

**South Gippsland Planning Scheme Amendment C133sgip
Rezoning of 14 Radovick Street, Korumburra**

Panel Report

Planning and Environment Act 1987

12 January 2026

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

South Gippsland Planning Scheme Amendment C133sgip

Rezoning of 14 Radovick Street, Korumburra

12 January 2026



Penelope Smith, Chair

Contents

	Page
Executive summary	6
1 Introduction.....	7
1.1 The Amendment.....	7
1.2 Background	8
1.3 Procedural issues	8
1.4 The Panel's approach	8
1.5 Limitations	9
2 Strategic issues	10
2.1 Planning context	10
2.2 Strategic justification.....	10
Appendix A Document list.....	18

List of Tables

	Page
Table 1 Chronology of events	8
Table 2 Planning context	10

List of Figures

	Page
Figure 1 Subject site	7
Figure 2 Korumburra Town Centre Strategic Framework Plan	12

Glossary and abbreviations

Amendment	South Gippsland Planning Scheme Amendment C133sgip
C1Z	Commercial 1 Zone
Council	South Gippsland Shire Council
Economic Assessment	Korumburra Town Centre Framework Plan Economic Assessment, March 2013
GRZ	General Residential Zone
MSS	Municipal Strategic Statement
Planning Scheme	South Gippsland Planning Scheme
PUZ	Public Use Zone
The Practitioner's Guide	Practitioner's Guide to Victorian Planning Schemes, August 2025 (version 8)
VPP	Victoria Planning Provisions

Overview

Amendment summary

The Amendment	South Gippsland Planning Scheme Amendment C133sgip
Common name	Rezoning of 14 Radovick Street, Korumburra
Brief description	<p>Rezoning of land as follows:</p> <ul style="list-style-type: none"> - Part of 14 Radovick Street, Korumburra from Public Use Zone (Schedules 3 and 6) to Commercial 1 Zone - Part of the Victoria Street, Korumburra road reserve from Public Use Zone (Schedules 3 and 6) to General Residential Zone – Schedule 1 - Part of the Mechanics Lane, Korumburra road reserve from Public Use Zone (Schedule 3) to Commercial 1 Zone
Subject land	Part of 14 Radovick Street, Korumburra comprising Lot 1 on TP535165 and adjoining road reserves at Victoria Street and Mechanics Lane
The Proponent	South Gippsland Shire Council
Planning Authority	South Gippsland Shire Council
Authorisation	4 March 2025, conditional on changes to the Explanatory Report template and additional commentary in the Report on land contamination
Exhibition	15 May to 17 June 2025
Submissions	42 and one petition

Panel process

The Panel	Penelope Smith (Chair)
Supported by	Georgia Brodrick, Project Officer
Directions Hearing	6 November 2025, by video conference
Panel Hearing	4 December 2025, in person at Korumburra Community Hub and by video conference
Site inspections	4 December 2025, unaccompanied
Parties to the Hearing	South Gippsland Shire Council represented by Ken Griffiths, Strategic Planning Co-ordinator Korumburra Senior Citizens Inc represented by Kris Chrichton Strzelecki Ward Citizens Assembly represented by Andrew McEwan Harry Prosser Rene Richard
Citation	South Gippsland PSA C133sgip [2026] PPV
Date of this report	12 January 2026

Executive summary

South Gippsland Planning Scheme Amendment C133sgip (the Amendment) seeks to rezone:

- part of 14 Radovick Street, Korumburra from Public Use Zone (PUZ) (Schedules 3 and 6) to Commercial Zone 1 (C1Z)
- part of the Victoria Street road reserve from PUZ (Schedules 3 and 6) to General Residential Zone (GRZ) – Schedule 1
- part of the Mechanics Lane road reserve from PUZ (Schedule 3) to C1Z.

The key issues raised in submissions centred around the desire to keep the subject land in the PUZ and available for public purposes. Issues were also raised regarding the strategic justification for the Amendment including demand for retail floorspace.

