

GLENELG PLANNING SCHEME

AMENDMENT C106gelg

EXPLANATORY REPORT

Who is the planning authority?

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

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

Land affected by the amendment

The amendment applies to approximately 17560 parcels of land throughout the Glenelg Shire. The amendment focuses on land in the urban areas of Portland, Tyrendarra, Condah, and rural land throughout the entire Shire. The amendment primarily affects land by the way of new or updated schedules to a zone, the introduction of schedule numbers for zones and overlays, rezoning, adding overlays, and the introduction of local planning policy.

The changes relate to land in the following zones and overlays:

- General Residential Zone (GRZ).
- Township Zone (TZ).
- Low Density Residential Zone (LDRZ).
- Mixed Use Zone (MUZ).
- Rural Living Zone (RLZ).
- Commercial 1 and 2 Zones (C1Z and C2Z).
- Farming Zone (FZ).
- Rural Conservation Zone (RCZ).
- Rural Activity Zone (RAZ).
- Public Park and Recreation Zone (PPRZ).
- Special Use Zone (SUZ).
- Floodway Overlay (FO) and Rural Floodway Overlay (RFO).
- Land Subject to Inundation Overlay (LSIO).
- Environmental Significance Overlay (ESO).
- Development Plan Overlay (DPO).
- Significant Landscape Overlay (SLO).
- Restructure Overlay (RO).

A mapping reference table is attached at Attachment 1 to this Explanatory Report. The table lists the current and proposed changes on each map sheet.

What the amendment does

The amendment proposes to implement relevant recommendations of the:

- Glenelg Shire Planning Scheme Review 2018;
- Rural Land Strategy 2019;
- Portland Strategic Framework Plan 2020;
- Portland Rural Living Assessment 2020; and
- Glenelg Sustainable Settlement Strategy 2012.

The amendment also proposes to correct mapping and ordinance anomalies.

The amendment proposes to amend the Planning Scheme Ordinance as follows:

- Amend Clauses 02.03-1 (Settlement), 02.04 (Strategic Framework Plan), 14.01-1L (Protection of agricultural land), 15.01-1L (Urban design), 15.01-2L (Building design) and 17.04-1L (Facilitating tourism).
- Amend Schedules to Clauses 32.03 (Low Density Residential Zone), 32.05 (Township Zone), 32.08 (General Residential Zone), 35.03 (Rural Living Zone), 35.06 (Rural Conservation Zone), 35.07 (Farming Zone), 36.02 (Public Park and Recreation Zone), 37.01 (Special Use Zone), 42.01 (Environmental Significance Overlay), 42.03 (Significant Landscape Overlay), 43.04 (Development Plan Overlay), 44.03 (Floodway Overlay), 44.04 (Land Subject to Inundation Overlay), 66.04 (Referral of Permit Applications Under Local Provisions), 72.03 (What Does this Scheme Consist of?), 72.04 (Documents Incorporated in this Planning Scheme), 72.08 (Background documents) and 74.02 (Further Strategic Work).
- Insert new Schedules 3 and 4 to Clause 32.04 (Mixed Use Zone).
- Insert a new Schedule 2 to Clause 35.07 (Farming Zone).
- Insert a new Schedule 2 to Clause 35.08 (Rural Activity Zone).
- Insert new Schedules 10 and 11 to Clause 43.04 (Development Plan Overlay).
- Insert the Restructure Overlay (RO) at Clause 45.05, insert a new Schedule to that clause and insert an incorporated document listed in the Schedule to Clause 72.04.

The amendment proposes to amend the Planning Scheme Maps as follows:

- Amend Planning Scheme Map Nos 1 to 42.
- Amend Planning Scheme Map Nos 30DPO, 31DPO, 37DPO, 8EAO, 11EAO, 39EAO, 41ESO, 07LSIO-FO, 08LSIO-FO, 30LSIO-FO, 32LSIO-FO, 33LSIO-FO, 35LSIO-FO, 38LSIO-FO, 39LSIO-FO, 40LSIO-FO, 41LSIO-FO, 42LSIO-FO.
- Insert new Planning Scheme Map Nos 25DPO, 17EAO, 21EAO, 23EAO, 26EAO, 32EAO, 33EAO, 2LSIO-FO, 3LSIO-FO, 6LSIO-FO, 9LSIO-FO, 10LSIO-FO, 14LSIO-FO, 15LSIO-FO, 32RO.
- Delete Planning Scheme Map Nos 02RFO, 03RFO, 06RFO, 09RFO, 10RFO, 14RFO, 15RFO.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement relevant recommendations of the Glenelg Shire Planning Scheme Review 2018, Rural Land Strategy 2019, Portland Strategic Framework Plan 2020 and Portland Rural Living Assessment 2020.

