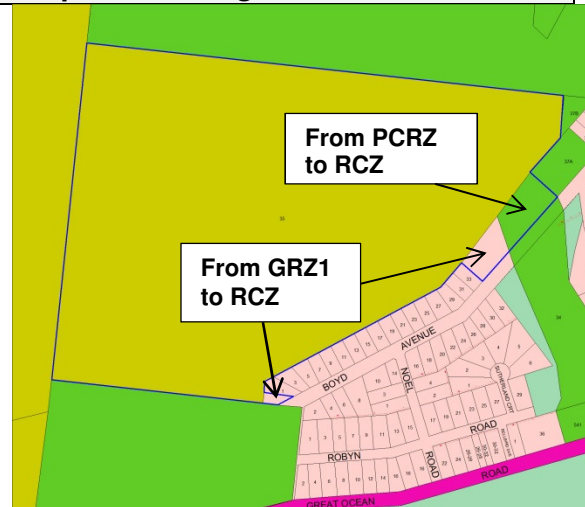


**Subject Land**

**Existing Zoning**



**Proposed Zoning**



**Correction Item 15**

**Land Affected:** 85 Torquay Boulevard, Jan Juc

**Type:** Planning Scheme Zoning Map

**Owner:** Private

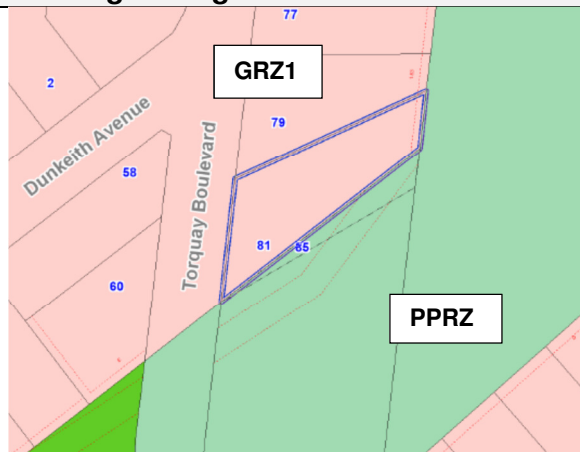
**Proposed Amendment:** Amend Planning Scheme Maps 19 & 20 to rezone strip of land at 85 Torquay Boulevard, Jan Juc from Public Park and Recreation Zone (PPRZ) to General Residential Zone (GRZ1).

**Reasons for Amendment:** The subject land has been transferred to adjoining residential land at 81 Torquay Boulevard, Jan Juc to resolve an encroachment issue. This Amendment rezones the subject land to reflect its use for residential purposes.