South Gippsland Shire Council (Council) submitted that the land at 14 Radovick Street is surplus to Council's requirements, that the Senior Citizens have been offered appropriate alternative facilities in a space nearby, and that the Amendment implements a long-term strategic outcome documented in the Korumburra Strategic Framework Plan at Clause 11.01-1L-04 of the Planning Scheme.

Space for senior citizens is clearly an important issue for this community, and community facilities for the wellbeing of older persons is recognised in planning policy. The Panel considers that the action of rezoning this land to the C1Z does not of itself remove community facilities. Rather, the removal of the community facilities is a separate matter governed by different decisions and processes that could occur whether or not a rezoning occurs. The proposed C1Z does not preclude ongoing and continued use of the site for community purposes, as community uses are specifically contemplated by this zone.

The critical issue from the Panel's perspective is whether there is adequate strategic justification for the C1Z. The Panel has concluded that there is, and that it is appropriate to rezone the land in the manner proposed.

Based on the reasons set out in this Report, the Panel concludes:

- South Gippsland Planning Scheme Amendment C133sgip be adopted as exhibited.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that:

- 1. South Gippsland Planning Scheme Amendment C133 be adopted as exhibited.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to rezone land that Council considers surplus to its needs. Specifically, the Amendment proposes to rezone:

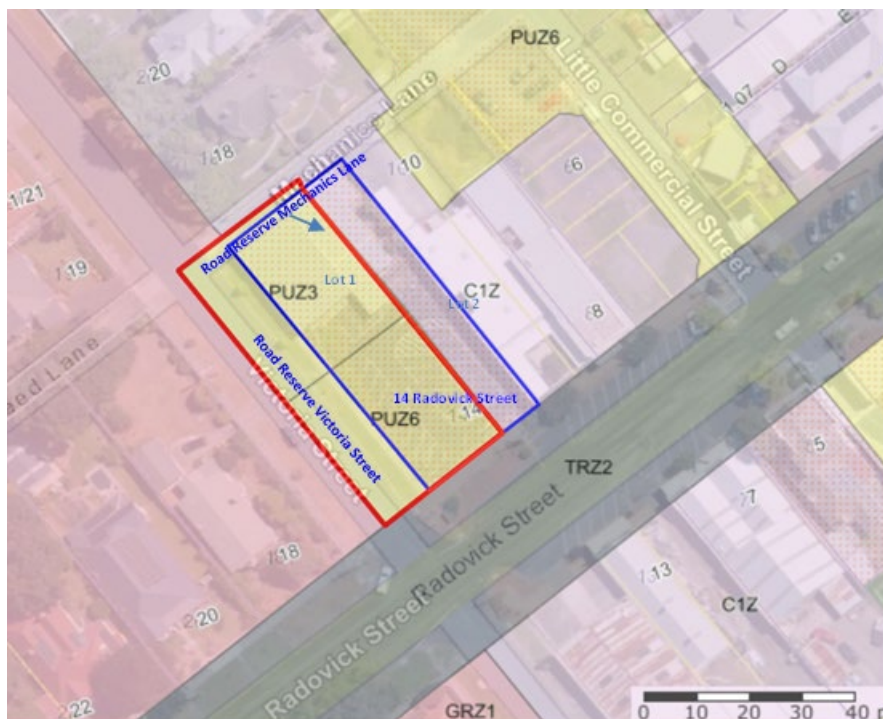
- part of 14 Radovick Street, Korumburra from PUZ (Schedules 3 and 6) to C1Z.
- part of the Victoria Street road reserve from PUZ (Schedules 3 and 6) to GRZ – Schedule 1.
- part of the Mechanics Lane road reserve from PUZ (Schedule 3) to C1Z.

(ii) The subject land

The Amendment applies to land on the north-east corner of Radovick and Victoria Streets, Korumburra, shown in Figure 1 below. It principally concerns Lot 1 on TP535165 (being the westernmost portion of 14 Radovick Street, Korumburra). This site contains part of a vacant building known as the Korumburra Senior Citizens Centre, and part of the car park associated with that building. The adjoining road reserves to the north and west are also subject of the proposed Amendment.

