



GANNAWARRA
Shire Council

ATTACHMENT 8.2

UNDER SEPARATE COVER

Ordinary Council Meeting

17 May 2017

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Planning and Environment Act 1987

GANNAWARRA PLANNING SCHEME

AMENDMENT C42

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the Amendment

The Amendment affects numerous properties throughout the Gannawarra Shire as shown on the amendment maps and detailed in the table below.

What the amendment does

The Amendment seeks to correct a number of anomalies and minor errors identified in the Gannawarra Planning Scheme maps. The table below identifies the land affected by the amendment, the proposed changes to that land and explains why the amendment is required.

Map No.	Address	Lot Description	What The Amendment Does	Why The Amendment Is Required
018	Kerang-Leitchville Road, Leitchville	RES1 PS633437	The amendment rezones the subject land from Township Zone to Public Use Zone 1 – Service and Utility.	To rectify a mapping error. This parcel of land forms part of the Leitchville Water Treatment Plant and is currently used for this purpose.
002	Benjeroop-Tresco Road, Mystic Park	Lot 1 TP18197	The amendment rezones the subject land from Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
016	209 Kervins Road, Cohuna	Lot 1 PS715412	The amendment rezones that part of the property which is zoned Public Conservation and Resource Zone to Farming Zone	To rectify a mapping error. The land is privately owned and is currently used for agricultural purposes. Privately

				owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
004	110 Lake Charm East Road, Lake Charm	CA 2F Sec. B, Parish of Dartagook	The amendment rezones the subject land from Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
013	13A Farrant Court, Cohuna	Lot 1 PS731113	The amendment rezones that part of the property which is zoned Special Use Zone Schedule 2 to Low Density Residential Zone.	To rectify a mapping error. The land is used for residential purposes. Existing overlay controls are retained.
013	193 Dicksons Road, Cohuna	Lot 2 PS333791	The amendment rezones that part of the property which is zoned Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
012	73 Browns Road, Gannawarra	Lot 1 PS725383	The amendment rezones that part of the property which is zoned Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
012	Browns Road, Gannawarra	CA 6B Sec. A Parish of Cohuna	The amendment rezones that part of the property which is zoned Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is

				the surrounding zone. No additional overlay controls are needed.
011	2238 Kerang-Koondrook Road, Koondrook	Lot 4 LP8913 and CA 2A Sec. A Parish of Cohuna	The amendment rezones the subject sites from Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
023 & 024	Murray Valley Highway, Lake Charm	Lot 1 TP168335 and Lot 1 TP168336	The amendment deletes Heritage Overlay 9 from Lot 1 TP168335 and applies Heritage Overlay 9 to Lot 1 TP168336.	To rectify a mapping error. The former Post Office former Kangaroo Lake Inn is situated on Lot 1 TP168336 and not Lot 1 TP168335.
010	Scoresby Street, Kerang	Lot 1 LP69092, Lot 1 LP69093 and adjacent road reserve	The amendment rezones the subject land from General Residential Zone to Public Park and Recreation Zone.	The subject site is in public ownership. The land is used for informal outdoor recreation. The current zoning of the site is inappropriate as the site is covered entirely by the Rural Floodway Overlay. The site is not suited to residential development. Any such development would likely pose a risk to life, health and safety.
025 & 026	387 Bael Bael-Boga Road Beauchamp and Lake Charm-Quambatook Road Bael Bael. [Bugar Castle heritage site]	CA 2006 Parish of Bael Bael, CA 3 Sec B Parish of Bael Bael and CA 2004 Parish of Bael Bael	The amendment deletes Heritage Overlay 17 from CA 2006 Parish of Bael Bael and CA 3 Sec B Parish of Bael Bael and applies Heritage Overlay 17 to part of CA 2004 Parish of Bael Bael.	To rectify a mapping error. Bugar Castle is situated on part of CA 2004 Parish of Bael Bael and not CA 2006 Parish of Bael Bael and CA 3 Sec B Parish of Bael Bael.
008	Old Kerang Road, Kerang	CA 3A Sec. D Parish of Meran	The amendment rezones the subject land from Public Conservation and	To rectify a mapping error. The land is privately

			Resource Zone to Farming Zone.	owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
015	73 Pickering Road Lake Meran	CA 3B Parish of Meering West and Lot 2 TP706469	The amendment rezones that part of the property which is zoned Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
009	Old Echuca Road, Kerang	Lot 3 LP137933, Lot 6 LP139326, Lot 2 TP862489 and Lot 1 TP862489	The amendment rezones those parts of the property which is zoned Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
009	261 Old Echuca Road, Kerang East	Lot 2 LP137933	The amendment rezones that part of the property which is zoned Public Conservation and Resource Zone to Farming Zone.	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.
007	2513 Lake Charm- Quambatook Road, Bael Bael	CA 8 Sec. A Parish of Bael Bael	The amendment rezones the subject land from Public Conservation and Resource Zone to Farming Zone	To rectify a mapping error. The land is privately owned. Privately owned land should not be shown as a public land zone. Farming Zone is the surrounding zone. No additional overlay controls are needed.

028 & 029	Tragowel North Road Tragowel, 36 Tragowel North Road Tragowel and 20 Tragowel North Road Tragowel	Lot 2 & 3 TP836449, Lot 1 & 2 TP92523 and Lot 1 TP421965	The amendment deletes Heritage Overlay 12 from Lot 2 TP836449, Lot 3 TP836449, Lot 1 TP92523 and Lot 2 TP92523 and applies the Heritage Overlay 12 to Lot 1 TP421965. Lot 3 LP2268 and Lot 2 LP2268 will continue to be covered by Heritage Overlay 12.	To rectify a mapping error. The Heritage Overlay 12 should be applied to Lot 3 LP2268, Lot 2 LP2268 and Lot 1 TP421965 so that the Heritage Overlay is applying to both the significant building and its associated land. The Heritage Overlay 12 should not be applied to Lot 2 TP836449, Lot 3 TP836449, Lot 1 TP92523 and Lot 2 TP92523.
027	54 Penglase Street Koondrook and 6-10 View Street Koondrook [former Koondrook Butter Factory]	CP152022 and Lot 1 TP431501	The amendment deletes Heritage Overlay 15 from 54 Penglase Street and Lot 1 TP431501. 4 View Street will continue to be covered by Heritage Overlay 15.	To rectify a mapping error. The Koondrook Butter Factory is situated on 4 View Street and is not located on 54 Penglase Street or Lot 1 TP431501.
013	14 Farrant Court, Cohuna	Lot 14 PS501542	The amendment rezones that part of the property which is zoned Special Use Zone Schedule 2 to Low Density Residential Zone	To rectify a mapping error. The land is used for residential purposes. The surrounding zone is LDRZ.
005	2619 Kerang-Murrabit Road, Murrabit	CA 5 Sec. 13 Township of Murrabit	The amendment rezones that part of land which is currently zoned as Special Use Zone Schedule 2 to Public Park and Recreation Zone.	To rectify a mapping error. The subject site is Crown Land. By rezoning that part of the subject site which is currently zoned Special Use Zone Schedule 2 to Public Park and Recreation Zone, it will ensure that the public land manager is aware of any applications for planning permits being made on the site.
001	View Street, Lalbert	CA 11 Sec A Parish of Lalbert	The amendment rezones the subject	To rectify a mapping error.

			site from Special Use Zone Schedule 2 to Public Park and Recreation Zone.	<p>The subject site is Crown Land.</p> <p>By rezoning the subject site to Public Park and Recreation Zone it will ensure that the public land manager is aware of any applications for planning permits being made on the site.</p>
014 & 021 & 030	<p>57 Railway Avenue, Cohuna</p> <p>55 Railway Avenue, Cohuna</p> <p>53 Railway Avenue, Cohuna</p> <p>51 Railway Avenue, Cohuna</p> <p>49 Railway Avenue, Cohuna</p> <p>47 Railway Avenue, Cohuna</p> <p>45 Railway Avenue, Cohuna</p> <p>43 Railway Avenue, Cohuna</p> <p>41 Railway Avenue, Cohuna</p> <p>39 Railway Avenue, Cohuna</p>	<p>Lot 66 PS707567</p> <p>Lot 65 PS707567</p> <p>Lot 64 PS707567</p> <p>Lot 63 PS707567</p> <p>Lot 62 PS707567</p> <p>Lot 61 PS707567</p> <p>Lot 60 PS707567</p> <p>Lot 59 PS707567</p> <p>Lot 58 PS707567</p> <p>Lot 57 PS707567</p>	<p>The amendment rezones those parts of the properties which are zoned Public Park and Recreation Zone to General Residential Zone - Schedule 1.</p> <p>The Amendment also deletes the Development Plan Overlay Schedule 1 and Vegetation Protection Overlay – Schedule 2 which covers the subject sites.</p>	<p>The rezoning of part of the subject sites from General Residential Zone – Schedule 1 and Public Park and Recreation Zone to solely General Residential Zone – Schedule 1 is required as the parcels of land are privately owned. Privately owned land should not be shown as a public land zone.</p> <p>The Development Plan Overlay – Schedule 1, which covers each subject site, is being deleted as the land has been subdivided and the subdivision has been finalised.</p> <p>The Vegetation Protection Overlay – Schedule 2, which covers all the subject sites, is being deleted as there is no remnant vegetation located on any of these parcels of land.</p>
021	Part of 3 Railway Avenue as shown on the attached map	Lot 67 PS707567	The Amendment deletes the Development Plan Overlay Schedule 1 which covers a small portion of this parcel of land.	It appears that the Development Plan Overlay Schedule 1 has been incorrectly applied to this parcel of land.

The amendment also seeks to update the mapping component of the Gannawarra Planning Scheme by rezoning various parcels of land throughout the Gannawarra Shire to more accurately reflect their current land use and development. The table below identifies the land affected by the amendment, the changes to the land the amendment proposes and explains why the amendment is required.

Map No.	Address	Lot Description	What The Amendment Does	Why The Amendment Is Required
021	1 Stanley Court Cohuna, 2 Stanley Court Cohuna, 3 Stanley Court Cohuna, 4 Stanley Court Cohuna, 5 Stanley Court Cohuna, 6 Stanley Court Cohuna, 7 Stanley Court Cohuna, 8 Stanley Court Cohuna, 9a Stanley Court Cohuna, 10 Stanley Court Cohuna, 11 Stanley Court Cohuna, 14 Rosalind Street Cohuna, 13 Stanley Court Cohuna, 14 Stanley Court Cohuna, 15 Stanley Court Cohuna, 16 Stanley Court Cohuna 1 Redman Lane, Cohuna and 1 Redman Lane Cohuna	Lot 1 PS523211, Lot 5 PS523211, Lot 2 PS523211, Lot 6 PS523211, Lot 3 PS523211, Lot 7 PS523211, Lot 4 PS523211, Lot 8 PS523211, Lot RES1 PS523211, Lot 13 PS523211, Lot 10 PS523211, PC371485, Lot 11 PS523211, Lot 15 PS523211, Lot 12 PS523211, Lot 16 PS523211, Lot 9 PS523211 and Lot S3 PS523211.	The amendment deletes the Development Plan Overlay – Schedule 1 which covers the subject sites.	The subdivision of land for Stage 1 and Stage 2 of the development has now been finalised. Although no development plan has been approved for the final stage, it is considered that the requirements for the development plan can be satisfied by assessing any future applications to subdivide land under Clause 56.
003	Wilson Street, Mystic Park	Lot 1 TP409266	The amendment rezones the subject site from Public Park and Recreation Zone to Farming Zone.	The subject site was previously owned by Council. As the site has now been disposed of from Council to a private owner the site is required to be rezoned to a non-public use zone. Land adjoining the subject site is also zoned Farming Zone. No additional overlay controls are needed.
006	43 Meering Road,	Lot 1 LP80656	The	To accurately reflect

	Quambatook		amendment rezones the subject site from Township Zone to Public Use Zone 6 (Local Government).	the current use of land as a municipal transfer station and depot.
017	150 Chuggs Road, Cohuna	Lot 1 PS322912	The amendment rezones the subject site from Farming Zone to Public Use Zone 6 (Local Government).	To accurately reflect the current use of land as a municipal transfer station.
020	22 Main Street, Koondrook 6 Forest Street, Koondrook , 8 Forest Street, Koondrook, 10 Forest Street, Koondrook, 12 Forest Street, Koondrook, 14 Forest Street, Koondrook, 16 Forest Street, Koondrook, 20-22 Forest Street, Koondrook, 24-30 Forest Street, Koondrook, 32-34 Forest Street,	CA 9 & 10 Sec 19 Township of Koondrook CA 11 Sec. 19 Township of Koondrook Lot 2 PS520529 Lot 1 PS520529 Lot 2 LP207168 Lot 1 LP207168 CA 14 Sec.19 Township of Koondrook CA 15 Sec. 19 Township of Koondrook CA16 & 17 Sec.19 Township of Koondrook Lot 1 TP819410 and Lot 2 TP819410	The amendment deletes the Development Plan Overlay – Schedule 1 which covers the subject sites.	The land has been developed. All these sites are now in residential use and development so the Development Plan Overlay – Schedule 1 is no longer needed to manage future subdivision and development.

