

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

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MUNICIPAL STRATEGIC STATEMENT

System Note: The following ordinance will be added after 21.01 MUNICIPAL STRATEGIC STATEMENT

21.01-1

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Municipal profile

South Gippsland Shire is a large rural municipality containing a population of approximately 30,000 people dispersed across 26 settlements and 41 localities. Leongatha is the largest town and the municipal centre. The municipality is largely bounded by the Strzelecki Ranges in the north and the coast in the south. The north-western area of the Shire is located approximately 100 kilometres south east of Melbourne, and the south-east border is approximately 20 kilometres from Yarram. Primary industries, especially agriculture, combines with associated value-adding and food processing are the Shire's main economic driver. The dairy industry is significant in this sector. Tourism is based on the natural and coastal environments (including Wilsons Promontory National Park, Corner Inlet, Shallow Inlet and Nooramunga Marine and Coastal Parks and Cape Liptrap Coastal Park), landscapes, and food and arts culture.

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INTRODUCTION

System Note: The following ordinance will be added after 21.01-2 Key issues and influences

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Vision and strategic framework plan

The South Gippsland Shire Council's vision in the Council Plan 2017-2021 is that South Gippsland Shire will be a place where our quality of life and sense of community are balanced by sustainable and sensitive development, population and economic growth.

Strategic objectives to be balanced in support of the vision include:

- To strengthen economic growth and prosperity through vibrant commercial districts, supporting manufacturing and value-adding to the region's diverse agricultural production and tourism.
- To improve built assets by renewing infrastructure and streetscapes in commercial precincts, advocating for sewerage infrastructure in settlements, investing in community facilities, ensuring adequate land supply, and reviewing paths and trails connections.
- To value the natural environment by protecting natural resources, reducing the municipality's carbon footprint and planning for climate change.
- To build strong partnerships to improve responsiveness and delivery of projects and services, and to share cost-efficient delivery of facilities and services.
- To strengthen arts and culture including recognition of the unique character of the smaller towns and supporting the role of the sector in contributing to economic growth and tourism.
- To deliver equitable outcomes by planning for business, population growth and an ageing population.

The South Gippsland Shire Council Framework Plan (Figure 1) sets out the general pattern for land use and development to achieve the strategic vision for the municipality by providing an overview of land use and identifying locations where specific land use outcomes will be supported and promoted.

The major strategic directions identified in the South Gippsland Shire Council Framework Plan include:

- Identification of the major urban centres and towns in the Shire
- Areas identified as having high quality soils for agriculture
- Sensitive coastal areas
- Public land and marine parks
- Designated coal area

Figure 1

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 SETTLEMENT

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Key issues and influences

South Gippsland has a rich and diverse cultural heritage. The land was originally occupied by Aboriginal people from the Gunnai, Bun wurrung and Wurundjeri clans, however few places of aboriginal cultural heritage remain from the pre-contact period, and almost none from the post-contact period. The remaining places are therefore highly significant in demonstrating the indigenous history of the Shire. Examples of remaining aboriginal heritage places include the evidence of shell middens along the coast, artefact 'scatters' and 'scarred' trees.

The post-contact cultural heritage places in the Shire reflect the area's development and can be described through themes which provide an historical explanation of the existing physical fabric and land use patterns. The majority of post-contact heritage places reflect four key historic themes:

- Early pastoralism and settlement
- The development of railways
- The development of agricultural industries (particularly dairying)
- Coal and gold mining, which had a significant influence at Korumburra and Foster respectively

These key historic themes are demonstrated by a variety of cultural heritage places including rural homesteads and farm buildings, public and community buildings such as halls, churches and schools, railway infrastructure, and commercial and industrial buildings such as butter factories. Other examples include war memorials, which include Avenues of Honour, routes of early explorers such as McDonalds Track, and significant cultural landscapes such as Mossvale Park and the former Mossvale nursery.

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Key issues and influences

The key influences affecting the municipality are:

- Population growth associated with the proximity to Melbourne's south-east expansion, rural lifestyle retirees, seasonal tourism influxes and Victoria's population increase.
- The relatively abundant rainfall and quality soils suitable for commercial food production.
- Numerous dispersed settlements with unique character.
- Areas of local, state, national and international environmental significance.
- Areas of significant landscape value.
- Areas with identified environmental risks.
- Efficient provision of infrastructure, facilities and services for the current and future population.
- Presence of exploitable natural resources including sand, gravel, wind, timber and coal.