The eastern portion of the building and car park associated with the Korumburra Senior Citizens Centre straddles Lot 2 on TP535165. This is already in the C1Z and does not form part of the proposed Amendment.

Figure 1 Subject land



Source: Explanatory Report

1.2 Background

Council provided a background to the Amendment as part of its Part A submission including a chronology of events which the Panel has summarised in Table 1.

Table 1 Chronology of events

Date	Event
October 2014	Amendment C93 to the South Gippsland Planning Scheme is gazetted. The Amendment: <ul style="list-style-type: none"> - introduces the Korumburra Town Centre Framework Plan, June 2013 as a background document - amends the Local Planning Policy Framework to give effect to the Korumburra Town Centre Framework Plan 2013
December 2023	Council resolves to commence statutory procedures in accordance with Section 114 of the <i>Local Government Act 2020</i> to sell various properties including 14 Radovick Street, Korumburra and to commence community engagement
April 2024	Council considers submissions on the sale of land, and resolves to remove the Public Use Zone and proceed with the sale of land
December 2024	Authorisation sought to prepare Amendment C133sgip
March 2025	Authorisation granted subject to conditions
May-June 2025	Exhibition of the Amendment
17 September 2025	Council considered submissions to C133sgip and requested a Panel
6 November 2025	Directions Hearing
4 December 2025	Unaccompanied inspection of site and surrounds Panel Hearing

1.3 Procedural issues

There were no procedural issues arising from the proceedings.

1.4 The Panel's approach

Key issues raised in submissions were:

- land ownership and sale of public land
- displacement and adequacy of community facilities
- retail demand
- strategic issues.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from the site visit, and submissions and other material presented to it

during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

1.5 Limitations

The Panel is aware that many submitters dispute Council's authority to sell the land and the ownership of the land. Council has advised that these matters are before the Supreme Court.

The Panel advised in its written Directions dated 7 November 2025, and in its opening remarks at the Hearing that the ownership and sale of land was not a matter before it.

Submissions concerning Council's rates policy are also outside the scope of the Panel.

2 Strategic issues

2.1 Planning context

This chapter identifies the planning context relevant to the Amendment.

Table 2 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clause 02.03 (Strategic Directions)
Planning Policy Framework	- Clauses 11.01-1S (Settlement), 11.01-1L-03 (Korumburra), 11.01-1L-04K (Korumburra Town Centre) - Clause 13.04-1S (Contaminated and potentially contaminated land) - Clauses 17.02-1S (Business), 17.02-1L (Commercial Office and retail uses) - Clauses 19.02-4S (Social and cultural infrastructure), 19.02-4L (Community facilities)
Other planning strategies and policies	- Plan for Victoria, Pillars 2 & 3 - Korumburra Town Centre Framework Plan, June 2013
Planning scheme provisions	- Commercial 1 Zone
Planning scheme amendments	- South Gippsland Amendment C93
Ministerial Directions	- Ministerial Direction No 1 (Potentially Contaminated Land) - Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning Practice Note	- Planning Practice Note 46: Strategic Assessment Guidelines
Other guidance	- Practitioner's Guide to Victorian Planning Schemes, August 2025, version 8

2.2 Strategic justification

(i) The issue

The key issue is whether there is adequate strategic justification for rezoning the land from PUZ to C1Z.

As set out in Chapter 1.5, the question of who owns the land and whether Council has the authority to sell it is not a matter before the Panel. The Panel makes no findings on this matter. The connection between the land's ownership and zoning is only a relevant factor in the context of the appropriate selection of available zones under the Victoria Planning Provisions (VPP), which is discussed further below.

(ii) Evidence and submissions

Submitters universally opposed the rezoning, arguing that there is a lack of demand for commercial land and a need to retain the land for community space. Submitters also raised concerns in terms of character and siting of retail use in this location.