	<p>Koondrook,</p> <p>8 Maunder Street, Koondrook,</p> <p>6 Maunder Street, Koondrook,</p> <p>10-12 Maunder Street, Koondrook,</p> <p>16 Maunder Street, Koondrook,</p> <p>18 Maunder Street, Koondrook,</p> <p>20-24 Maunder Street, Koondrook,</p> <p>49 Grigg Road, Koondrook,</p> <p>35-41 Grigg Road, Koondrook,</p> <p>23-33 Grigg Road, Koondrook,</p> <p>21 Grigg Road, Koondrook,</p> <p>30 Main Street, Koondrook,</p> <p>46 Main Street, Koondrook,</p> <p>34 Main Street, Koondrook</p> <p>4 Maunder Street, Koondrook</p>	<p>Lot 2 LP202943</p> <p>Lot 1 LP202943</p> <p>CA 20 Sec. 19 Township of Koondrook</p> <p>Lot 3 LP215471 Lot 4 LP215471</p> <p>Lot 1 TP753043</p> <p>Lot 1 TP408258</p> <p>CA2 Sec.19 Township of Koondrook</p> <p>CA3 Sec.19 Township of Koondrook</p> <p>Lot 1 TP747513</p> <p>CA10 Sec.19A Township of Koondrook</p> <p>CA 6 Sec. 19A Township of Koondrook</p> <p>CA 3, 4, 5, 7,8 & 9 Sec. 19A Township of Koondrook,</p> <p>CA 1 & 2 Sec. 19A Township of Koondrook</p>		
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019	Lilac Avenue, Kerang	Lot C LP5013	The amendment deletes the Development Plan Overlay – Schedule 1 which covers the subject site.	A planning permit was issued for a 32 lot subdivision at this site on the 3 February 2017. It appears that no development plan has previously been prepared for the subject site. However it is considered that the documentation which forms part of the recently issued planning permit satisfies all the requirements for the development plan as outlined in Clause 3.0 of Schedule 1 to the Development Plan Overlay.
021	33 Railway Avenue, Cohuna 31 Railway Avenue, Cohuna 29 Railway Avenue, Cohuna 27 Railway Avenue, Cohuna 25 Railway Avenue, Cohuna 23 Railway Avenue, Cohuna 21 Railway Avenue, Cohuna Part of 3 Railway Avenue Cohuna, as shown on the attached map 17 Railway Avenue, Cohuna 15 Railway Avenue, Cohuna 13 Railway Avenue, Cohuna 11 Railway Avenue, Cohuna	Lot 1 PS537286 Lot 2 PS537286 Lot 3 PS537286 Lot 4 PS537286 Lot 5 PS537286 Lot 6 PS537286 Lot 7 PS537286 Lot 8 PS537286 Lot 9 PS537286 Lot 10 PS537286 Lot 11 PS537286 Lot 12 PS537286	The amendment deletes the Development Plan Overlay – Schedule 1 which covers the subject sites.	The land has been developed. All these sites are now in residential use and development so the Development Plan Overlay – Schedule 1 is no longer needed to manage future subdivision and development.

	<p>9 Railway Avenue, Cohuna 7 Railway Avenue, Cohuna 5 Railway Avenue, Cohuna Part of 3 Railway Avenue Cohuna, as shown on the attached map</p>	<p>Lot 13 PS537286 Lot 14 PS537286 Lot 15 PS537286 Plan PC370526</p>		
022	<p>9399 Murray Valley Highway, Kerang Murray Valley Highway, Kerang 9293 Murray Valley Highway, Kerang Old Echuca Road, Kerang 9485 Murray Valley Highway, Kerang Collins Road, Kerang Murray Valley Highway, Kerang Loddon Valley Highway, Kerang Murray Valley Highway, Kerang</p>	<p>Lot 1 PS705965, Part Lot 1 TP583519 Part Lot 1 TP222375 Part Lot 2 TP862489 Part Lot 3 PS705965 Lot RES1 PS705965 Part CA 26A Sec. C Parish of Kerang Part of the Loddon Valley Highway and Part of the Murray Valley Highway.</p>	<p>The amendment deletes the Environmental Significance Overlay Schedule 4 from part of the following properties Lot 1 TP583519, Lot 1 TP222375, Lot 2 TP862489, Lot 3 PS705965 and CA 26A Sec. C Parish of Kerang.</p> <p>The amendment also deletes the Environmental Significance Overlay Schedule 4 from the whole of 9399 Murray Valley Highway, Kerang and Lot RES1 PS705965.</p>	<p>The Environmental Significance Overlay Schedule 4 was applied to these properties as they are recognised as areas that are potentially liable to inundation by overland flow or sheet flooding and are likely to suffer from poor drainage. In 2014 a levee bank was constructed to the south of Kerang to ensure that the township of Kerang would be protected from floodwater in a flooding event. As the sites are now situated within the new levee, it is considered appropriate to remove the Environmental Significance Overlay Schedule 4 from these areas as shown on the amendment map.</p>

Strategic assessment of the Amendment

Why is the Amendment required?

This amendment is required to correct a number of anomalies and minor errors within the mapping component of the Gannawarra Planning Scheme. The amendment is also required to ensure that the Planning Scheme maps accurately reflect the existing use of land.

In addition, this amendment is required to delete a number of redundant overlay controls which are currently incorrectly applied to several properties within the Shire or which are no longer needed now that the subject land has been subdivided or developed.

The correction of these anomalies and minor errors will contribute to the more effective operation and administration of the Gannawarra Planning Scheme and will help ensure that the Gannawarra Planning Scheme is accurate and up to date.

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

This amendment implements the following objectives of planning in Victoria as outlined in 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
- (d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- (e) To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

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

As the amendment is administrative in nature, it is not expected that the amendment will have any adverse environmental effects.

The amendment will have positive social and economic benefits as it will reduce the requirement for landowners to apply for planning permits for the use or development of land that is either incorrectly zoned or that has an unnecessary overlay applying to the land.

Does the Amendment address relevant bushfire risk?

As the amendment is administrative in nature, it is not considered to have any impacts on the bushfire risks relevant to properties affected by the amendment.

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

The amendment complies with Ministerial Direction - The Form and Content of Planning Schemes.

This amendment is also consistent with Ministerial Direction No. 11 Strategic Assessment of Amendments.

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

The amendment is consistent with the State Planning Policy Framework (SPPF).

In particular the amendment supports the following aspects of the SPPF:

Clause 10.2 - Goal:

The SPPF seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The correction of various anomalies and minor errors within the mapping component of the Gannawarra Planning Scheme, alongside the deletion of a number of redundant overlays which are presently applied to several properties throughout the Shire, will foster more appropriate land use and development practices.

Clause 19.03-5 Waste and resource recovery

The objective of Clause 19.03-5 is 'To reduce waste and maximise resource recovery so as to minimise environmental, community amenity and public health impacts and reduce reliance on landfills.'

One of the strategies that outline how this policy is to be achieved is to, 'Integrate waste and resource recovery infrastructure planning with land use and transport planning.'

The rezoning of 150 Chuggs Road from Farming Zone to Public Use Zone 6 (Local Government) and the rezoning of 43 Meering Road from Township Zone to Public Use Zone 6 (Local Government) will ensure that the mapping component of the Gannawarra Planning Scheme accurately reflects the current ownership of these sites by Council and ensures that there is a consistent zoning applied to land used for the purposes of a transfer station/depot throughout the Shire.

Clause 15.03-1: Heritage Conservation

The objective of Clause 15.03-1 is 'To ensure the conservation of places of heritage significance.'

One of the strategies that outline how this policy is to be achieved is to, 'Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.'

By amending the location of HO9 and HO17, it will ensure that both the former Post Office/former Kangaroo Lake Inn and Buggar Castle, which are both identified as sites of local heritage significance in the Gannawarra Planning Scheme, will be appropriately conserved and protected by the requirements of Clause 43.01 (Heritage Overlay).

Clause 19.03-2: Water supply, sewerage and drainage

The objective of Clause 19.03-2 is 'To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.'

At present Lot 1 of TP83962 which forms part of the Leitchville Water Treatment Plant is appropriately zoned as Public Use Zone 1 (Service and Utility), however, RES NO1 PS633437 which also forms part of the Leitchville Water Treatment Plant is zoned as Township Zone (TZ). The rezoning of this land from TZ to PUZ1 will recognise the use of land as a water treatment plant and would facilitate the use of the site for this purpose.

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

The amendment is consistent with the Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement and Local Planning Policies.

In particular, the amendment supports the following aspects of the LPPF:

Clause 21.06-2: Post contact heritage

The objective of the above clause is 'To protect, maintain and enhance the municipality's local post-contact heritage including historic buildings, precincts and places.'

By amending the location of HO9 and HO17, so that they accurately cover the former Post Office/former Kangaroo Lake Inn and Buggar Castle, it will ensure that these sites of local heritage significance will be conserved and protected by the requirements of Clause 43.01 (Heritage Overlay).

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

This amendment makes proper use of the Victoria Planning Provisions by applying the correct zoning and overlay provisions to the affected land.

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

Relevant agencies will be given the opportunity to express their views regarding the amendment during the exhibition process in accordance with Section 19 of the Planning and Environment Act.

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

This amendment is not affected by the requirements of the Transport Integration Act 2010.

Resource and administrative costs

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

This amendment is likely to assist in reducing the resource and administrative costs of the Gannawarra Shire Council.

In effect, the amendment will have a positive impact on the Gannawarra Shire Council's resources as it will reduce the amount of time the Planning Department spends on the administration and assessment of unnecessary planning permit applications for the particular sites identified as a result of incorrectly applied zones and overlays.