The key issues for South Gippsland Shire are:

- Settlement
 - The need to recognise that the network of smaller rural towns throughout the Shire provide a valid alternative to the large settlements, particularly where reticulated services are provided.
 - The need to define settlement boundaries and identify the settlements that have capacity for growth.
 - The need to plan for housing and facilities to cater for anticipated population growth in the north-west of the Shire closest to metropolitan Melbourne.
 - The need to manage development and land use to ensure environmental and landscape values are maintained.
- Environmental risks
 - The anticipated impacts of climate change on the natural environment, land uses, settlements and incidence of environmental risks.

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- Pressures for development and subdivision along the coast and other environmentally sensitive areas (including potable water supply catchments and steep slopes), and the associated impacts on vegetation, soil stability and water quality.
- The incidence of landslip and erosion (particularly within the steep areas of the Strzelecki Ranges), flooding and drainage problems affecting certain areas of the Shire, and the potential risk of bushfire to population and property in certain areas.
- Natural resource management
 - The need to preserve rural land for commercial scale agricultural production.
 - The need to maintain water quality.
 - The need to protect soils.
 - The need to protect the region's biological diversity and to maintain and connect diverse habitats.
- Built environment and heritage
 - Provision of design and siting guidance and control over development to protect settlement character, landscape and environmental values, to minimise environmental risks, and to increase sustainability.
 - The need to protect the character and significance of sensitive coastal and hill landscapes, particularly landscapes of State or regional significance, where there is a high level of pressure for development.
 - Support for retention and appropriate use and development of places of heritage significance and their environs in recognition of their contribution to the identity, culture and history of the municipality.
- Housing
 - The need to manage rural living opportunities throughout the Shire without negative impacts on commercial agricultural production, landscape and environmental values, and efficient provision of infrastructure.
 - The need to provide diversity and flexibility in housing types to accommodate a variety of household needs, including the ageing population, in locations accessible to facilities and services.
 - The increasing pressure for housing development along the coast while retaining landscape and environmental values and minimising current and future environmental risks.
- Economic development
 - The diversification of the agricultural industry through the development of more intensive farming and value-adding opportunities.
 - The need to provide sufficient industrial land supply to accommodate and encourage existing and future industrial opportunities.
 - Maintenance and consolidation of commercial areas in the core of towns.
 - The changing roles and functions of small settlements and the need to encourage each settlement to develop and maintain its own identity to facilitate economic development.
 - Enhancement of employment and educational opportunities.
 - Increasing the contribution of tourism industry to the economy.

- The significance of maintaining environments supportive of nature-based and cultural tourism activities.
- The need for a large tourist accommodation facility in the municipality, preferably in the vicinity of Wilsons Promontory.
- Transport
 - The need to improve and maintain existing roads in order to support the future needs of the community, promote economic growth and protect the environment.
 - The need to improve public transport opportunities within and externally connecting to the municipality.
 - The increase in number and size of heavy vehicles transporting throughout the municipality.
 - The use of the deep-water port facilities at Barry Beach and the encouragement of associated major economic development opportunities.
 - The need to upgrade sections of the South Gippsland Highway, Strzelecki Highway and Grand Ridge Road for future economic benefits to the Shire.
- Infrastructure
 - The need to provide reticulated water, sewerage and drainage improvements to many of the smaller settlements to protect community health and environmental values, and to support population growth in the settlements identified for growth.
 - The need to improve and maintain existing infrastructure in order to support the future needs of the community, promote economic growth and protect the environment.
 - The need to accommodate large seasonal population fluctuations in some of the holiday settlements, which place different demands on infrastructure and services.
 - The need to encourage the development of alternative energy sources.
 - Application of a development contributions policy to guide infrastructure provision.
- Community services
 - Economic pressures that affect the viability of existing community services.
 - The need to provide residents with access to services and facilities, including aged care, health, recreation and education, in an efficient and equitable manner.
 - Catering for the needs of an ageing population.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 MUNICIPAL PROFILE

21.02-1

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Overview - Growth of Towns

Settlements in the Shire are highly dispersed, with Leongatha, Korumburra, Mirboo North and Foster containing the majority of the permanent population. Most housing growth is occurring in settlements near the South Gippsland Highway, with growth predominantly occurring in Leongatha, Korumburra and Nyora. This is based on access to local employment and employment in metropolitan Melbourne, Wonthaggi and the Latrobe Valley combined with the relatively low property prices and the high amenity value of the settlements. Demand for holiday house growth is also expected to continue, mainly in the west of the Shire and in coastal settlements.

South Gippsland Shire has a role in contributing additional housing to accommodate expected population growth in the Gippsland Region. However growth will need to be carefully managed to ensure that where it occurs, it is sustainable and sympathetic to:

- The Settlement Framework hierarchy;

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- The existing character of the Shire’s settlements;
- The availability and capacity of infrastructure, commercial, community and transport services;
- Significant environmental features;
- Significant landscapes;
- Continuation of commercial agriculture in rural areas; and
- Provision of a diverse housing mix to suit a range of needs.