In relation to demand for commercial land, submitters noted:

- the number of vacant shops in Korumburra, the extent of undeveloped commercial land, and lack of progress on the supermarket development site¹, collectively demonstrating an oversupply of commercial land
- a 2013 economic study relied on by Council² failed to predict actual retail demand and has projections to 2031 that are unsubstantiated with current economic forecasts
- Korumburra and Leongatha should be assessed together as a "twin city" given significant retail leakage to Leongatha
- the need for vibrant and mixed use townships.

Detailed and impassioned submissions were made in relation to the demand for community space. Submitters said that:

- the site is fit for senior citizens use and needs, being accessible for people with mobility restrictions and relatively flat, making it relatively unique in Korumburra
- there is potential for the facility to accommodate other community groups
- the new Korumburra Community Hub is inadequate to service senior citizens' needs, citing various shortcomings relating to slope, size, access, facilities and parking
- the rezoning would remove 1,600 square metres of public land
- there is no assessment of available land and demand for social and community spaces.

The following character and location concerns were raised by submitters:

- rezoning is in conflict with the residential character of the area
- the subject land is not part of the commercial town centre
- good planning requires a mix of commercial, public and residential spaces.

Submitters also stated that rate exemptions for land in the PUZ would be lost if the Amendment were to proceed.

Council submitted that the Amendment has strong strategic justification, underpinned by local policy provisions specifically developed for the Korumburra Town Centre and contained in the South Gippsland Planning Scheme (Planning Scheme). Council relied on:

- Clause 11.01-1L-03 (Korumburra) which seeks to:
Support Korumburra's role as a retail and service centre with civic and community functions for its population and nearby small communities
Discourage retail uses outside of the Korumburra Town Centre Retail Core where such uses may detract from the principal role of the Korumburra Town Centre
- Clause 11.01-1L-04 (Korumburra Town Centre) which seeks to:
Encourage major retail, office and community developments to concentrate in the Korumburra Town Centre Retail Core.

¹ Corner of King Street and Commercial Street, planning permit 2017/181/B allows for a supermarket of approximately 3,018 square metres