Glenelg Shire Planning Scheme Review 2018

The amendment proposes to implement the findings and recommendations of the Glenelg Shire Planning Scheme Review 2018 by:

- Updating planning scheme maps and schedules to zones, overlays and general provisions to comply with the Ministerial Direction on the Form and Content of Planning Schemes. The review identified several inconsistencies, including missing schedule numbers, objectives that exceed the maximum number allowed, incorrect drafting of conservation values in the RCZ schedules, non-conforming content in SUZ schedules, and incorrect use of referral requirements.
- Introducing the DPO11 to the Heywood Pulp Mill site to give effect to the development plan requirements in the planning scheme.
- Amending planning scheme maps to correct zoning anomalies by rezoning land in public ownership to the correct public land zone (PUZ, PPRZ or PCRZ).

- Amending the Schedule to the Public Park and Recreation Zone (PRRZ) to introduce alternative sign requirements at specified recreation reserves to allow consideration of a wider range of sign types by way of a planning permit application.

Rural Land Strategy 2019

The Rural Land Strategy 2019 provides strategic direction and policy to facilitate a coordinated approach to use and development of rural land in the Shire. Implementation of the strategy findings and recommendations will provide greater clarity to landowners to make optimal use of rural land and assist Council in the assessment of planning permit applications.

The amendment proposes to implement the findings and recommendations of this strategy by:

- Introducing two schedules to the Farming Zone: FZ1 and FZ2. The FZ1 identifies land where the current and preferred land use is commercial scale broadacre agriculture. Fragmentation and non-productive uses including dwellings unrelated to the use of the land for agriculture is strongly discouraged in these areas. The FZ2 identifies land used for mixed farming, hobby farms and rural lifestyle. It provides separation and a transition between urban areas and surrounding rural areas, and a buffer to industrial uses and commercial agricultural enterprises.
- Updating the Planning Policy Framework at Clause 14.01-1L and Clause 17.04-1L to provide local context to improve the assessment of applications for subdivisions, dwellings and tourism development in rural areas. The rural dwelling policy to be introduced in Clause 14.01-1L-03 identifies land in FZ2 and RCZ2 areas that is fragmented into small parcels by historic subdivision. The policy supports the use of that land for a single dwelling where it can be consolidated into larger parcels. The policy identifies land on the periphery of Portland, Digby, Nelson and Sandford urban areas where a single dwelling can be supported subject to conditions in the policy. The policy is required to encourage consolidation of fragmented farming land and to support population retention in the towns of Digby, Nelson and Sandford.
- Rezoning Rural Conservation Zone land (RCZ1 and RCZ2) to Farming Zone (FZ1 and FZ2). The Strategy identified a number of areas where the RCZ is not appropriate as the current or preferred land use outcomes for these areas, such as intensive agriculture and horticulture, are inconsistent with the purposes of the zone.
- Rezoning Rural Conservation Zone land at Maretimo Road, Bolwarra to Rural Activity Zone (RAZ2) to identify land suitable for large to medium scale rural tourism development.

Portland Strategic Framework Plan 2020

The Portland Strategic Framework Plan 2020 identifies strategic advantages, addresses key challenges and sets a vision to guide the sustainable growth and development of Portland to 2040.

The amendment proposes to implement the findings and recommendations of the Framework Plan by:

- Inserting the Portland Strategic Framework Plan into the Planning Scheme at Clause 02.04. The plan identifies an urban settlement boundary for Portland and strategic areas for development and redevelopment to accommodate growth.
- Introducing urban design and building design guidelines at Clause 15.01-1L Urban design and Clause 15.01-2L Building design to enhance the urban character and identity of Portland.
- Rationalising the Commercial 1 Zone, Commercial 2 Zone and General Residential Zone in and on the periphery of the Portland CBD to maintain and enhance the primacy and viability of the CBD and provide opportunities for commercial, residential and mixed-use development.
- Applying the MUZ3 to the Portland Health Services Precinct to facilitate the expansion of the hospital and development of associated health services.
- Applying the MUZ4 to the South Portland Mixed Use Precinct to encourage a mix of well-designed commercial and residential development, and limited other compatible uses including low-impact industry and storage.
- Introducing the DPO10 to require master planning of the Portland Gateway Precinct to facilitate development in an orderly manner.