Where you may inspect this Amendment

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

Gannawarra Shire Council

Gannawarra Shire Council

Kerang Office

Cohuna Office

47 Victoria Street

23-25 King Edward Street

KERANG VIC 3579

COHUNA VIC 3568

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

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

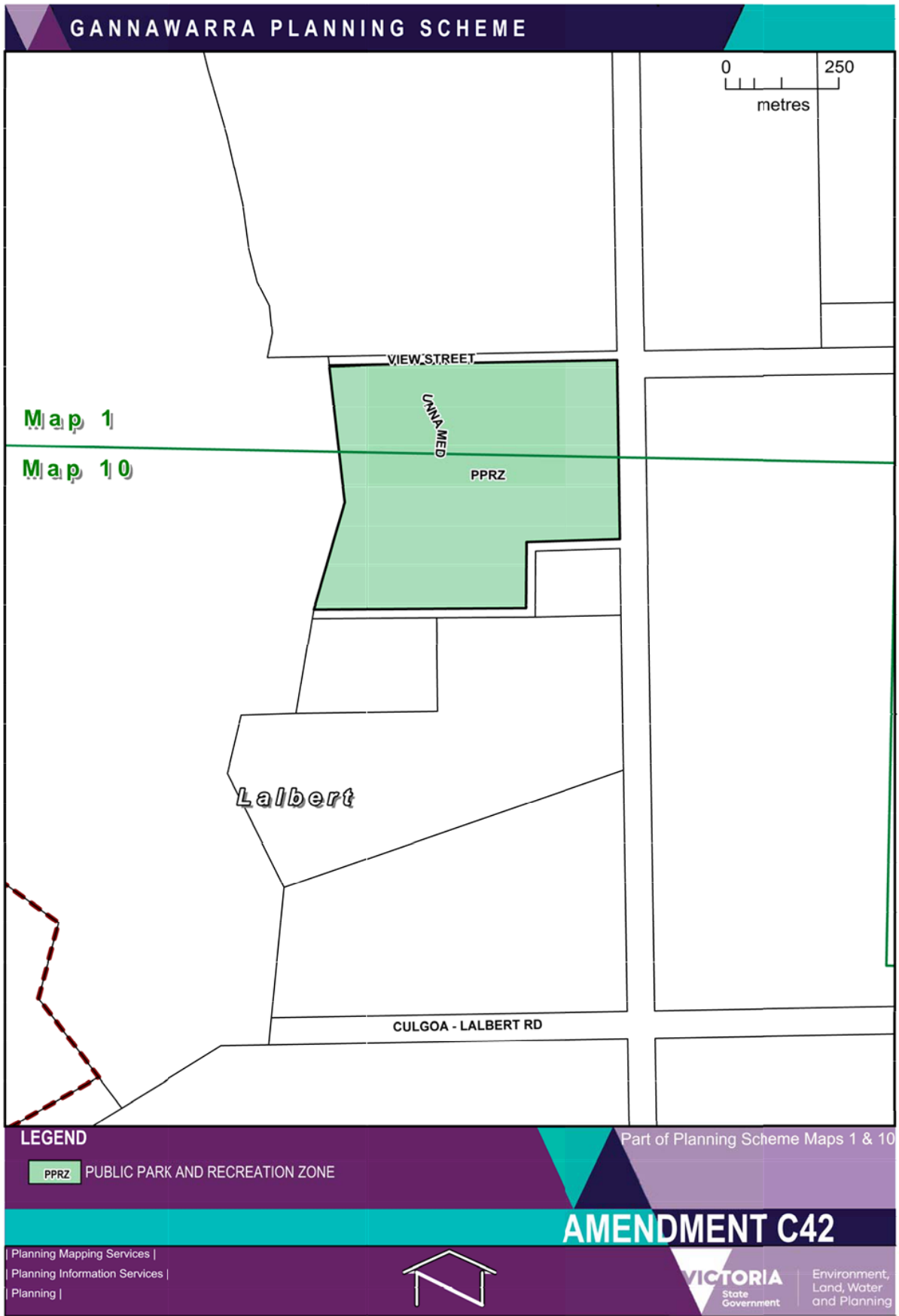
A submission must be sent to: Gannawarra Shire Council, PO Box 287, KERANG VIC 3579 or via email council@gannawarra.vic.gov.au

Panel hearing dates

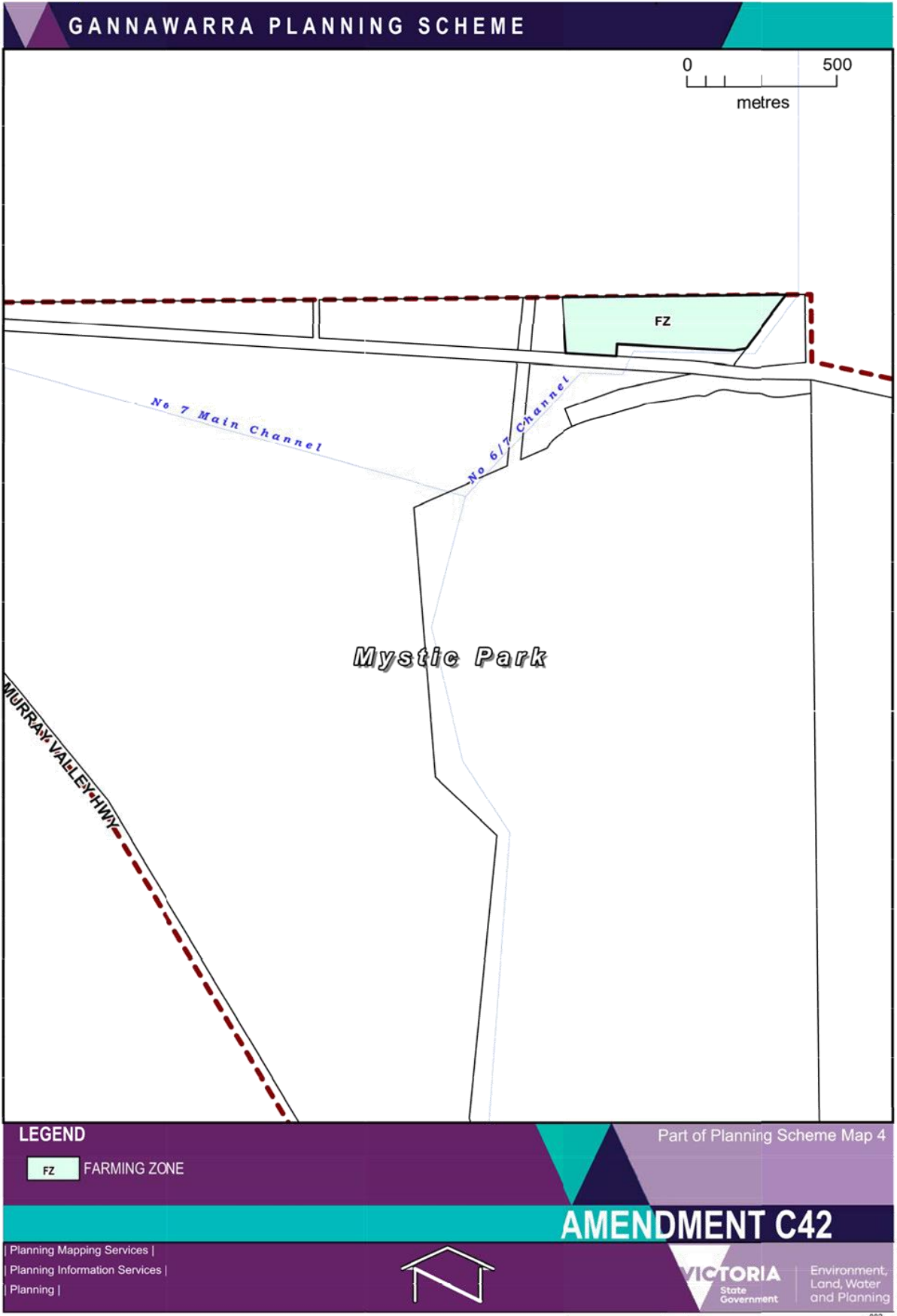
In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