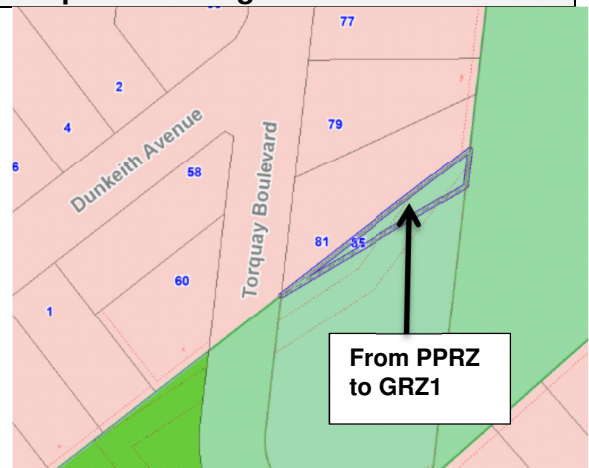
**Aerial Photograph**



**Existing Zoning**



**Proposed Zoning**





*Planning Scheme Ordinance Changes*

**Correction Item 16**

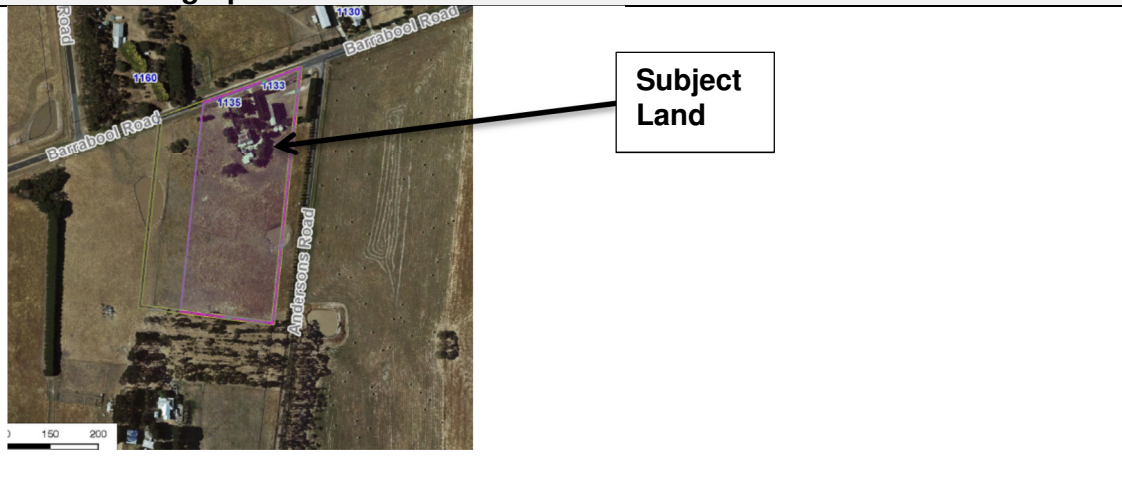
**Land Affected:** 1135 Barrabool Road, Barrabool (Uniting Church, Manse site and mature exotic garden setting).

**Type of Proposed Amendment:** Planning Scheme Ordinance Amendment.

**Owner:** Private.

**Proposed Amendment:** In Clause 21.02 Settlement, Built Environment, Heritage and Housing, amend Clause 21.02-7 Implementation and Clause 21.02-8 Reference documents to make references to the Barrabool Uniting (formally Presbyterian) Church & Manse Heritage Assessment (2014).

**Reasons for Amendment:** This proposed Amendment implements the recommendations from the reference document prepared in 2014. The Amendment updates the existing Municipal Strategic Statement to reflect this reference document.

<b>Aerial Photograph</b>	
	
<b>Existing Clause 21.02-8</b>	<b>Proposed Planning Scheme Amendment -</b>
<p>(Part of Planning Scheme only)</p> <p><b>21.02-8 Reference documents</b>  <small>20/03/2014 C66</small>  <i>Torquay/Jan Juc Retail Strategy (2011)</i>  <i>Surf Coast Shire - Gaming Policy Framework (2008)</i>  <i>Surf Coast Shire Rural Strategy (2007)</i></p>	<p>Include <i>Barrabool Uniting (formally Presbyterian) Church &amp; Manse Heritage Assessment (2014)</i> as a reference document</p>

**Correction Item 17**

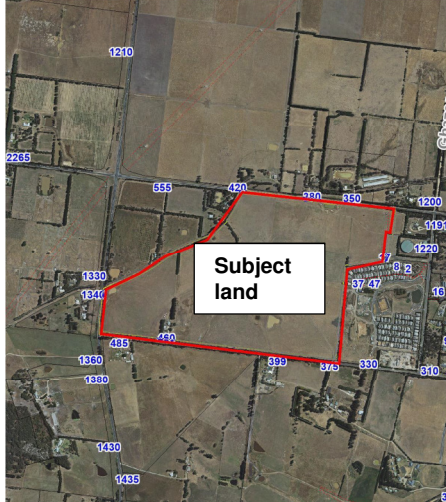
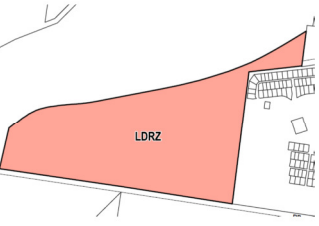
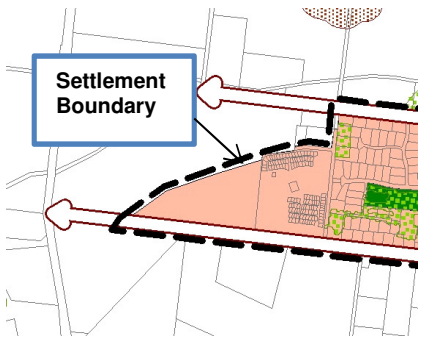
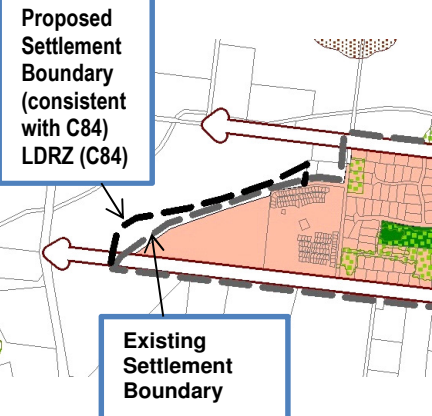
**Land Affected:** 460 Grossmans Road, Bellbrae.