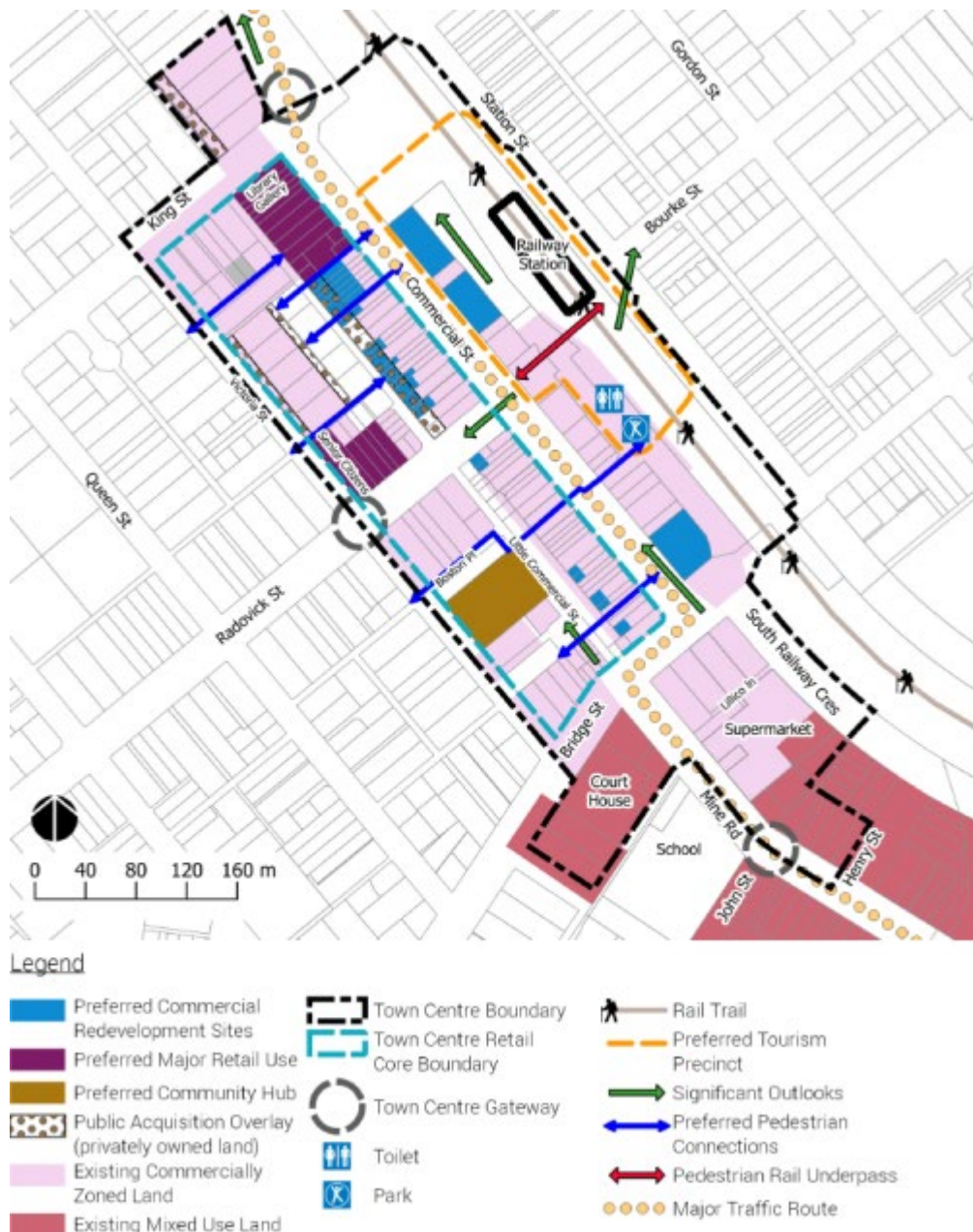
² Korumburra Town Centre Framework Plan Economic Assessment, March 2013, which informed the Korumburra Town Centre Framework Plan

Focus active retail uses on the Korumburra Town Centre's 'main streets', being Commercial Street, Radovick Street and Bridge Street.

Encourage the consolidation of sites in the Korumburra Town Centre Retail Core to accommodate new, large floor space developments.

- The Korumburra Town Centre Strategic Framework Plan at Clause 11.01-11.04 which specifically identifies the subject land as a 'Preferred Major Retail Use' location and within 'Town Centre Retail Core Boundary'.

Figure 2 Korumburra Town Centre Strategic Framework Plan



Source: South Gippsland Shire Council Part A Submission

Council submitted the subject land is clearly located within the heart of the town centre, in proximity to ample public car parking spaces and well connected to the pedestrian network. The land is adjoined by commercial use and has excellent exposure to a main road (Radovick Street), and its physical attributes make it attractive for commercial development.

In relation to demand for commercial land, Council relied on information supplied by its Economic Development Coordinator showing:

- Korumburra is the second largest town economy in South Gippsland
- economic output from C1Z activities (retail trade, services, accommodation and food) in Korumburra increased 47.6% over the 5 years between 2019-2024
- residents spend \$43.5 million shopping outside the area (significantly higher than Leongatha's at \$32 million), and \$34.6 million online (similar to Leongatha's \$34.4 million, despite its higher population).

Council submitted that retail spending in the township continues to grow and escape expenditure is higher than expected for a township of this size, likely due to the absence of a full range supermarket and constrained development opportunities in the town centre.

Regarding population growth driving demand, Council provided data showing:

- consistent but modest growth since 2006 (population 3,790) to 2021 (population 4,749)
- further projected growth to a population of 5,511 by 2046
- new dwelling building completions average 30-40 per year
- current residential development activity and developer interest locally.