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

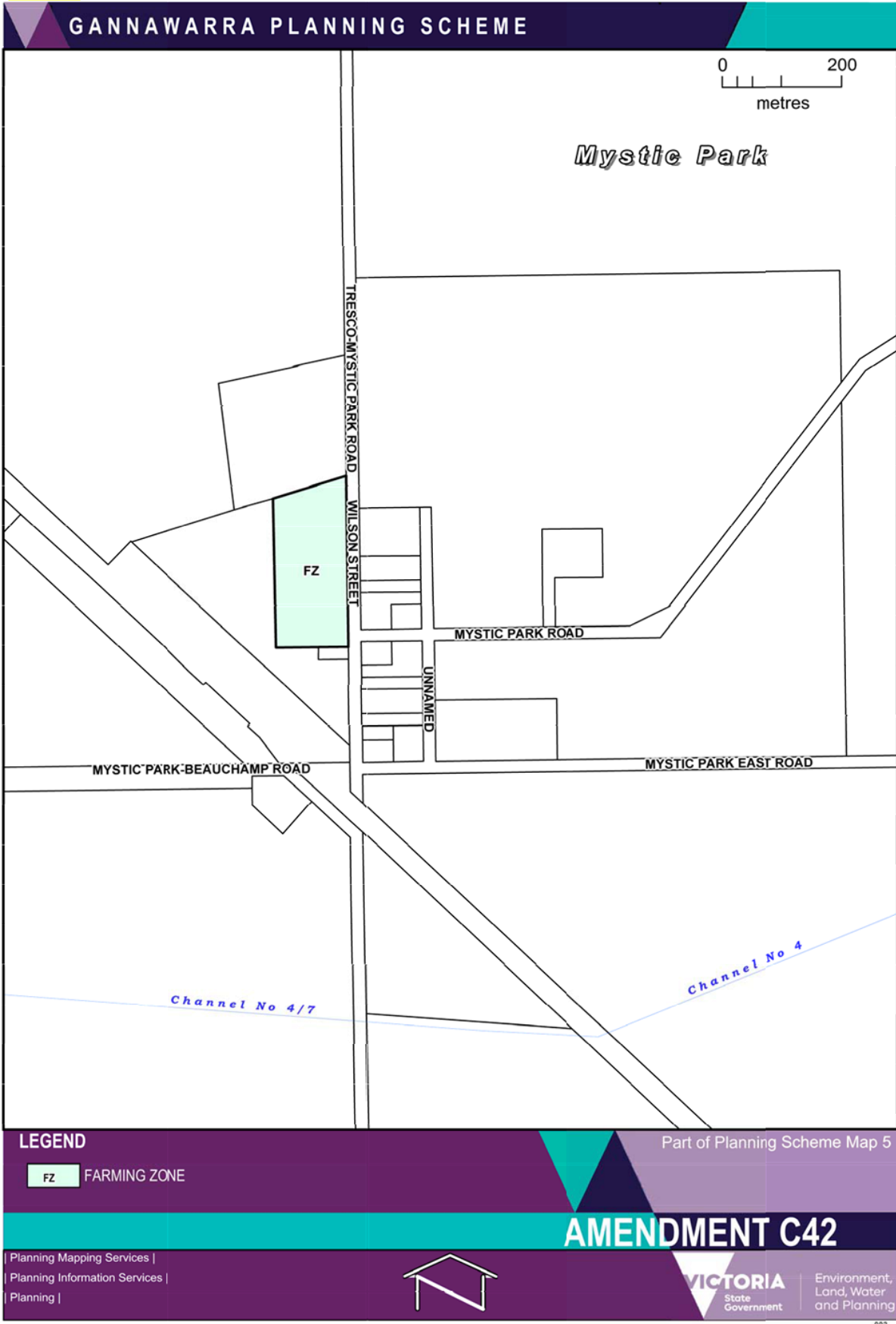
Map 001



Map 002



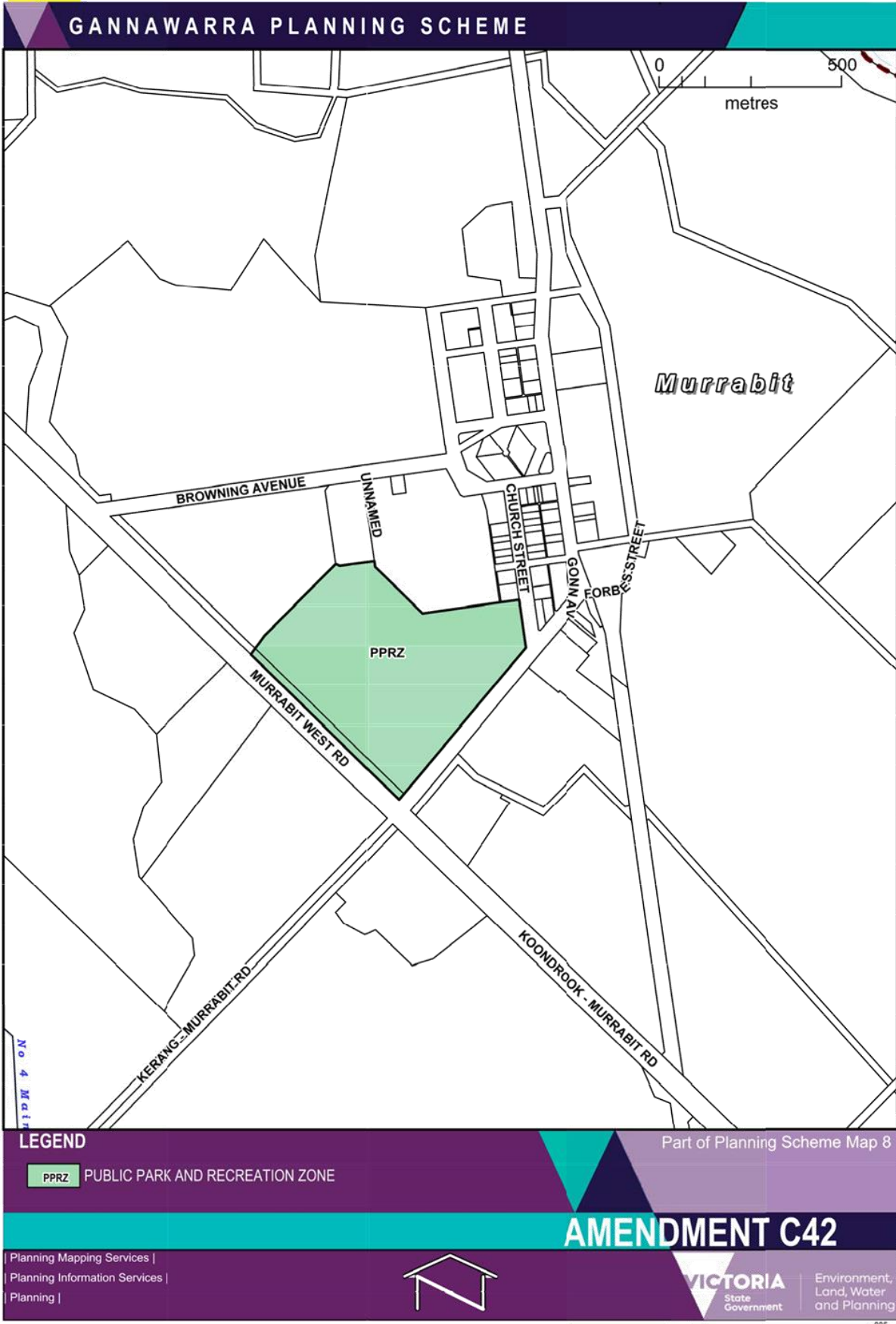
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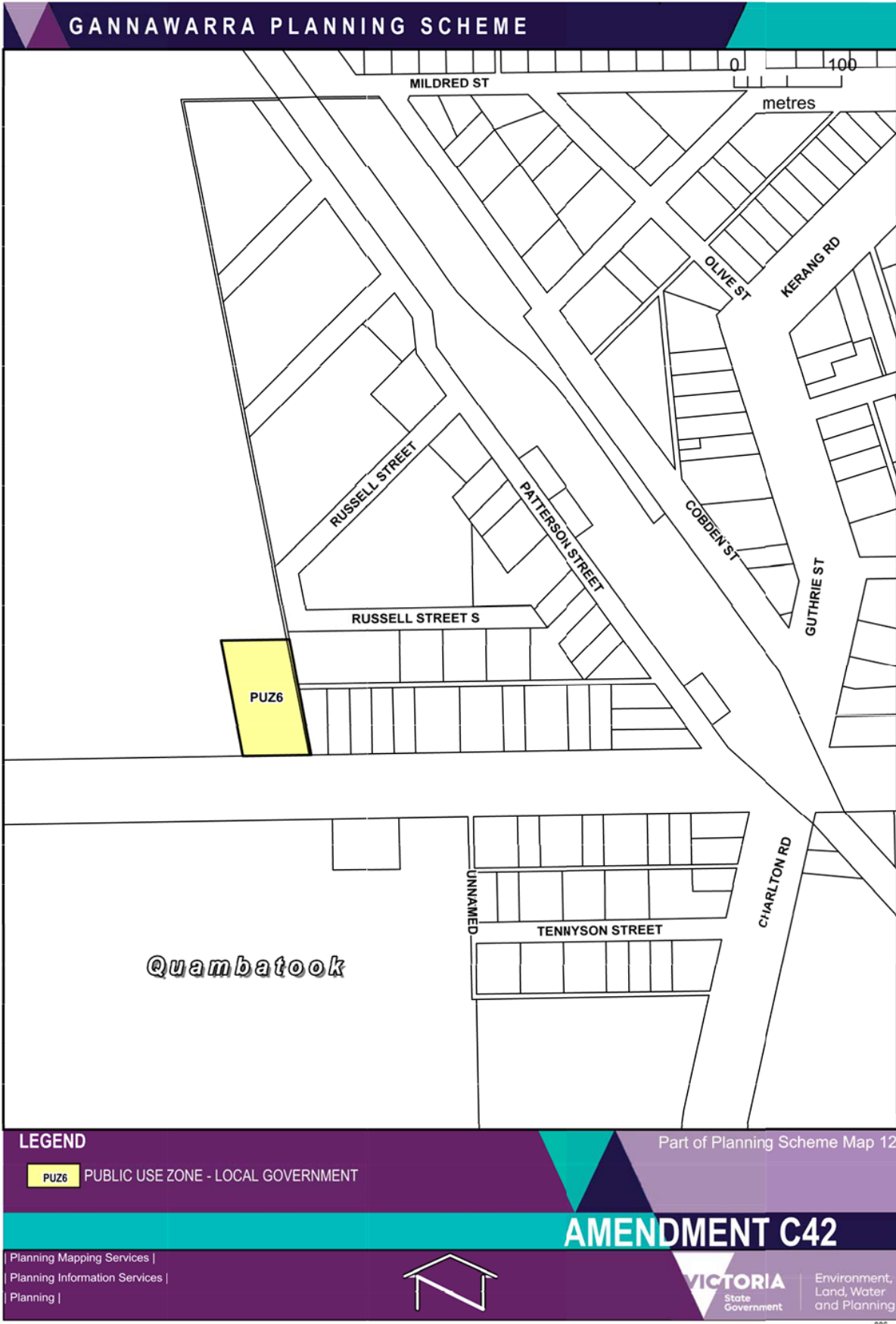
Map 004