**Type:** Planning Scheme Zoning Ordinance

**Owner:** Private

**Proposed Amendment:** Amend 'Map 1 to Clause 21.08: Torquay/Jan Juc Framework Map' and consequently 'Map 2 to Clause 21.08: Residential Development Framework', 'Map 3 to Clause 21.08: Activity Centre' and 'Map 1 to Clause 22.09 – Torquay-Jan Juc Residential Development Framework'.

**Reason for Amendment:** The proposed Amendment corrects a minor anomaly affecting the Torquay – Jan Juc settlement boundary at the vicinity of 460 Grossmans Road, Bellbrae. The Amendment aligns the settlement boundary at the vicinity of the subject land with the Low Density Residential Zone (LDRZ) boundary (consistent with the ridge line) in Amendment C84.

Aerial Photograph	C84 – LDRZ at subject land
	
Existing Framework Plan (Clause 21.08)	Proposed Framework Plan (Clause 21.08)
	

**Correction Item 18**

**Land Affected:** Various Low Density Residential Zone (LDRZ) areas in Torquay/Jan Juc.

**Type:** Planning Scheme Ordinance.

**Owners:** Private.

**Proposed Amendment:** Amend Table 1 to Clause 22.09 – Torquay–Jan Juc Residential Development and Neighbourhood Character Policy to replace the preferred housing density of 2,500 sq m for seweraged Low Density Residential Zone (LDRZ) lots with 2,000 sq m except where a schedule to the LDRZ specifies a local variation to the minimum lot size.

**Reasons for Amendment:** This Amendment is proposed to ensure consistency between the policy provisions of the Low Density Residential Areas in Table 1 to Clause 22.09 with the LDRZ zone provisions.

Table 1 to Clause 22.09 references a minimum lot size of 2,500 sq m for seweraged LDRZ lots, whilst the zone provisions allow a minimum lot size of 2,000 sq m (except where the Planning Scheme specifies a local variation to the minimum lot size).

<b>Land affected by the amendment</b>	
<b>Existing Neighbourhood Character Policy (Clause 22.09)</b>	<b>Proposed Neighbourhood Character Policy (Clause 22.09)</b>
<p>LDRZ Areas – Preferred characteristics: Housing intensity/density/scale.</p> <ul style="list-style-type: none"> <li>• Dispersed single housing at low densities (minimum 2,500sqm for seweraged lots; 0.4ha for unsewered lots).</li> <li>• Up to 2 storeys (7.5m).</li> <li>• Strong landscape character</li> </ul>	<p>LDRZ Areas – Preferred characteristics: Housing intensity/density/scale.</p> <ul style="list-style-type: none"> <li>• Dispersed single housing at low densities (minimum 2,000sqm for seweraged lots; 0.4ha for unsewered lots, except where a local variation to the minimum lot size is specified in the Schedule to the LDRZ).</li> <li>• Up to 2 storeys (7.5m).</li> <li>• Strong landscape character</li> </ul>

**Correction Item 19**


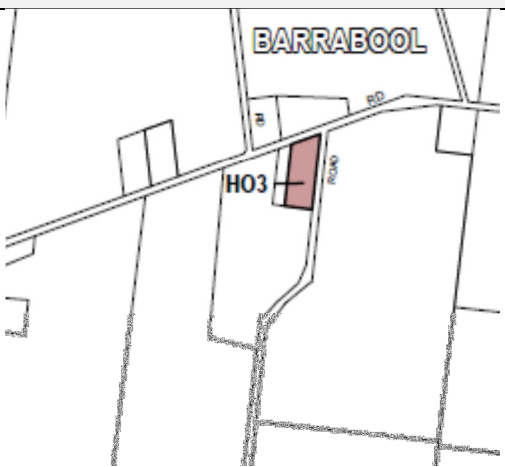
**Land Affected:** 1135 Barrabool Road, Barrabool (Uniting Church, Manse site and mature exotic garden setting).