Council relied on an economic analysis prepared for the Korumburra Town Centre Strategic Framework Plan which informed Amendment C93 (Korumburra Town Centre Framework Plan Economic Assessment, March 2013) (Economic Assessment). It found:

- the centre had approximately 9,500 square metres of retail floorspace, representing 47% of the 21,200 square metres of 'activity' space
- by 2021, an additional 2,600 square metres of retail floorspace would be required, most of which would be in the form of food and grocery provision
- by 2021, an additional 1,100 square metres of non-retail activity space would be required
- by 2031, an additional 7,100 square metres would be required for all retail and non-retail commercial activity.

Council acknowledged the Economic Assessment is twelve years old and pre-dates COVID-19 impacts, consequential growth of online retail and changing work habits. Council also noted the Economic Assessment relied on population growth estimates that exceeded actual figures by 7.5%. Council has not taken any subsequent economic analysis, other than the broad figures provided by its Economic Development Co-ordinator.

Notwithstanding, Council submitted the 2013 analysis remains relevant as a guide to future demand and considers that 7,000 additional square metres of additional retail and non-retail commercial floorspace is likely required to the year 2031.

In support of the rezoning Council submitted:

- if the permitted King Street supermarket³ is completed (3,018 square metres of retail space), this will address over half of the need, but demand will still exist for more land particularly land that serves activities other than retail uses
- shop vacancies have fluctuated constantly over 20 years
- existing vacancies are mostly older stock buildings with limited retail floor space and no on-site parking potential

³ Planning permit 2017/181/B

- the subject land provides opportunity for new stand-alone commercial development which cannot be provided by existing retail stock
- the scarcity of similar sites means its loss to non-commercial use could have broader ramifications for the township.

Matters of environmental contamination that were required as a condition of Authorisation were not raised in any significant detail by Council or submitters, with the Preliminary Risk Screening Assessment concluding an audit is not required for the site for sensitive uses.

(iii) Discussion

The critical question for the Panel is whether there is adequate strategic justification for rezoning the land from PUZ to C1Z. Informing this decision is the current policy framework, the relevance of the commercial demand assessment, the correct use of the VPP, and whether community uses would be improperly constrained by the proposed zoning.

Strategic context - Amendment C93

The Panel notes that the strategic basis for this Amendment was established over a decade ago. The Korumburra Town Centre Framework Plan was adopted in 2013 and implemented through Amendment C93 in October 2014. Amendment C93 introduced the Framework Plan into the Planning Scheme and specifically identified the subject land as a 'Preferred Major Retail Use' location.

Amendment C93 did not require a Panel hearing. The Panel infers from this that there were no unresolved objections to the strategic designation of this site for commercial purposes at that time. The strategic direction set by Amendment C93 has not been superseded or replaced by any subsequent strategic work in the intervening 11 years.

Local policy framework

The Panel agrees with Council that the local policy framework provides clear and strong support for applying the C1Z to the subject land. The relevant local policies at Clauses 11.01-1L-03 and 11.01-1L-04K relate to the Korumburra Town Centre. The policies seek to:

- support Korumburra's role as a retail and service centre
- discourage retail uses outside the town centre retail core
- encourage development of under-used and vacant land identified as 'Preferred Commercial Redevelopment Sites'
- focus active retail uses on main streets including Radovick Street
- support consolidation of sites in the town centre retail core.

The subject land aligns with all of these policy directions and importantly, implements the Korumburra Town Centre Framework Plan. It is located in the heart of the established town centre on a main street (Radovick Street), is currently vacant, and since 2013 has been specifically identified for commercial outcomes.

Site characteristics

The Panel accepts that the subject land has relatively unique attributes in central Korumburra. The site is large and flat, of regular shape and without any overlays or other obvious constraints. It is a corner site with dual street frontage and potential access from a third road reserve at the rear. It forms a logical bookend to the western edge of the town's commercial precinct. The Panel notes it

is adjoined by C1Z land to the immediate north and east. Land to the west, beyond Victoria Street marks the commencement of residentially zoned land.