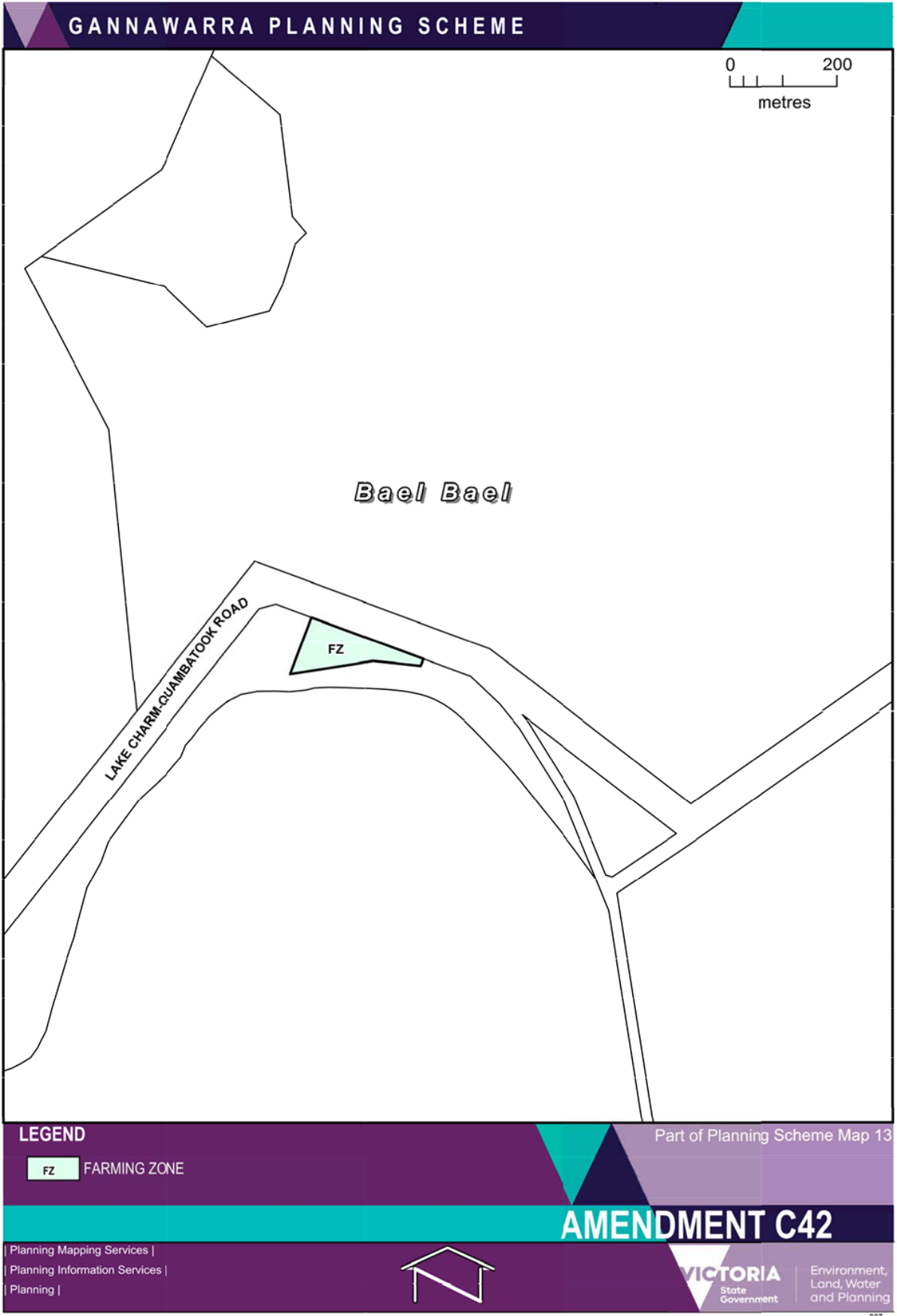
Map 005



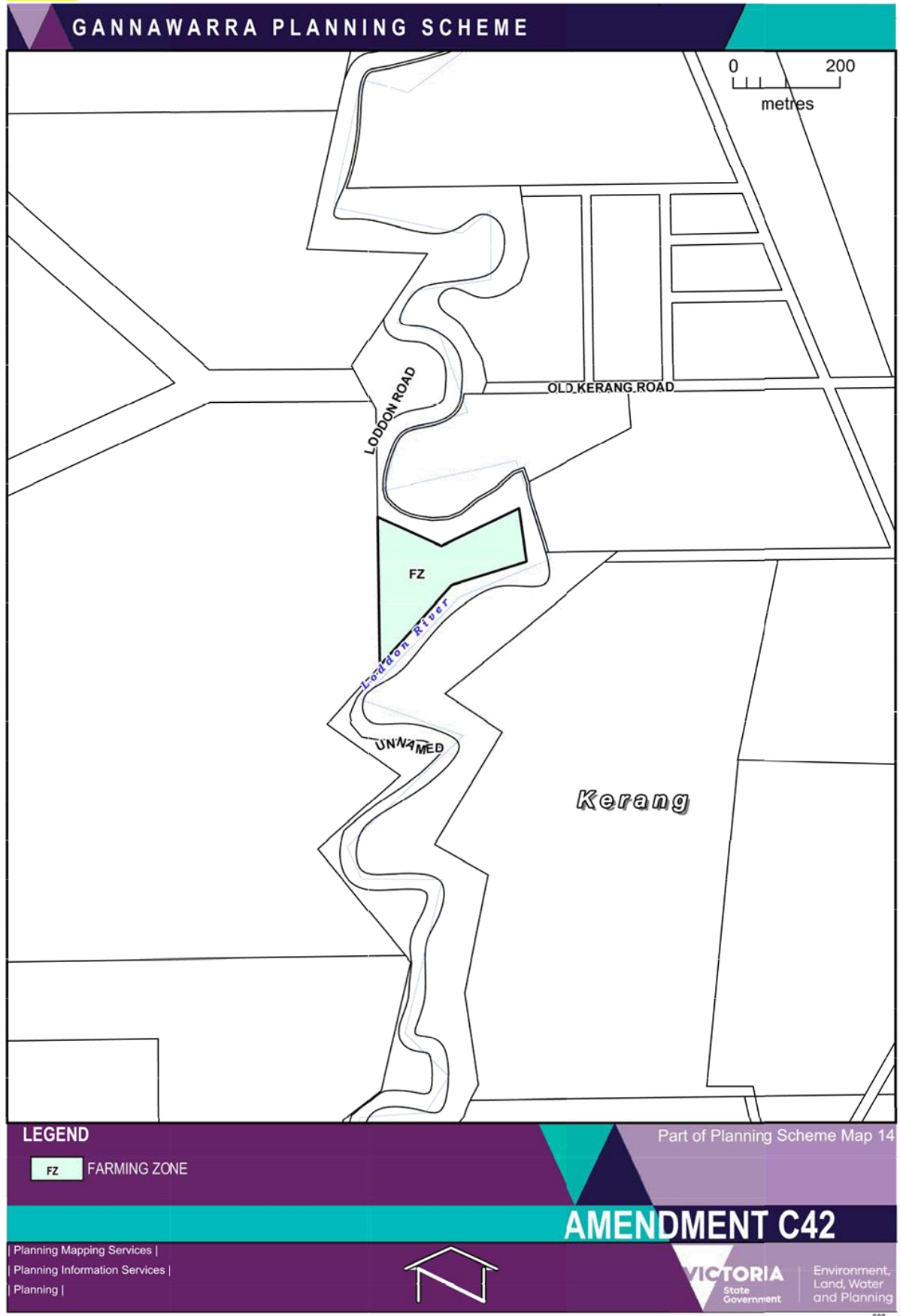
Map 006



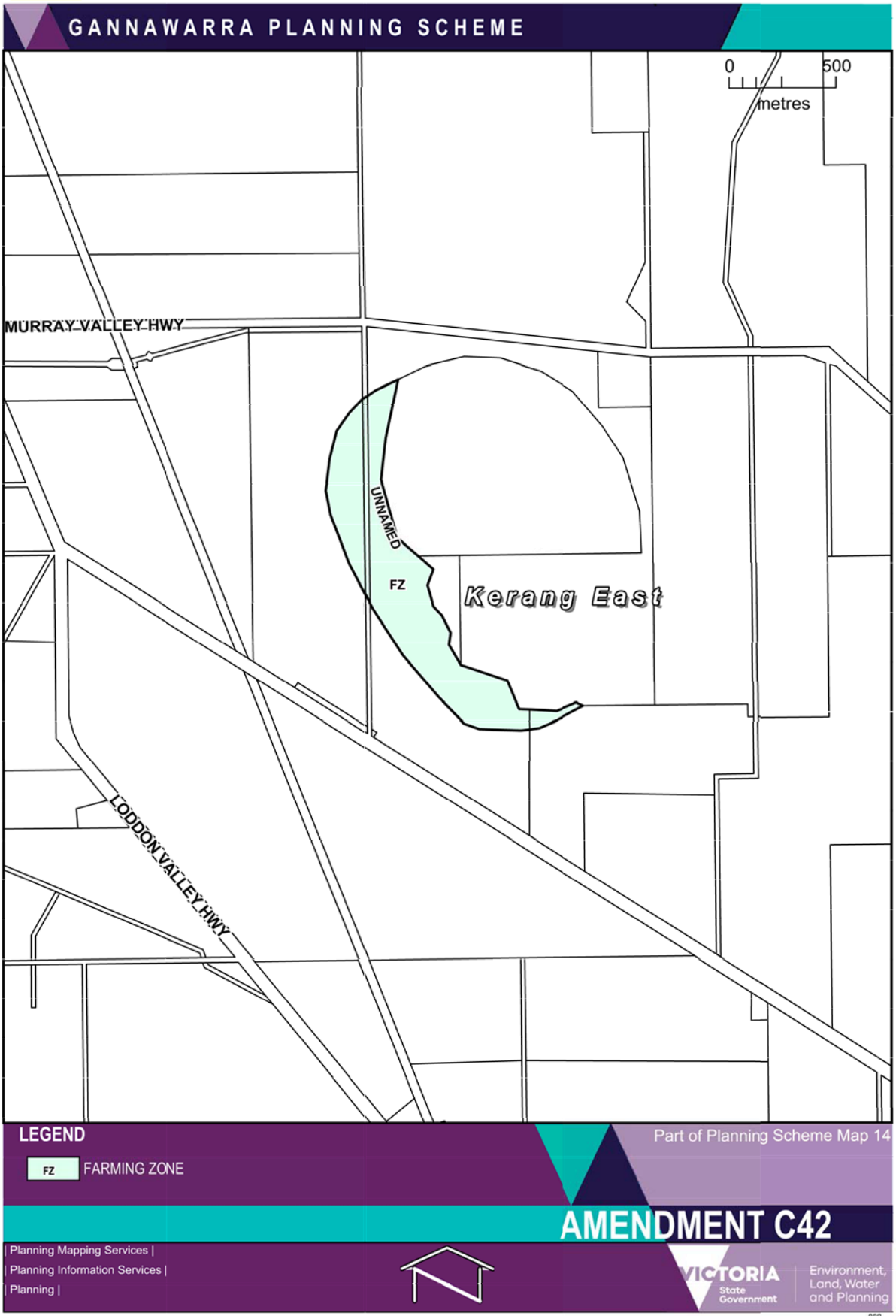
Map 007



Map 008



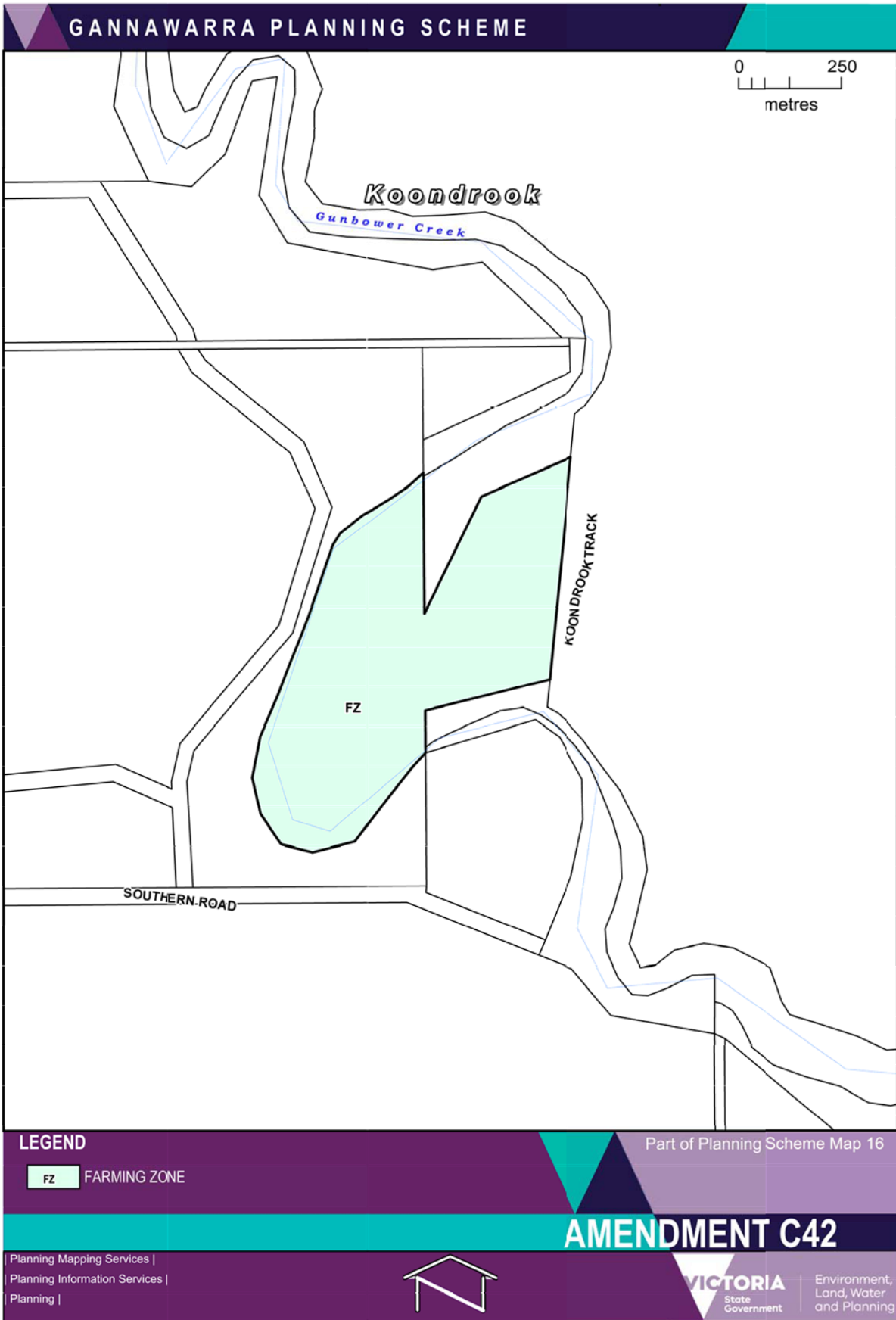
Map 009