- Expanding the ESO5 to include additional land within the Port of Portland environs in accordance with acoustic modelling from the Port of Portland to minimise the potential for land use conflicts between the port and port environs.

Portland Rural Living Assessment 2020

The Portland Rural Living Assessment 2020 comprises a strategic review of land zoned for Rural Living in the area surrounding Portland.

The amendment proposes to implement the findings and recommendations of this study by:

- Reducing the minimum lot size of the Rural Living Zone from 4 hectares to 2 hectares for the Portland West Rural Living Precinct due to the level of land supply identified by the Portland Rural Living Assessment.

The amendment also identifies the township areas of Tyrendarra and Condah to be included in the Township Zone as listed in Clause 74.02 Further Strategic Work and refined from that recommended by the Glenelg Sustainable Settlement Strategy 2012 in consultation with the CFA. The Restructure Overlay (RO) and an incorporated document is required for Tyrendarra to demonstrate how land currently not serviced by a constructed road should be re-subdivided to provide road frontage to all lots within that area.

The proposed changes are considered an improved planning outcome that will result in a net community benefit.

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

The amendment is consistent with the objectives of planning in Victoria included in section 4(1) of the Act. In particular, updating the Planning Policy Framework and introducing zoning controls to identify and protect agricultural land supports the objective:

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

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

The amendment will have positive environmental, social and economic effects.

The amendment proposes to identify land:

- within the modelled acoustic impact area of the Port of Portland recommended to be included in the Environmental Significance Overlay – Schedule 5 area to minimise the potential for land use conflicts between the port and port environs.
- recommended for the Development Plan Overlay – Schedule 10 and 11 to facilitate development in an appropriate manner.
- in the Farming Zone – Schedule 2 area to differentiate between commercial agricultural land, land with conservation values, and land within FZ2 dwelling policy areas.
- for future expansion of urban and rural living areas.
- within the urban area constrained for future development by servicing capability.
- for recreation purposes where promotional signs can be considered by way of a planning permit.
- determined to be potentially contaminated due to existing or former land uses and where sensitive uses are allowed.

The amendment is proposed to improve:

- the vitality and viability of existing agriculture, industry, tourism and commercial or retail activity throughout the Shire by updating the planning policy framework and rezoning land for its identified and intended purpose.
- future public and private sector investment on appropriately zoned land.
- the range of goods and services in the immediate and surrounding areas of existing and identified urban areas.
- the potential capacity for growth of the identified urban and surrounding areas, including opportunities for expansion, improvement, or redevelopment.
- employment in urban and rural areas.
- the attractiveness and physical condition of the urban and surrounding areas.
- the quality of urban design and architecture.

The amendment is unlikely to have any detrimental effect on:

- air, land and water quality of the Shire.
- buffers and threshold distances, and the subsequent effect on community amenity through increasing urban densities in urban and rural living areas.
- the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity).
- sites with significant historic, architectural, aesthetic, scientific and cultural values.
- natural resources including energy, water, land, flora and minerals.
- the economic and social well-being of the community.
- travel patterns for shopping, employment, social and leisure activities.
- transport movement, services, and infrastructure, including public transport.
- community and public infrastructure in the Shire.
- the attractiveness, amenity, and safety of the public realm.

Does the amendment address relevant bushfire risk?

The amendment is unlikely to result in any increase to the risk to life, property, community infrastructure and the natural environment from bushfire.

The CFA have not objected to the proposed amendment where future planning permit applications will address the bushfire risk in further detail if subdivision or development is proposed in areas affected by the Bushfire Management Overlay (BMO).

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

Ministerial Direction No.1 Potentially Contaminated Land has been considered. Land that has been identified as high risk for contamination is proposed to have the EAO applied to defer the audit requirement until such a time that a sensitive use is proposed. This is given that some sites continue to operate, and some former sites may never be considered for sensitive use even though the zone allows consideration of such.

The amendment is generally consistent with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes (section 7(5) of the Act).

The amendment also complies with Ministerial Direction 11 Strategic Assessment of Amendments.

Pursuant to Ministerial Direction 19 written advice from the EPA has been sought on the amendment.

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

The proposed amendment builds on the PPF and proposes to provide local context to:

- 14.01 Protection of agricultural land, by amending 14.01-1L to include local policy on rural dwellings and subdivision.
- 15.01 Built Environment, by amending 15.01-1L Urban design and 15.01-2L Building design to enhance the urban character and identity of Portland.
- 17.04 Facilitating tourism, by inserting new local planning policy at 17.04-1L to include local policy for rural tourism.