These characteristics that make it equally suited for both public uses (such as a senior citizens centre) and commercial development, but they do not lend greater support for one outcome over another.

Demand for commercial land

The question of whether there is sufficient demand for additional commercial land attracted considerable debate between parties.

The 2013 Economic Assessment was not tested before a Panel when Amendment C93 was assessed. It is now more than twelve years old and, as all parties acknowledged, has significant limitations. The Panel would ordinarily expect an updated economic analysis to accompany an Amendment such as this. Accordingly, the Panel cannot place any significant weight on the specific floorspace projections in the 2013 Economic Assessment. However, the Panel does not consider the age or limitations of the assessment to be fatal to the Amendment for the following reasons.

First, the more recent economic and population information presented by Council suggests unmet demand for commercial floorspace that could be captured by appropriate commercial development and additional commercial floorspace.

Second, the strategic justification for the C1Z does not depend primarily on proving specific demand for retail floorspace. The C1Z is not a retail-only zone. The purposes of the zone (Clause 34.01) include:

- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses
- To provide for residential uses at densities complementary to the role and scale of the commercial centre

Therefore, the Panel considers the key question is not whether Council has proven demand for a certain amount of retail floorspace, but whether the strategic designation of this site for C1Z remains sound. The Panel considers that it does. The Amendment implements an existing strategic direction that is in the Planning Scheme. The C1Z can contribute to a range of other uses such as office, residential, community or mixed-use outcomes.

The appropriateness of Public Use Zone

A critical issue raised by submitters was that the land should remain in the PUZ to preserve it for community purposes, particularly for senior citizens' use. This was linked to the land ownership issue which is subject of a separate legal dispute.

The Panel considers that regardless of land's use or ownership, the PUZ is not the appropriate zone. The Panel's reasoning is informed by the *Planning Practitioner's Guide to Victoria's Planning Schemes* (Version 8, August 2025) (Practitioner's Guide) which provides authoritative guidance on when PUZ is appropriate.

Under Scenario 1, if the land is vested in the Korumburra Senior Citizens Inc., it is not public land and should not be included in a PUZ. The Practitioner's Guide (page 27) states that:

- a planning scheme may only include land in a public land zone if the land is Crown land or is owned, vested in or controlled by a Minister, government department, public authority or a municipal council

Under Scenario 2, if the land is owned by Council and Council proceeds to sell it, the Practitioner's Guide makes it clear that the land should be rezoned to reflect its intended future use. Furthermore, the Practitioner's Guide (page 27) states:

Land should not be automatically included in a public land zone just because it is public land.

Under Scenario 3, if the land is owned by Council and is retained for community use the Practitioner's Guide indicates that the PUZ would still not be the appropriate zone. The Practitioner's Guide (page 28) provides a key test for whether PUZ is appropriate:

A useful test in considering if a public land zone is appropriate is to determine if a public land manager or transport manager needs some level of flexibility, protection or exemption that is different from the surrounding zone provisions because of the special nature of the public land or asset and its control (in a land use or management sense) under another Act.

The Panel is of the view that the test is not met for utilising a PUZ.

Under all foreseeable scenarios, the PUZ is not the appropriate zoning for this land. The C1Z is appropriate and, importantly, does not preclude future community use of the land should that be the outcome of the ownership dispute. Significantly, part of the existing Senior Citizens building already straddles land in the C1Z, serving to highlight the utility of the zone and the practicality of bringing the same building within the same zone.

Rates and financial considerations

Some submitters argued that the land should remain in the PUZ to avoid community groups from having to pay rates if they return to the building. The Practitioner's Guide (page 27) states:

Public land zones are not intended to identify the legal status of the land or indicate the existing land use.

This matter is considered outside the Panel's remit. The appropriate zoning for land is informed by planning considerations, namely the intended use and development of the land, implementation of strategic policy, and proper application of the VPP rather than rates policies.