**Type of Proposed Amendment:** Planning Scheme Ordinance Amendment.

**Owner:** Private.

**Proposed Amendment:** Amend Clause 43.01 in the schedule to the Heritage Overlay, "Heritage Place" HO3, to include the Church, former Manse and mature exotic garden setting. Apply external paint control to both Church and former Manse. Apply internal alteration controls to the Church, Apply specific tree controls on the property.

**Reasons for Amendment:** This proposed Amendment implements the recommendations from the 'Barrabool Uniting (formerly Presbyterian) Church & Manse: Heritage Assessment' report prepared in 2014. The Amendment updates the existing Schedule to the Heritage Overlay (HO3) to reflect the additional heritage significance of the Church & Manse and mature exotic garden setting.

Aerial Photograph	
	<p><b>Subject Land</b></p>
Existing Heritage Overlay – HO19	Proposed Planning Scheme Amendment -
	<p>Amend Planning Scheme Clause 43.01 Schedule to the Heritage Overlay- HO3, to include the Church, former Manse and the mature exotic garden setting.</p> <p>Apply external paint controls to both the Church and former Manse.</p> <p>Apply Internal alteration controls only to the Church.</p> <p>Apply tree controls specifically to the Cupresses macrocarpa (Monterey Cypress) hedges, and Pinus Radiata (Radiata Pine), Lagunaria Patersonia</p>

	<p>(Norfolk Island Hibiscus) <i>Araucaria heterophylla</i> (Norfolk Island Pine), <i>Fraxinus oxycarpa</i> (probably Golden Ash), and <i>Cupressus</i> species trees.</p>
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**Correction Item 21**

**Land Affected:** Part of land at 17-19 Anderson Street being Lot 2 PS711120B and associated heritage outbuildings.

**Type of proposed Amendment:** Ordinance Amendment

**Owner:** Private

**Proposed Amendment:** Amend Clause 43.01 Schedule to the Heritage Overlay HO120 to correct the specific Heritage Place address being part of land at 17-19 Anderson Street (Lot 2 PS711120B and associated heritage outbuildings).

**Reasons for Amendment:** Consistency of Heritage Place address as a result of subdivision.

**Subject Land**



Heritage site - former butcher's shop (Lot 2 PS711120B)

Heritage Outbuildings

**Existing Clause 43.01 Schedule to the Heritage Overlay – HO120**

**Proposed Planning Scheme Amendment**

(Note: Part of schedule is shown)

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?
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Torquay				
HO16	"Scammel" house (Deckhouse from the wreck "Scammel"), 24 Pride St, Torquay.	no	no	no
HO90	Sea View Villa 4 Anderson Street, Torquay.	no	no	yes – trees greater than 3 metres in height only
HO120	Former Butcher's Shop and associated Outbuildings 19 Anderson Street, Torquay. ←	no	no	no
HO121	Torquay Uniting Church 27 Anderson Street, Torquay.	no	no	no

Correct Heritage Place address as 'Part of land at 17-19 Anderson Street (being Lot 2 PS711120B and associated heritage outbuildings)



**Correction Item 22**


**Land Affected:** Part of land at 41 Hesse Street, Winchelsea (Lot 1 PS 729111C)

**Type of proposed Amendment:** Ordinance Amendment

**Owner:** Private

**Proposed Amendment:** Amend Clause 43.01 Schedule to the Heritage Overlay HO140 to correct the specific Heritage Place address being part of land at 41 Hesse Street, Winchelsea (Lot 1 PS 729111C).

**Reasons for Amendment:** Corrects the Heritage Place address at 41 Hesse Street, Winchelsea, as a result of subdivision (Lot 1 PS 729111C).