These policies are proposed to assist with the assessment of planning permit applications in the urban area of Portland and the rural areas of the Shire.

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

The proposed amendment supports the Municipal Planning Strategy and is generally consistent with the following strategic directions contained in Clause 02.03 and 02.04:

- *Facilitating growth in and around existing towns and settlements.*
- *Managing the interface of rural living areas and agricultural areas to minimise conflict with commercial agricultural operations.*
- *Supporting rural residential development only where it is linked to an existing urban area, where it does not impact on land capability, productive agricultural land use or water quality and where it can be serviced by infrastructure.*
- *Encouraging re-subdivision of existing rural residential areas within Portland to facilitate better utilisation of infrastructure.*
- *Encouraging land within existing towns to be developed before new land is considered for rezoning to provide housing.*
- *Encouraging medium density residential development in the central business district (Portland).*
- *Facilitating the development of Tyrendarra by facilitating eco-based tourism.*
- *Facilitating the development of [Sandford] by supporting the development of the town for tourist and rural residential development.*
- *Facilitating the development of Condah by encouraging tourism developments close to nearby national assets such as the Lake Condah Indigenous Protected Area and Budj Bim Cultural Landscape.*
- *Facilitating the development of Digby by encouraging the development of rural residential development outside the Township Zone through consolidation of fragmented rural lots on the periphery of the town.*
- *Maintaining locally significant views that contribute to the character of the coast and coastal hinterland region.*
- *Encouraging development of tourist accommodation.*
- *Providing effective land use buffers to the Port of Portland.*
- *Protect productive agricultural land.*

- *Protect the coastal environs and significant landscapes.*

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

The amendment proposes to use the Victorian Planning Provisions consistent with the Ministerial Directions.

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

Consultation has been undertaken with the Department of Environment Land Water and Planning, the Department of Education and Training, EPA, and the CFA.

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

The amendment does not have a direct impact on the transport system.

Resource and administrative costs

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

The amendment is to be undertaken within Council's operating budget with assistance received from the Victorian Planning Authority in preparation of background material. The amendment will result in an increase in the number of planning permit applications to consider promotional signs in recreation reserves. However, this is unlikely to require an increase in staffing. Future planning permit applications are expected to be processed within prescribed timeframes.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Glenelg Shire Council website at https://www.glenelg.vic.gov.au/Page/Page.aspx?Page_Id=3479.

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

Glenelg Shire Council

Portland Customer Service Centre

56 Percy Street

Portland VIC 3305

Heywood Customer Service Centre

77 Edgar Street

Heywood VIC 3304

Casterton Customer Service Centre

67 Henty Street

Casterton VIC 3311

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.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 4 March 2022.

A submission must be sent to:

Glenelg Shire Council

Planning Unit

- delivered in person at 56 Percy St, Portland 3305
- by mail to: PO Box 152, Portland VIC 3305
- by email to: planning@glenelg.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: week commencing 30 May 2022
- panel hearing: week commencing 4 July 2022

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Glenelg Shire Rural Areas	FZ to FZ1	Glenelg C106gelg znMap1 Exhibition Glenelg C106gelg znMap2 Exhibition Glenelg C106gelg znMap3 Exhibition Glenelg C106gelg znMap4 Exhibition Glenelg C106gelg znMap5 Exhibition Glenelg C106gelg znMap6 Exhibition Glenelg C106gelg znMap10 Exhibition Glenelg C106gelg znMap12 Exhibition Glenelg C106gelg znMap13 Exhibition Glenelg C106gelg znMap14 Exhibition Glenelg C106gelg znMap15 Exhibition Glenelg C106gelg znMap16 Exhibition Glenelg C106gelg znMap18 Exhibition Glenelg C106gelg znMap19 Exhibition Glenelg C106gelg znMap20 Exhibition Glenelg C106gelg znMap22 Exhibition Glenelg C106gelg znMap24 Exhibition Glenelg C106gelg znMap25 Exhibition Glenelg C106gelg znMap27 Exhibition Glenelg C106gelg znMap28 Exhibition Glenelg C106gelg znMap29 Exhibition Glenelg C106gelg znMap40 Exhibition
Casterton and surrounds	FZ to FZ1 LDRZ to LDRZ1 FZ to PUZ7 FZ to PPRZ	Glenelg C106gelg znMap7 Exhibition Glenelg C106gelg znMap8 Exhibition
Sandford and surrounds	FZ to FZ1/FZ2 TZ to TZ1	Glenelg C106gelg znMap9 Exhibition
Merino and surrounds	FZ to FZ1 TZ to TZ1	Glenelg C106gelg znMap11 Exhibition
Digby and surrounds	FZ to FZ1/FZ2 TZ to TZ1	Glenelg C106gelg znMap17 Exhibition
Nelson and surrounds	FZ to FZ1/FZ2 TZ to TZ1 FZ to PPRZ	Glenelg C106gelg znMap21 Exhibition
Dartmoor and surrounds	FZ to FZ1 TZ to TZ1 RLZ to RLZ1	Glenelg C106gelg znMap23 Exhibition