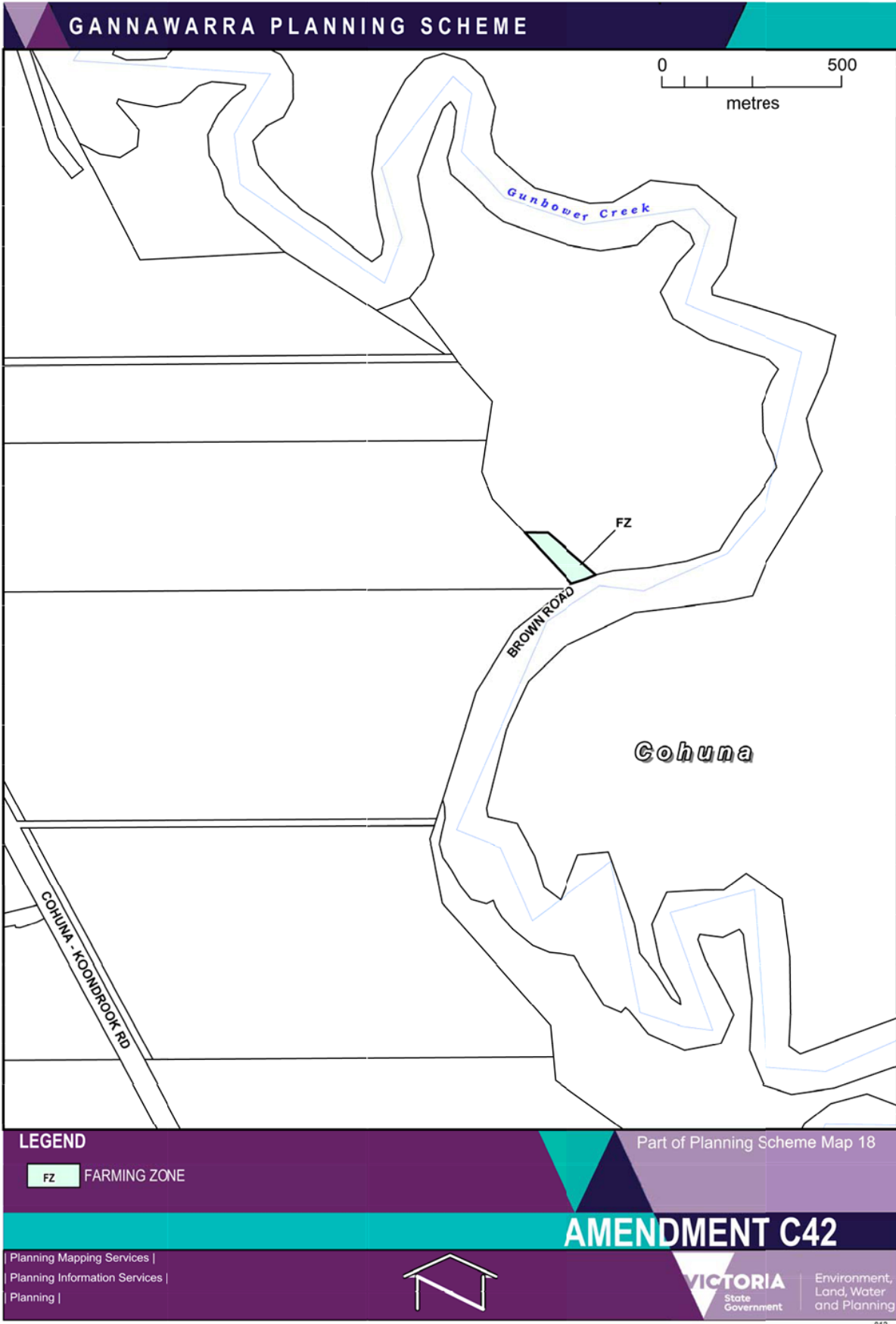
Map 010



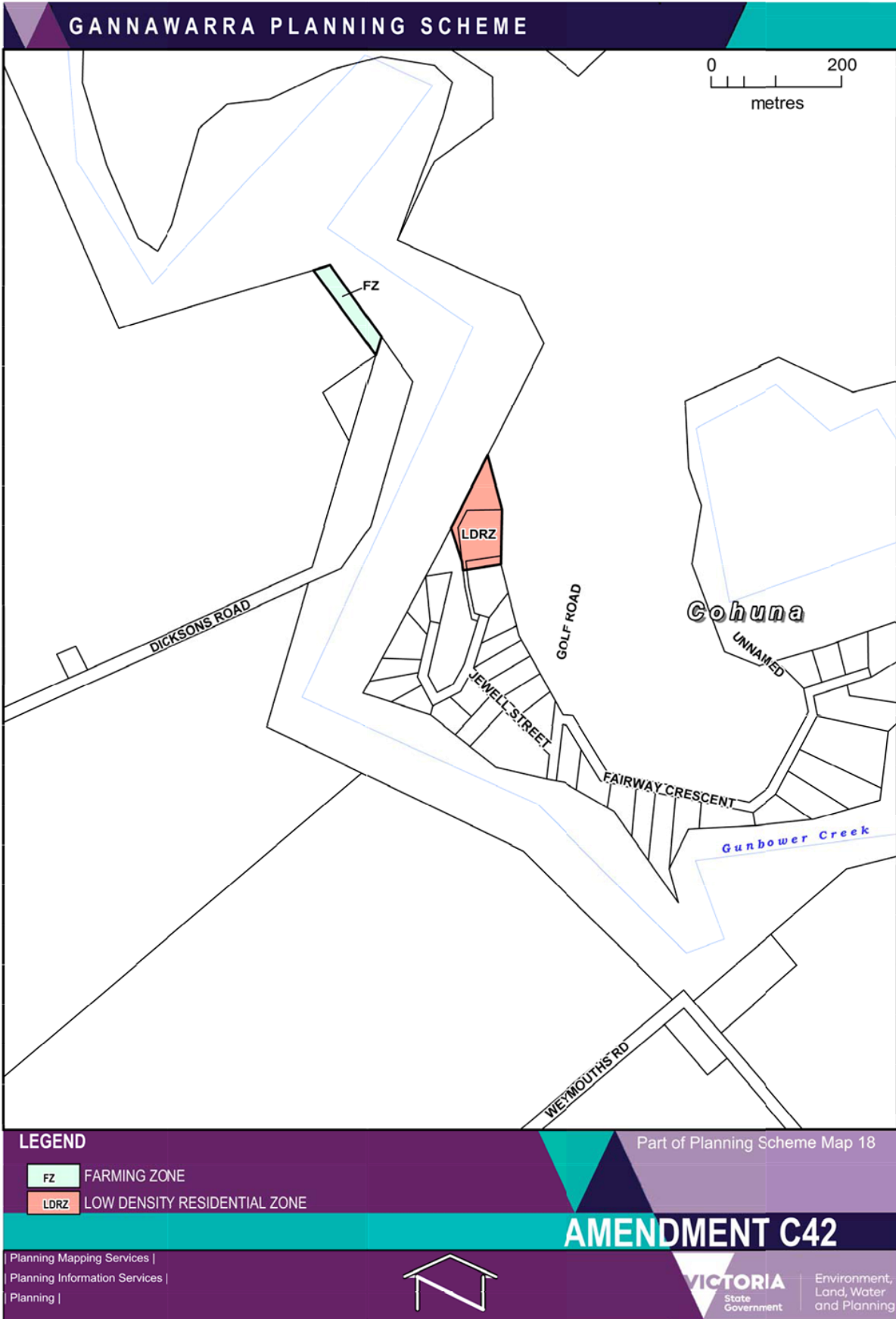
Map 011



Map 012



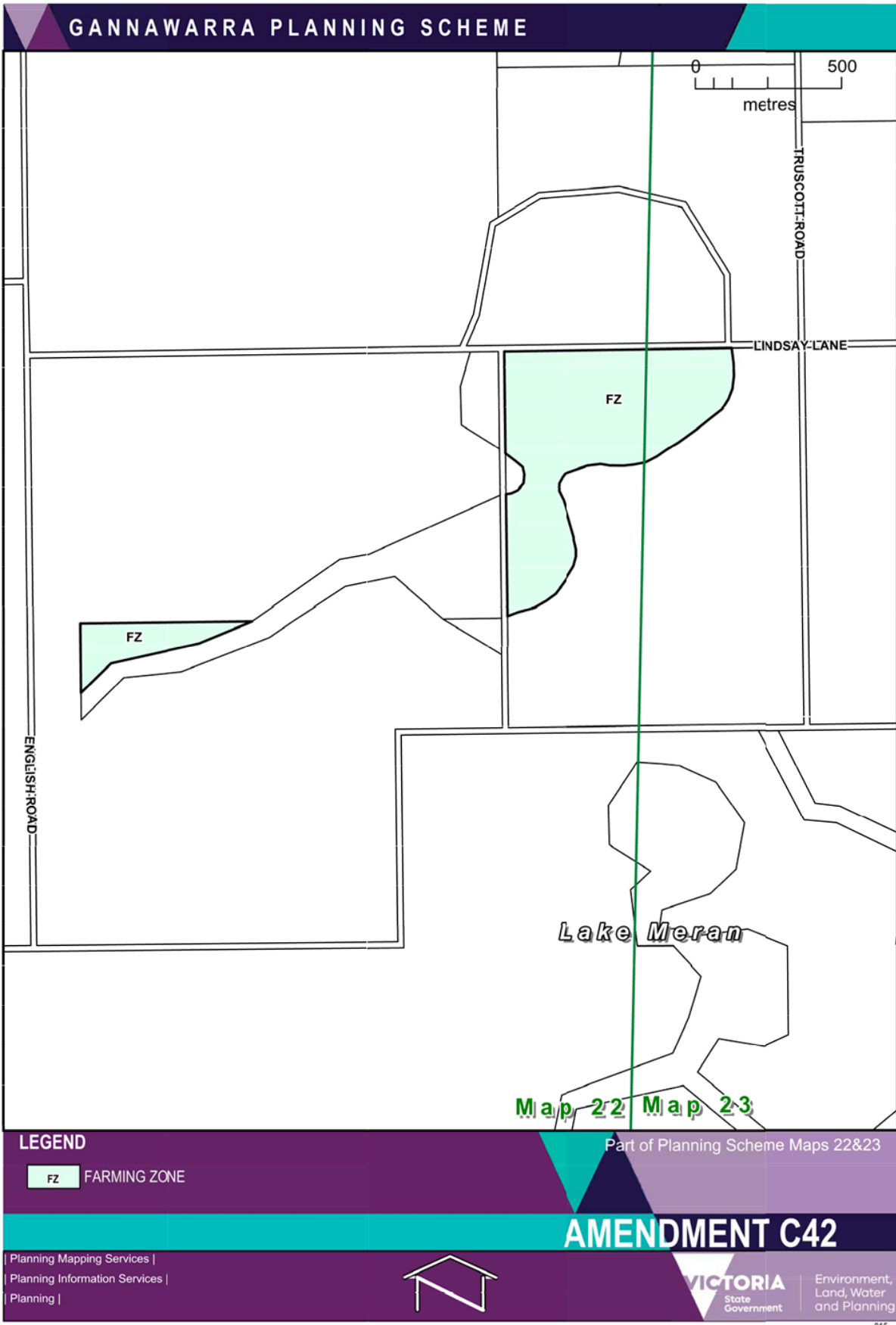
Map 013



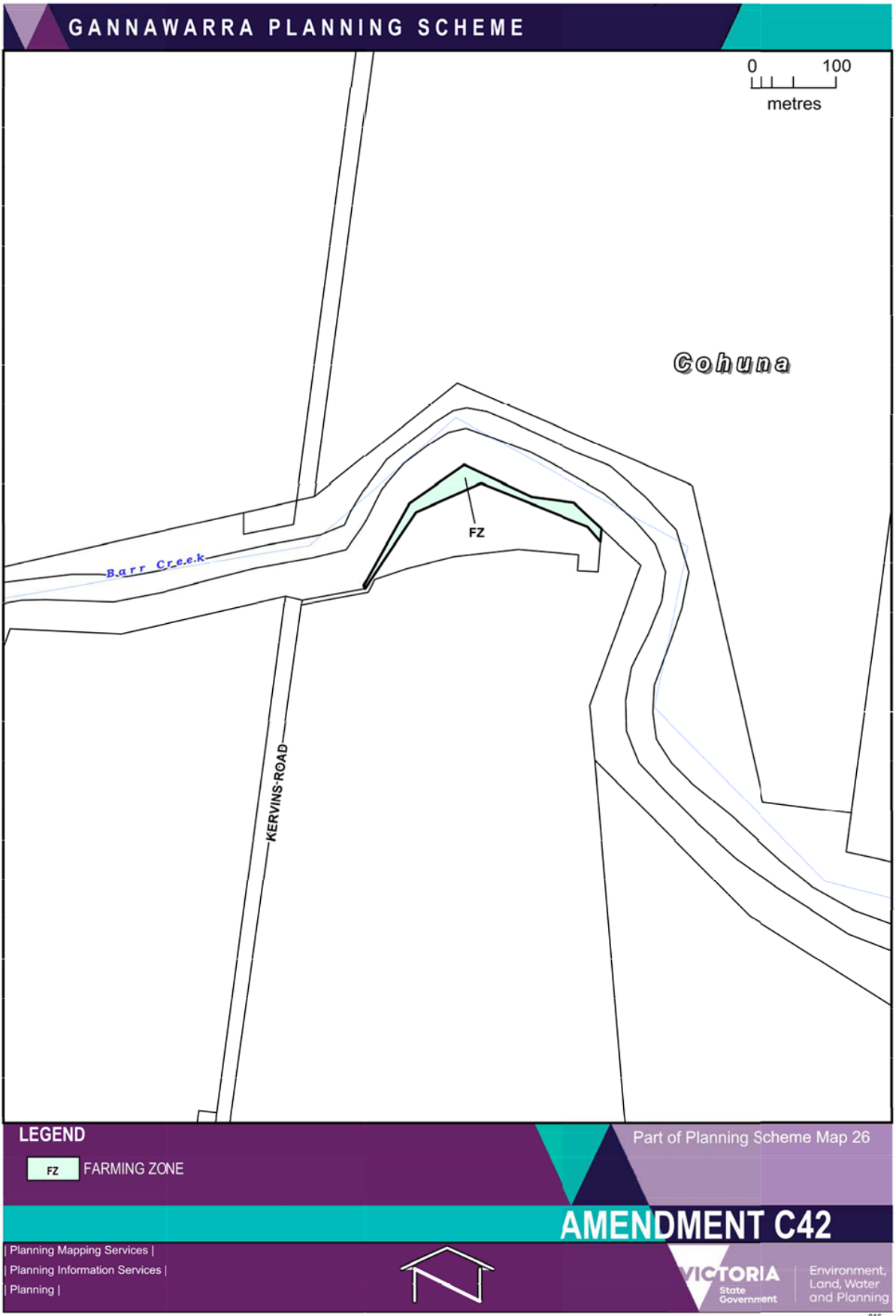
Map 014



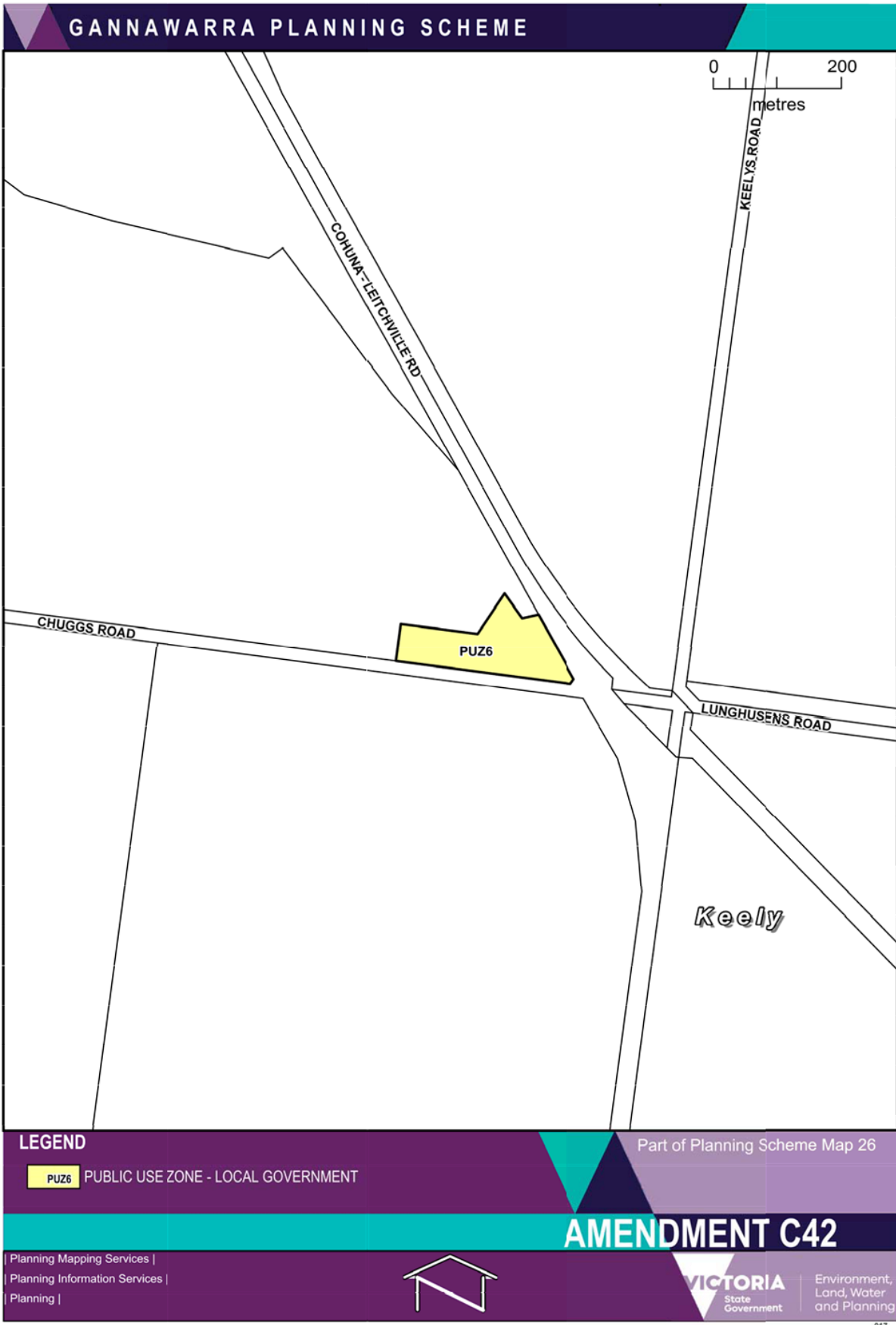