Subject	Land																									
	<p data-bbox="981 884 1236 1041"><b>Lot 1, 41 Hesse Street, Winchelsea</b></p>																									
<p data-bbox="236 1339 774 1406"><b>Existing Clause 43.01 Schedule to the Heritage Overlay – H140</b></p>	<p data-bbox="858 1339 1252 1406"><b>Proposed Planning Scheme Amendment</b></p>																									
<p data-bbox="236 1422 678 1456">(Note: Part of schedule is shown)</p> <table border="1" data-bbox="247 1489 837 1870"> <thead> <tr> <th data-bbox="247 1489 303 1624">PS Map Ref</th> <th data-bbox="303 1489 574 1624">Heritage Place</th> <th data-bbox="574 1489 662 1624">External Paint Controls Apply?</th> <th data-bbox="662 1489 742 1624">Internal Alteration Controls Apply?</th> <th data-bbox="742 1489 837 1624">Tree Controls Apply?</th> </tr> </thead> <tbody> <tr> <td data-bbox="247 1624 303 1668">HO139</td> <td data-bbox="303 1624 574 1668"><i>"The Isles"</i> 39 Hesse Street, Winchelsea.</td> <td data-bbox="574 1624 662 1668">no</td> <td data-bbox="662 1624 742 1668">no</td> <td data-bbox="742 1624 837 1668">no</td> </tr> <tr> <td data-bbox="247 1668 303 1713">HO140</td> <td data-bbox="303 1668 574 1713"><i>"Toyerville"</i> 41 Hesse Street, Winchelsea ←</td> <td data-bbox="574 1668 662 1713">no</td> <td data-bbox="662 1668 742 1713">no</td> <td data-bbox="742 1668 837 1713">no</td> </tr> <tr> <td data-bbox="247 1713 303 1792">HO09</td> <td data-bbox="303 1713 574 1792"><i>Memorial Grandstand and Gates.</i> Eastern Reserve, 70 Hopkins Street, Winchelsea</td> <td data-bbox="574 1713 662 1792">-</td> <td data-bbox="662 1713 742 1792">-</td> <td data-bbox="742 1713 837 1792">-</td> </tr> <tr> <td data-bbox="247 1792 303 1870">HO22</td> <td data-bbox="303 1792 574 1870"><i>Barwon Park.</i> 105 Inverleigh-Winchelsea Rd, Winchelsea.</td> <td data-bbox="574 1792 662 1870">-</td> <td data-bbox="662 1792 742 1870">-</td> <td data-bbox="742 1792 837 1870">-</td> </tr> </tbody> </table>	PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	HO139	<i>"The Isles"</i> 39 Hesse Street, Winchelsea.	no	no	no	HO140	<i>"Toyerville"</i> 41 Hesse Street, Winchelsea ←	no	no	no	HO09	<i>Memorial Grandstand and Gates.</i> Eastern Reserve, 70 Hopkins Street, Winchelsea	-	-	-	HO22	<i>Barwon Park.</i> 105 Inverleigh-Winchelsea Rd, Winchelsea.	-	-	-	<p data-bbox="917 1556 1157 1758"><b>Correct Heritage Place address as 'Part of land at 41 Hesse Street, Winchelsea (being Lot 1 PS 729111C)</b></p>
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**Correction Item 24**

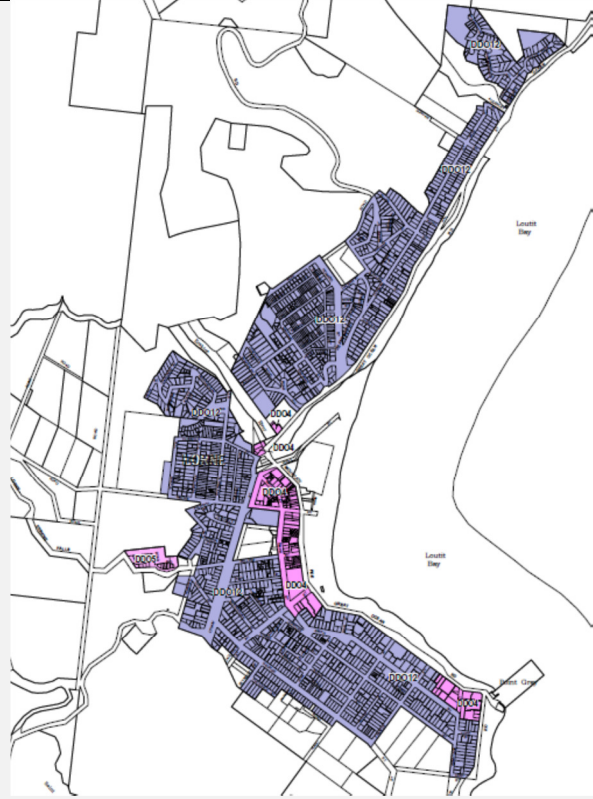
**Land Affected:** Lorne Residential Areas - Schedule 12 of the Design and Development Overlay (DDO12).