	TZ to PUZ7	
Condah and surrounds	FZ to FZ1 FZ to TZ1	Glenelg C106gelg znMap26 Exhibition
Bolwarra, Heathmere and Gorae	FZ to FZ1 RCZ2 to FZ1/FZ2 RLZ to RLZ1	Glenelg C106gelg znMap30 Exhibition
Heywood and surrounds	FZ to FZ1 LDRZ to LDRZ1 PPRZ to PUZ7	Glenelg C106gelg znMap31 Exhibition
Tyrendarra and surrounds	FZ to FZ1 FZ to TZ1 RLZ to RLZ1 RLZ to PUZ5 RO	Glenelg C106gelg znMap32 Exhibition Glenelg C106gelg 008roMap32RO Exhibition
Narrawong and surrounds	TZ to TZ1 RLZ to RLZ1 FZ to FZ1	Glenelg C106gelg znMap33 Exhibition
Cape Bridgewater and surrounds	FZ to FZ1 RLZ to RLZ1	Glenelg C106gelg znMap34 Exhibition
Portland Surrounds	South of Portland – FZ to FZ1 Cape Nelson - RCZ1/FZ to FZ1 Portland West – FZ/RCZ2 to FZ1/FZ2, RLZ to RLZ1, RLZ to PCRZ Gorae West/Cashmore – FZ/RCZ2 to FZ1 Portland North/Gorae – RCZ2 to FZ2 Bolwarra – RLZ to RLZ1, RLZ to RCZ1, RCZ2 to RAZ, RCZ2 to RCZ1/FZ1/FZ2, RLZ to PUZ2/PPRZ/PCRZ Dutton way and Allestree – RLZ to RLZ1	Glenelg C106gelg znMap35 Exhibition Glenelg C106gelg znMap36 Exhibition
Portland north and surrounds	Portland north - RCZ2 to RAZ2/FZ2, GRZ1 to PPRZ Bolwarra - RLZ to RLZ1, RCZ2 to RAZ2/FZ2	Glenelg C106gelg znMap37 Exhibition
Portland and Portland West	Portland - LDRZ to LDRZ1 Portland West - RCZ2 to FZ2	Glenelg C106gelg znMap38 Exhibition
Portland	C2Z to GRZ1 C2Z to MUZ3 C2Z to PUZ3 C2Z to PUZ7 C2Z to C1Z	Glenelg C106gelg znMap39 Exhibition