Map 015



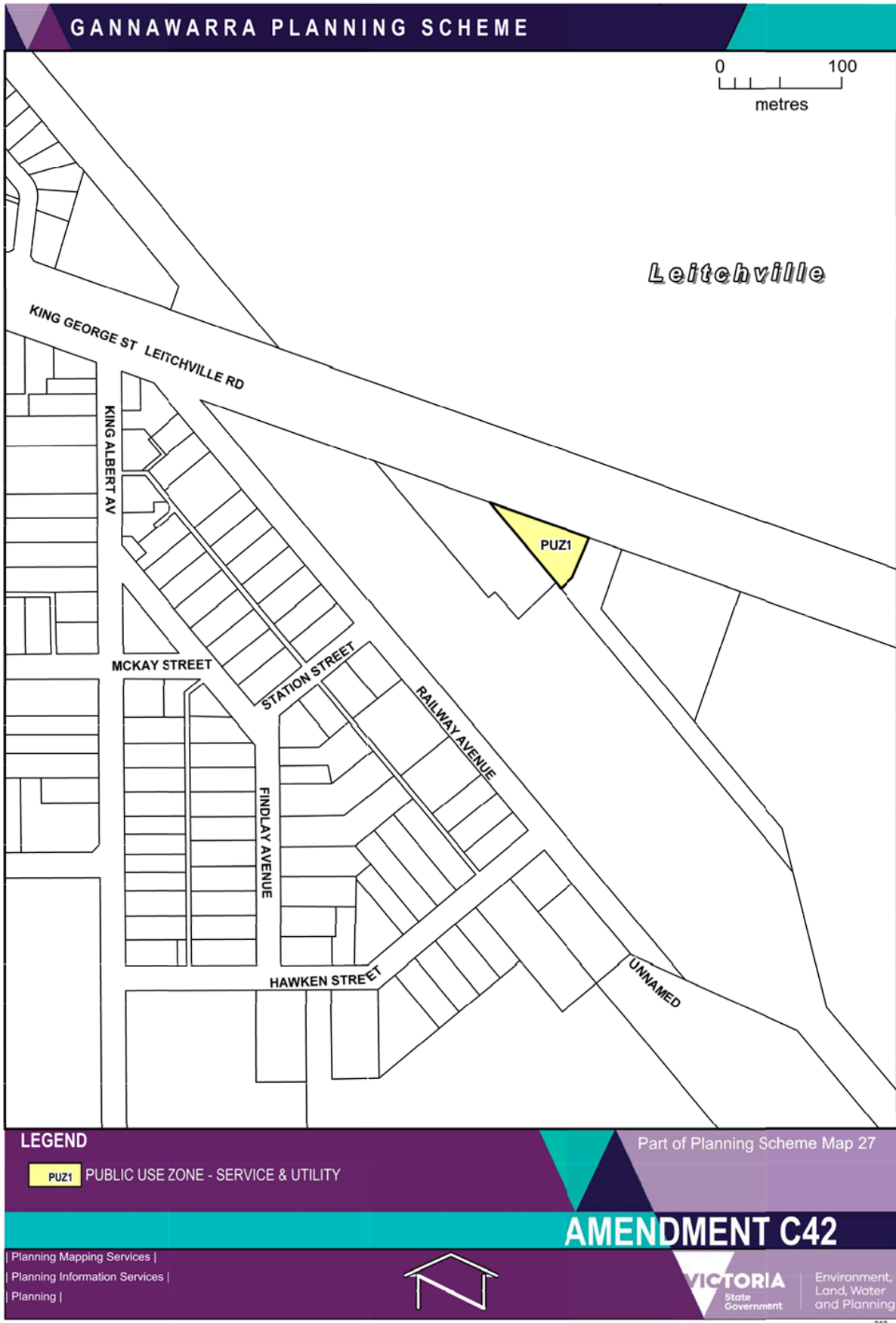
Map 016



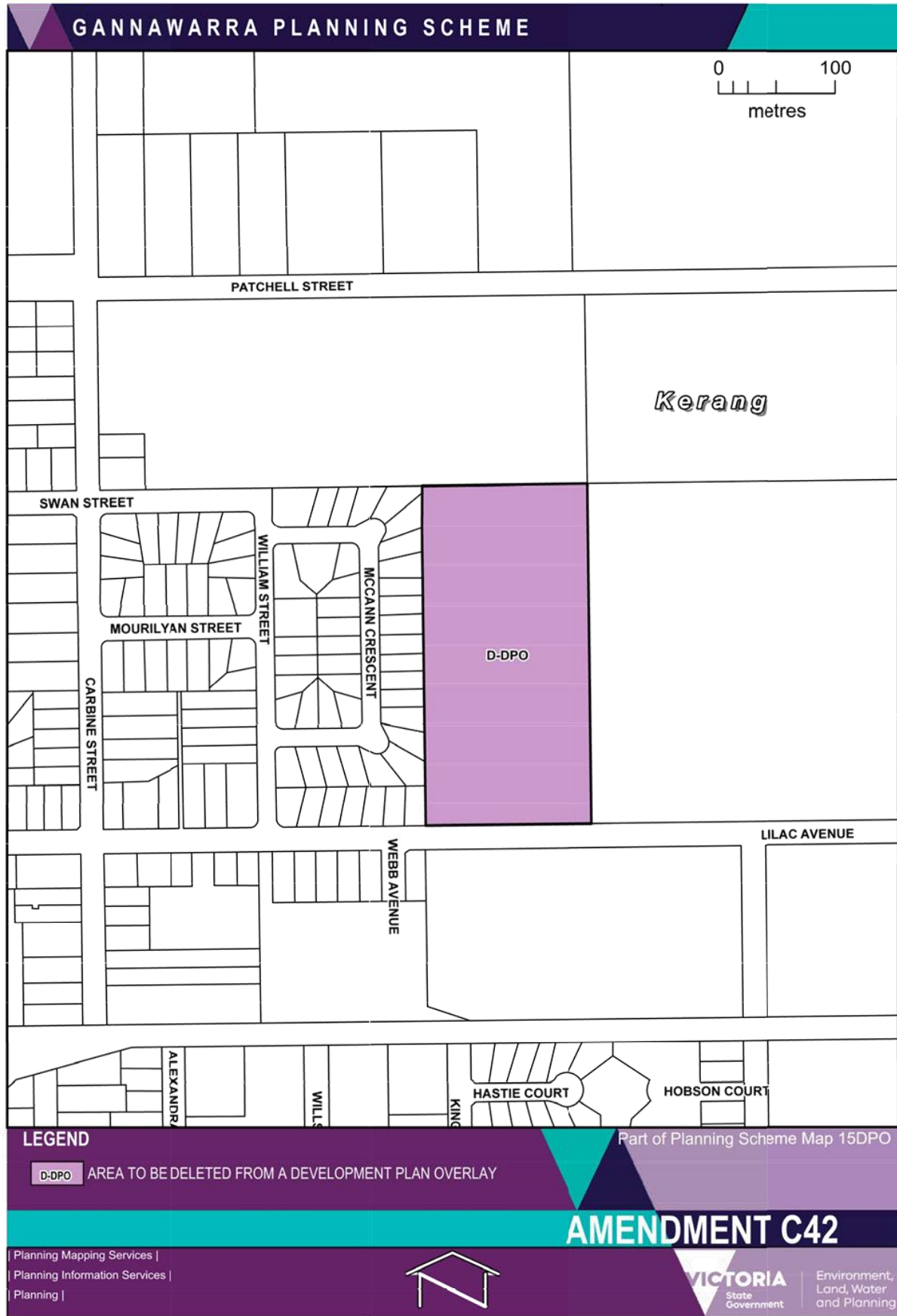
Map 017



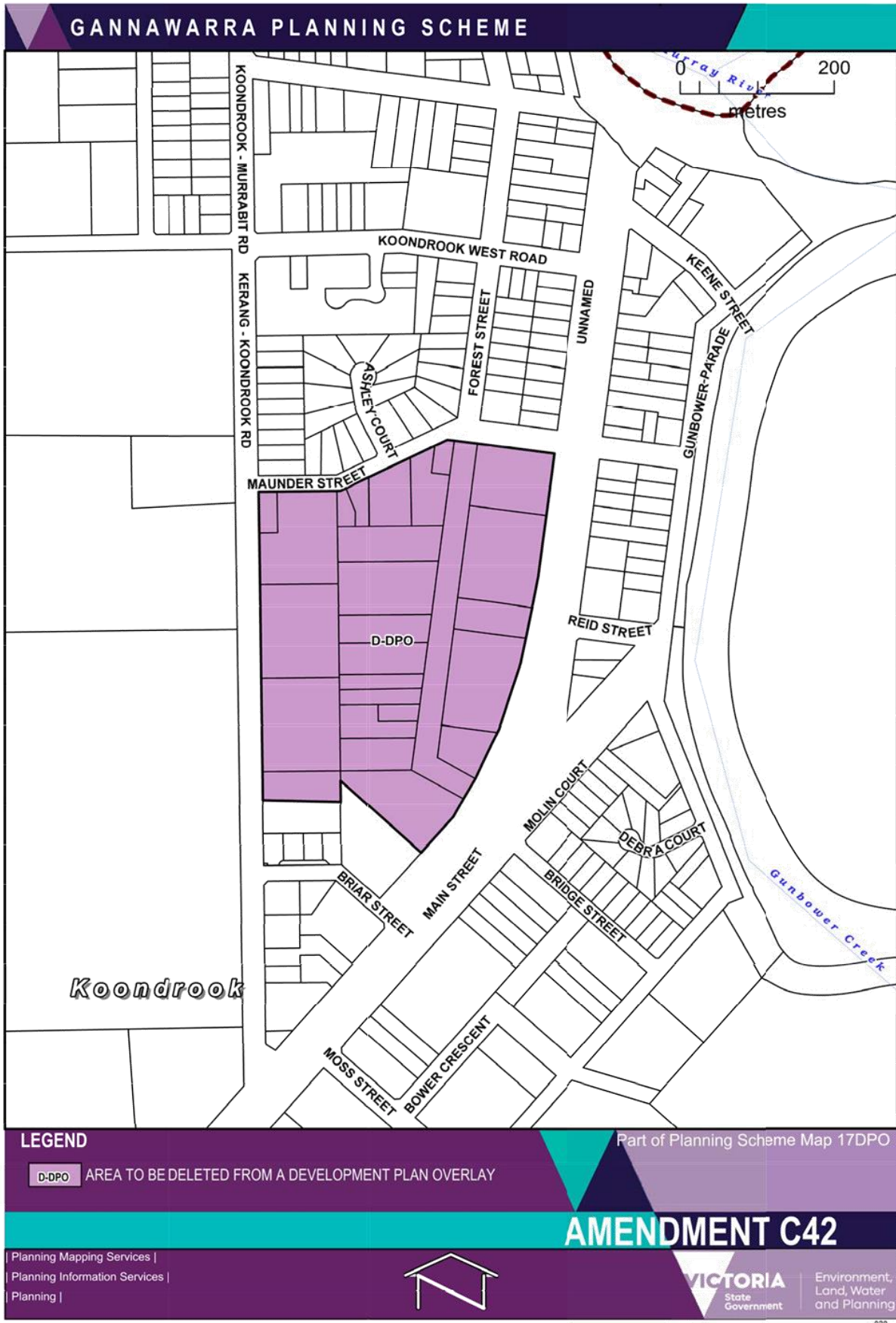
Map 018



Map 019



Map 020



Map 021