**Type:** Planning Scheme Ordinance.

**Owners:** Private.

**Proposed Amendment:** Amend Clause 43.02 Schedule 12 to the Design and Development Overlay (DDO12) – Lorne Residential Areas to vary with a permit the minimum lot requirement where the land is developed with two or more dwellings constructed and approved before 16 October 2008.

**Reasons for Amendment:** This Amendment proposes to allow the subdivision of existing multi dwelling development constructed and approved before the gazettal of DDO12 in October 2008. It is considered that this variation to the minimum lot size recognises the expectation of those landowners that separate titles could be issued. The amendment will not change the existing character of the area.

Location of Lorne Residential Areas (DDO12)	
	<p><b>Legend</b></p> <p><b>Overlays</b></p> <ul style="list-style-type: none"><li>DDO12 Design And Development Overlay - Schedule 12</li><li>DDO4 Design And Development Overlay - Schedule 4</li><li>DDO5 Design And Development Overlay - Schedule 5</li></ul>
<b>Existing Subdivision requirements</b>	<b>Proposed Subdivision requirement</b>

<b>(DDO12)</b>	<b>(DDO12)</b>
<p>The minimum lot area requirement can only be varied with a permit where:</p> <ul style="list-style-type: none"> <li>▪ The land is within a Restructure Overlay and the number of lots to be created conforms with the maximum number of dwellings allowed in the Table to the Lorne Restructure Plan (incorporated document); or</li> <li>▪ All of the following apply: <ul style="list-style-type: none"> <li>· The land is within the area shown shaded on Map 1 to this schedule; and</li> <li>· The creation of lots less than 550m<sup>2</sup> increases dwelling diversity by providing smaller dwelling types (in floor area and number of bedrooms)</li> </ul> </li> </ul>	<p>Include the following:</p> <p>The minimum lot area requirement can only be varied with a permit where:</p> <ul style="list-style-type: none"> <li>▪ The land is developed by two or more dwellings which were lawfully constructed and approved before 16 October 2008.</li> </ul>

**Correction Item 25**

**Land Affected:** Part of 25 Grossmans Road (Pimelea Way), Torquay (PS 713555C).

**Type:** Planning Scheme Ordinance Amendment.

**Owner:** Private.

**Proposed Amendment:** Amend Planning Scheme to delete Clause 43.02 Schedule 14 (DDO14).

**Reasons for Amendment:** The subdivision of this land has been completed with titles issued. The provisions in DDO14 are currently redundant since requirements for subdivision have now been provided. Pedestrian pathway link to Kooringa Place and building setback requirements have been applied to the lots created by building envelopes via a Section 173 agreement. It is considered that DDO14 has no on-going meaningful purpose but will trigger a permit for development of each lot, with nothing to consider for those applications.

Aerial Photograph	

**Correction Item 26**


**Land Affected:** Wybellena Drive and Bimbadeen Drive, Fairhaven.

**Type of Proposed Amendment:** Planning Scheme Ordinance Amendment.

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Ordinance to delete Clause 43.04 Schedule 1 to the Development Plan Overlay (DPO1) affecting land at Wybellena Drive and Bimbadeen Drive, Fairhaven.

**Reasons for Amendment:** DPO1 is currently redundant as there is sufficient control under the current suite of overlays (NCO1, WMO, ESO5, and DDO10) and S173 agreement. The S173 agreement includes specification of habitation building envelopes, land management and a single dwelling restriction for all lots.