Community use

Space has been made available within the newly constructed Korumburra Community Hub for community groups, including the Korumburra Senior Citizens Inc. Submitters expressed dissatisfaction with this alternative arrangement, though the Panel makes no findings on the adequacy of this facility. These matters are outside the scope of the Amendment.

It is noted that the Korumburra Community Hub is located in the GRZ, demonstrating that community facilities can and do operate in zones other than PUZ.

Implementation of policy objectives

The Panel is satisfied that the Amendment addresses and implements key policy objectives in the Planning Scheme in addition to the objectives of planning in Victoria set out in section 4 of the PE Act. The Amendment gives effect to the strategic direction established over a decade ago, and implements the Korumburra Town Centre Strategic Framework Plan. It translates strategic policy into practical implementation through appropriate zoning.

Clause 71.02-3 (Integrated decision making) of the Planning Scheme requires the Amendment to be assessed against the principles of net community benefit and sustainable development. The Panel is satisfied that the Amendment will deliver net community benefit and sustainable development. Importantly, the C1Z allows a wide range of uses (including community uses), affording flexible outcomes irrespective of future ownership and economic conditions.

The Panel considers that retaining the PUZ would not deliver net community benefit. As discussed above, the PUZ is not appropriate for this land under any ownership scenario. Retaining an inappropriate zone that does not reflect the strategic policy for the land, does not facilitate any clear public land management purpose, and may sterilise a key town centre development site would not serve the community interest.

The Amendment delivers a sustainable development outcome by ensuring this centrally-located, well-serviced site can be developed for appropriate town centre uses in accordance with long-established strategic policy. This is a more sustainable outcome than leaving the land in an inappropriate zone or allowing it to remain vacant and under-used.

(iv) Conclusions and recommendation

For the reasons set out in this report, the Panel concludes that the Amendment is supported by and implements the relevant sections of the Planning Policy Framework, is consistent with the relevant Ministerial Directions and Practice Notes, is strategically justified and should proceed.

The Panel recommends:

- 1. South Gippsland Planning Scheme Amendment C133sgip be adopted as exhibited.**

Appendix A Document list

No.	Date	Description	Provided by
1	30 Sep 2025	Directions Hearing notification letter	Planning Panels Victoria (PPV)
2	7 Nov 2025	Panel Directions and Hearing Timetable	PPV
3	14 Nov 2025	Council specified documents in accordance with Direction 9: a) Council report dated 13 December 2023 b) Council report dated 17 April 2024 c) Copy of all submissions (CONFIDENTIAL) d) Submitter Location Map (CONFIDENTIAL) e) Council Meeting Agenda dated 17 September 2025 f) Korumburra Town Centre Framework Plan (Hansen Partnership, 2013)	South Gippsland Shire Council (Council)
4	27 Nov 2025	Part A submission	Council
5	30 Nov 2025	Korumburra Town Centre Parking Strategy	Council
6	30 Nov 2025	Korumburra Town Centre Streetscape Master Plan Report	Council
7	30 Nov 2025	Korumburra Town Centre Framework Plan Economic Assessment	Council
8	2 Dec 2025	Hearing submission	Strzelecki Ward Citizens Assembly
9	3 Dec 2025	Part B Submission	Council
10	4 Dec 2025	Email to Panel containing hearing submission, with attachments: a) Department of Health application for a capital subsidy for an elderly citizens club – Page 1 b) Department of Health application for a capital subsidy for an elderly citizens club – Page 2	Harry Prosser
11	4 Dec 2025	Email containing Hearing submission	Harry Prosser
12	4 Dec 2025	Hearing submission	Rene Richard
13	4 Dec 2025	Summary of Hearing submission	Strzelecki Ward Citizens Assembly
14	5 Dec 2025	Hearing submission, with attachment: a) Email – with transcript of Attachment 8 – page 1 of 6	Senior Citizens Club
15	10 Dec 2025	Email to parties regarding clarification of petition information	Council