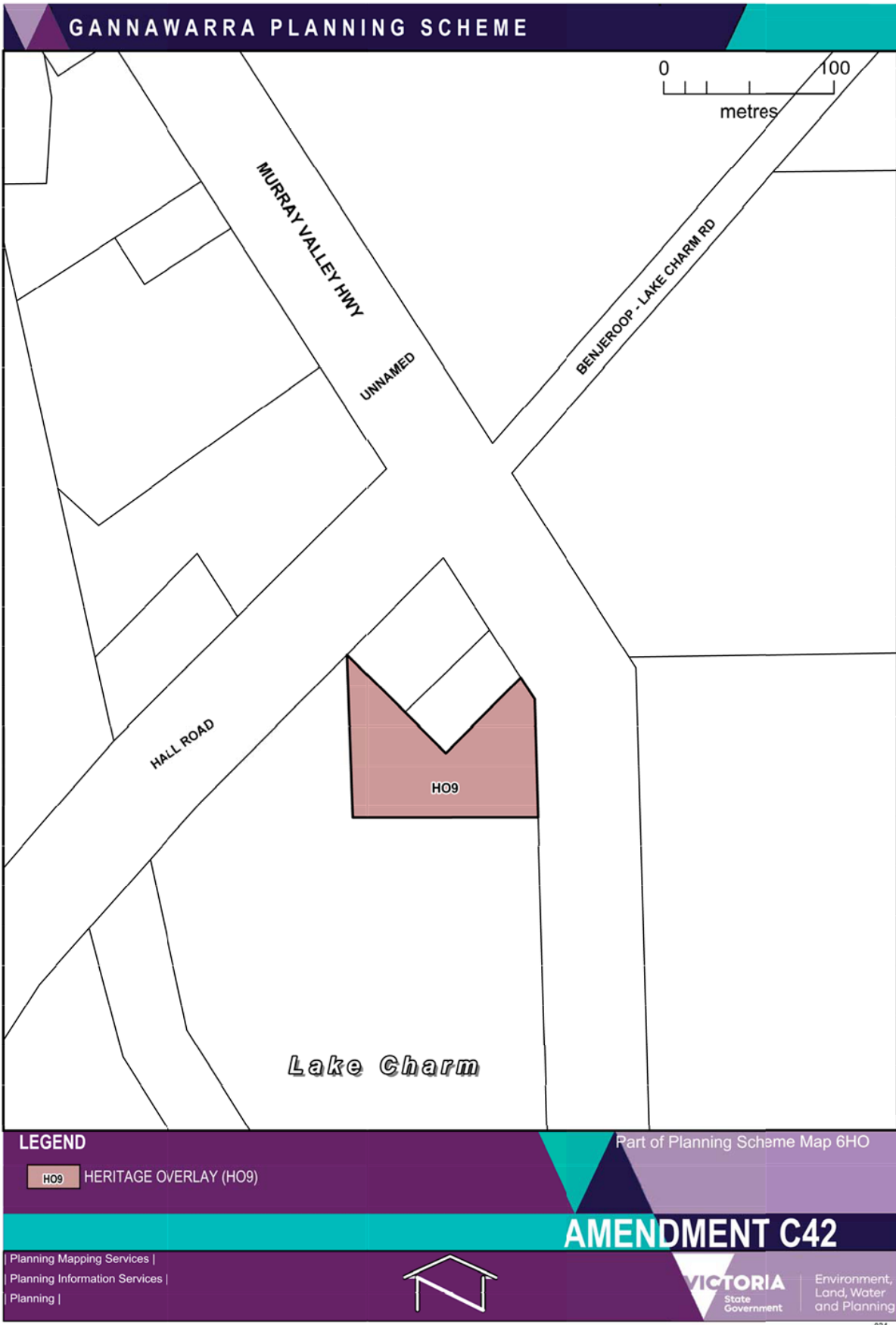
Map 022



Map 023



Map 024



Map 025



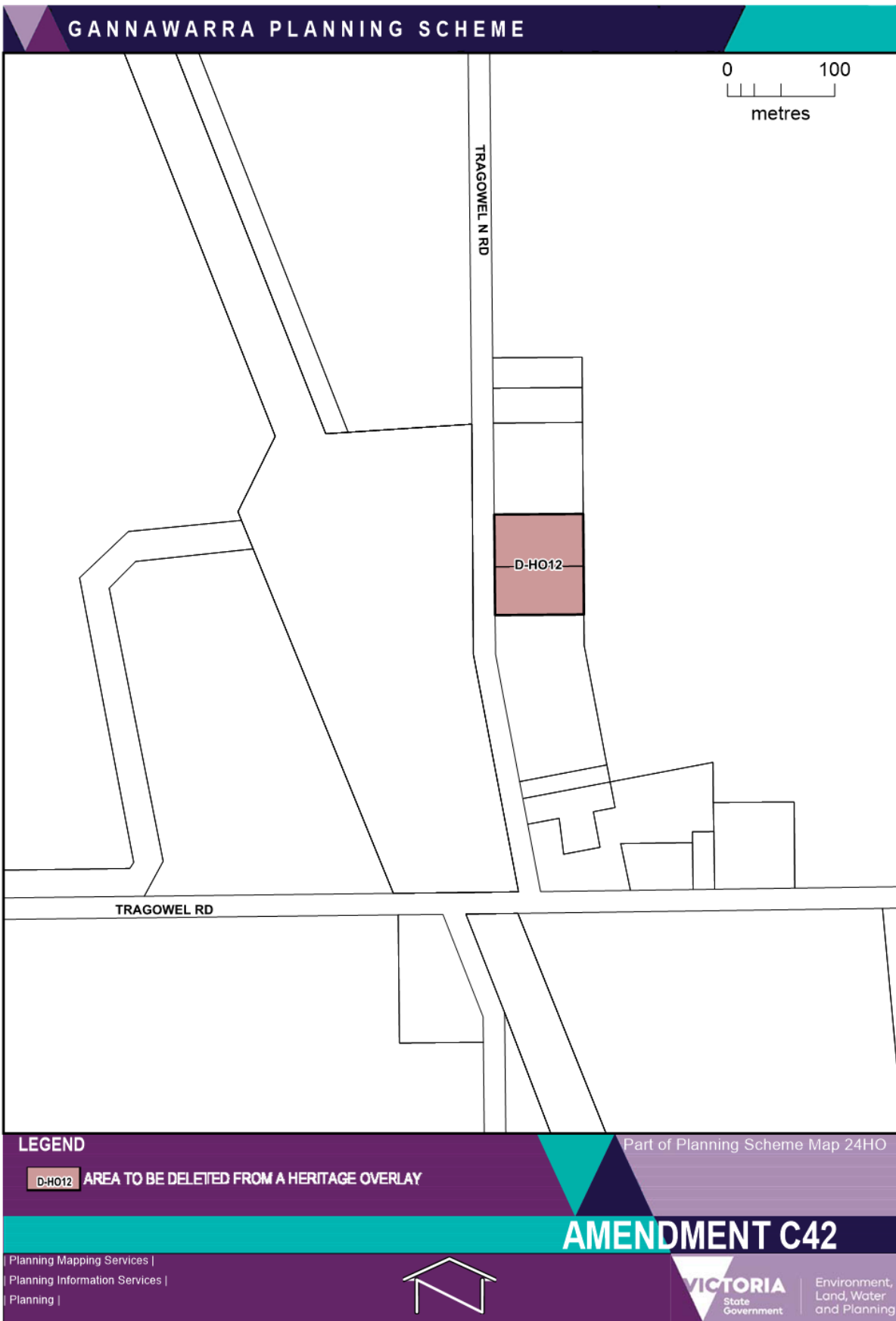
Map 026



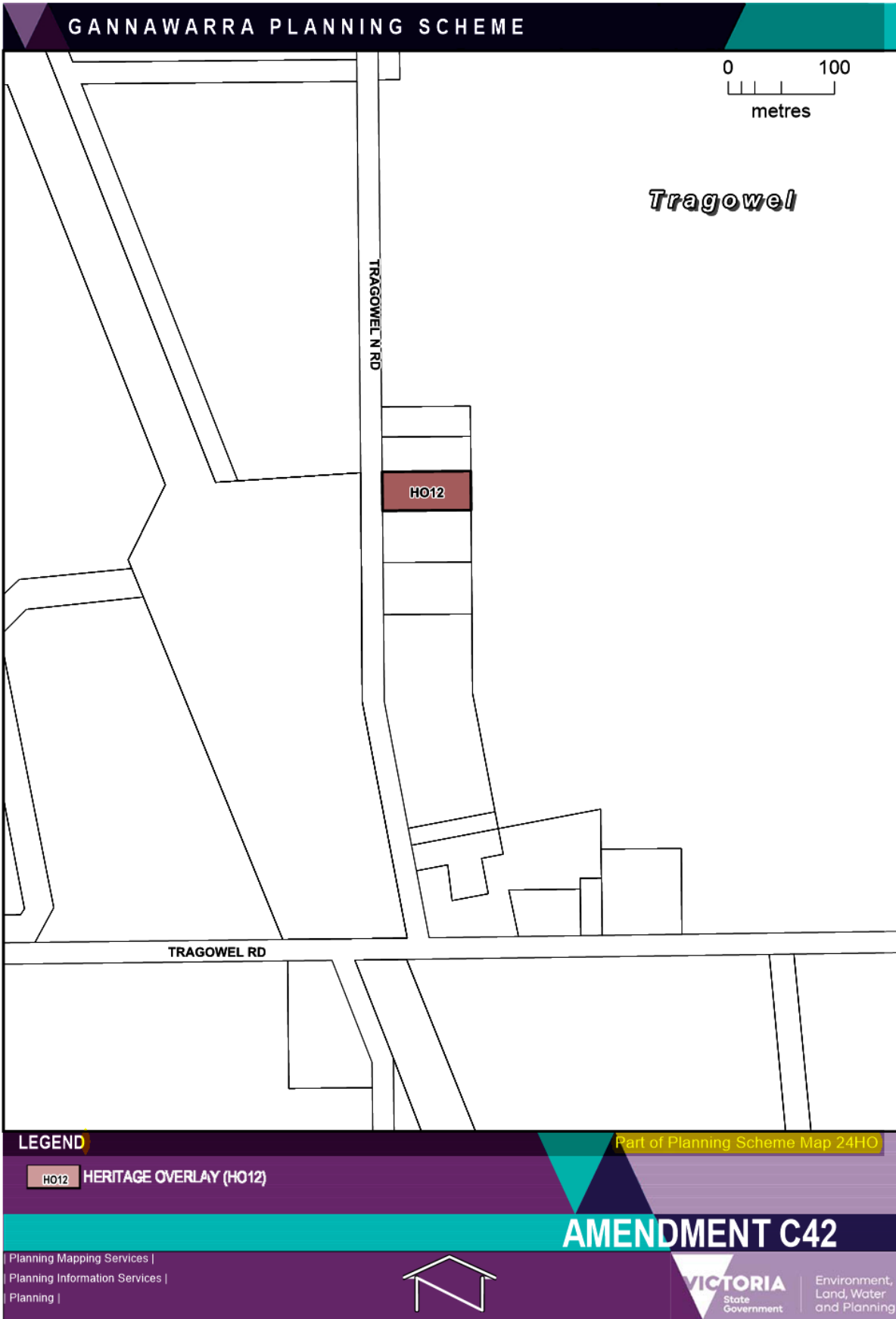
Map 027



Map 028



Map 029



Map 030



The Amendment Process