Aerial Photograph	
	<p><b>Boundary of subject land</b></p>
Existing Clause 43.04, Schedule 1 to the Development Plan Overlay (DPO1).	Proposed Planning Scheme Amendment
<p><b>Part Sample Only</b></p> <p style="text-align: center;">SURF COAST PLANNING SCHEME</p> <p>19/012006 VC37</p> <p><b>SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY</b></p> <p>Shown on the planning scheme map as <b>DPO1</b></p> <p><b>LAND AT WYBELLENA DRIVE AND BIMBADEEN DRIVE, FAIRHAVEN</b></p> <p>The objective of this schedule is to ensure that residential development of the land is undertaken in a manner, layout and intensity consistent with vegetation and landscape values of the land, particularly:</p> <ul style="list-style-type: none"> <li>• Substantial retention of existing mature trees,</li> <li>• Rehabilitation and conservation of understorey vegetation indigenous to the site,</li> <li>• Retention of a tree canopy and</li> <li>• Minimisation of adverse visual impact upon the locality, particularly upon views along and across the Paikakal Creek valley.</li> </ul> <p><b>1.0</b> 19/012006 VC37</p> <p><b>Requirements for development plan</b></p> <p>The development plan must show:</p> <ul style="list-style-type: none"> <li>• Allocation of land in the Public Conservation and Recreation Zone for public open space of about 2.387 hectares and a retarding basin of about 660 square metres.</li> </ul>	<p><b>Delete Clause 43.04, Schedule 1 to the Development Plan Overlay (DPO1).</b></p>

**Correction Item 27**


**Land Affected:** Wybellena Drive and Bimbadeen Drive, Fairhaven.

**Type of Proposed Amendment:** Planning Scheme Ordinance Amendment.

**Owner:** Private

**Proposed Amendment:** Amend Planning Scheme Ordinance Schedule to Clause 61.03 to delete Map 39DPO (Development Plan Overlay -DPO1) affecting land at Wybellena Drive and Bimbadeen Drive, Fairhaven.

**Reasons for Amendment:** DPO1 is currently redundant as there is sufficient control under the current suite of overlays (NCO1, WMO, ESO5, and DDO10) and S173 agreement. The S173 agreement includes specification of habitation building envelopes, land management and a single dwelling restriction for all lots.

Aerial Photograph	
	<p style="text-align: center;"><b>Boundary of subject land</b></p>
Existing Clause 43.04, Schedule 1 to the Development Plan Overlay (DPO1).	Proposed Planning Scheme Amendment
<p>Part Sample Only</p> <p style="text-align: center;">SURF COAST PLANNING SCHEME</p> <p>12/11/2015 C109</p> <p><b>SCHEDULE TO CLAUSE 61.03</b></p> <p><b>Maps comprising part of this scheme:</b></p> <ul style="list-style-type: none"> <li>▪ 1, 1ESO, 1SMO, 1LSIO-FO</li> <li>▪ 2, 2ESO, 2SMO, 2LSIO-FO</li> <li>▪ 3, 3ESO, 3SMO, 3LSIO-FO</li> <li>▪ 4, 4ESO, 4SMO, 4LSIO-FO, 4WMO</li> <li>▪ 5, 5ESO, 5HO, 5SMO, 5LSIO-FO</li> <li>▪ 6, 6ESO, 6SMO, 6LSIO-FO</li> <li>▪ 7, 7ESO, 7HO, 7SMO, 7LSIO-FO, 7PAO</li> <li>▪ 8, 8ESO, 8HO, 8DDO, 8DPO, 8SMO, 8EAO, 8LSIO-FO, 8SLO, 8PAO</li> <li>▪ 9, 9ESO, 9VPO, 9HO, 9SMO, 9LSIO-FO, 9PAO</li> <li>▪ 10, 10 ESO, 10VPO, 10HO, 10SMO, 10LSIO-FO, 10PAO</li> <li>▪ 11, 11SMO, 11LSIO-FO, 11DPO</li> </ul>	<p style="text-align: center;"><b>Amend Schedule to Clause 61.03 to delete Map 39DPO (Development Plan Overlay - DPO1).</b></p>