	<p>C1Z to GRZ1</p> <p>GRZ1 to C1Z</p> <p>GRZ1 and PPRZ to PUZ2</p> <p>PUZ6 to PPRZ</p>	
Portland and surrounds	<p>Portland - GRZ1 to C1Z, C1Z to GRZ1, C1Z to PUZ7, PPRZ to PUZ7, GRZ1 to PPRZ</p> <p>Portland surrounds – FZ to FZ1</p>	Glenelg C106gelg znMap41 Exhibition
Portland south and surrounds	<p>Portland south - C1Z to MUZ4, GRZ1 to PPRZ</p> <p>Portland surrounds – FZ to FZ1</p>	Glenelg C106gelg znMap42 Exhibition
Glenelg Shire	Land affected by flood and/or subject to inundation.	<p>Glenelg C106gelg 02LSIO-FO Exhibition</p> <p>Glenelg C106gelg 03LSIO-FO Exhibition</p> <p>Glenelg C106gelg 06LSIO-FO Exhibition</p> <p>Glenelg C106gelg 07LSIO-FO Exhibition</p> <p>Glenelg C106gelg 08LSIO-FO Exhibition</p> <p>Glenelg C106gelg 09LSIO-FO Exhibition</p> <p>Glenelg C106gelg 10LSIO-FO Exhibition</p> <p>Glenelg C106gelg 14LSIO-FO Exhibition</p> <p>Glenelg C106gelg 15LSIO-FO Exhibition</p> <p>Glenelg C106gelg 30LSIO-FO Exhibition</p> <p>Glenelg C106gelg 32LSIO-FO Exhibition</p> <p>Glenelg C106gelg 33LSIO-FO Exhibition</p> <p>Glenelg C106gelg 35LSIO-FO Exhibition</p> <p>Glenelg C106gelg 38LSIO-FO Exhibition</p> <p>Glenelg C106gelg 39LSIO-FO Exhibition</p> <p>Glenelg C106gelg 40LSIO-FO Exhibition</p> <p>Glenelg C106gelg 41LSIO-FO Exhibition</p> <p>Glenelg C106gelg 42LSIO-FO Exhibition</p>
Heywood surrounds	Development Plan area – Heywood Pulp Mill.	<p>Glenelg C106gelg 25DPO Exhibition</p> <p>Glenelg C106gelg 30DPO Exhibition</p> <p>Glenelg C106gelg 31DPO Exhibition</p>
Portland	Development Plan area - Portland Gateway Precinct.	Glenelg C106gelg 37DPO Exhibition
Portland	Port environs within the modelled acoustic impact area to the Port of Portland.	Glenelg C106gelg 011esoMap41 Exhibition
Glenelg Shire	Land identified as high risk of contamination.	<p>Glenelg C106gelg 001eaoMap08 Exhibition</p> <p>Glenelg C106gelg 002eaoMap11 Exhibition</p> <p>Glenelg C106gelg 003eaoMap17</p>

		<p>Exhibition</p> <p>Glenelg C106gelg 004eaoMap26 Exhibition</p> <p>Glenelg C106gelg 005eaoMap23 Exhibition</p> <p>Glenelg C106gelg 006eaoMap21 Exhibition</p> <p>Glenelg C106gelg 007eaoMap32 Exhibition</p> <p>Glenelg C106gelg 009eaoMap33 Exhibition</p> <p>Glenelg C106gelg 010eaoMap39 Exhibition</p>
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ATTACHMENT 2 – Proposed EAO reference table

Location	Current use	Relevant former use	Current Zone	Proposed Zone	High risk of contamination - Defer audit requirement (Apply EAO)
200 Percy Street, Portland	Tyre service	-	C2Z	MUZ	Yes
14 Townsend Street, Portland	Dive shop and storage depot – salvage, construction/demolition, environmental surveys, contaminated diving.	Agricultural supply depot and Butter factory.	C2Z	MUZ	Yes
182 Percy Street, Portland	Service station	-	C2Z	MUZ	Yes
142 Percy Street, Portland	Service station	-	C2Z	MUZ	Yes
135 Percy Street, Portland	Motor repairs	-	C2Z	C1Z	Yes
29-31 Tyers Street, Portland	Service station	-	C1Z	-	Yes
44 Henty Street, Portland	Motor repairs	-	C1Z	-	Yes
313 & 315-317 Hanlon Parade, Portland	Vacant	Service station	GRZ	-	Yes
114 Windham Street, Narrawong	General store (vacant)	Service station	TZ	-	Yes
42 Fleece Road, Condah	General Store	Service station	FZ	TZ	Yes
5223 Henty Highway, Condah	Storage	Motor repairs	FZ	-	Yes
7125 Princes	Dwelling	Service station	FZ	TZ	Yes

Highway, Tyrendarra					
3237 Portland- Casterton Road, Digby	Hotel	Service station	TZ	-	Yes
81 Greenham St, Dartmoor	Service station	-	TZ	-	Yes
Lindsay Street, Dartmoor	Service station	-	TZ	-	Yes
6537 Portland- Nelson Road, Nelson	Service station	-	TZ	-	Yes
7 Mount Gambier Road, Casterton	Service station	-	GRZ	-	Yes
12 Gazzard St, Casterton	Service station	-	GRZ	-	Yes
18 Jackson St, Casterton	Motor repairs	-	C1Z	-	Yes
1-5 Henty St, Casterton	Service station	-	C1Z	-	Yes
14-16 Murray St, Casterton	Tyre service	-	GRZ	-	Yes
239 Old Mt Gambier Rd, Casterton	Tyre service	-	GRZ	-	Yes
137 Henty St, Casterton	Motor repairs	-	C1Z and MUZ	-	Yes
13-19 Kirby St, Casterton	Vehicle storage and motor repairs	Fertiliser storage	GRZ	-	Yes
36 High Street, Merino	General Store and Port Office	Service station	TZ	-	Yes