The roles and functions of the settlements have been summarised in the table below.

Role and Function	Settlement
Principal Centre	Leongatha
Dominant residential, commercial and retail node within the Shire supporting a large and diverse population housed in a variety of dwelling types. Provides access to all levels of education, health, recreation and cultural opportunities and is connected to essential utility services and public transport. Possesses a strong relationship with surrounding settlements of all types.	
Large District Centre	Korumburra
The secondary residential, commercial and retail node within the Shire. Provides access to a range of education, health and recreation opportunities and is connected to essential utility services and public transport.	
District Town	Foster
A key retail and service centre for a rural hinterland containing a localised range of retail, education, health and recreation opportunities. Access to higher order services is generally sought in larger townships.	
Small town	Fish Creek
A centre with limited range of essential health and education services for a rural hinterland and containing a small retail centre. Usually have a strong relationship with larger settlements nearby. Most are connected to both sewer and water.	
	Loch
	Meeniyian
	Nyora
	Poowong
	Toora
Village	Koonwarra
Support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are limited. Connections to water and sewer vary.	
Coastal village	Welshpool
Small permanent populations with tourist functions and seasonal population influxes related to the settlements’ coastal settings. Access to public transport and community services is limited. Retail services are linked to tourism needs. Strong links to nearby towns for access to higher order and essential services. Connections to water and sewer vary.	
	Port Welshpool
	Sandy Point
	Tarwin Lower
	Venus Bay
	Walkerville
	Waratah Bay
	Yanakie
Hamlet	Bena
Contain a small cluster of houses, generally within the Township Zone. Very limited services and facilities available.	
	Buffalo
	Dumbalk
	Jumbunna
	Kongwak
	Mirboo
	Port Franklin
	Ruby

Locality	<p>Stony Creek</p> <p>Agnes</p> <p>Arawata</p> <p>Darlimurla</p> <p>Hedley</p> <p>Kardella</p> <p>Nerrena</p> <p>Strzelecki</p> <p>Others: Boolarong, Boolarra South, Delburn, Mt Best, Outtrim, Wonyip</p>
<p>A cluster of houses located on smaller than average rural-sized allotments commonly within non-urban zones. Reticulated water and/or sewer generally not available. Usually no other services located within the settlement.</p>	

System Note: The following ordinance will be deleted from Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 MUNICIPAL PROFILE

21.02-7 Economic development
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This sub-clause section will be deleted.

System Note: The following ordinance will be deleted from Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 MUNICIPAL PROFILE

21.02-8 Transport
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This sub-clause section will be deleted.

System Note: The following ordinance will be deleted from Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 MUNICIPAL PROFILE

21.02-9 Infrastructure
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This sub-clause section will be deleted.

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21.02-4 Environment
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The Shire’s natural beauty attracts residents and tourists from around the world.

South Gippsland is home to a diverse range of indigenous plants and animals. The Strzelecki Ranges contains warm temperate rainforest; the hills and plains are the home of the unique Giant Gippsland Earthworm; areas such as Corner Inlet support a wealth of marine, estuarine and freshwater plants and animals; and there are a large number of parks and reserves containing flora and fauna of State and national significance. The Shire contains areas of State, national and international natural significance, such as Wilson’s Promontory National Park, Cape Liptrap Coastal Park, the Strzelecki Ranges, and Corner Inlet and Nooramunga Marine parks.

The Shire is characterised by a diverse topography of ranges, plains, low lying land and coastal areas. This has created some of Victoria's most picturesque landscapes ranging from the natural ruggedness and beauty of the coastline and beaches (including Wilson’s Promontory, Cape Liptrap, Andersons Inlet, Waratah Bay and Corner Inlet), to the rolling hills of the agricultural districts and the tall tree forests of the Strzelecki Ranges.

A number of environmental challenges face the municipality, including:

- The loss of biodiversity (native flora and fauna)
- Land and water degradation

- Ensuring sustainable land use and development occurs
- Managing the environmental impacts resulting from climate change

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21.02-5

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Natural resource management

This sub-clause section will be deleted.

System Note: The following ordinance will be deleted from Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 MUNICIPAL PROFILE

21.02-6

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Built environment and heritage

This sub-clause section will be deleted.

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SETTLEMENT

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21.02-10

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Community services

This sub-clause section will be deleted.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 MUNICIPAL PROFILE

21.02-3

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People and settlement

The Shire's population of 27,937 (ABS Estimated Resident Population 2014 update) is spread across 26 settlements and 41 localities. The largest town within the Shire is Leongatha with a population of 5,332 (2011 ABS Census). Other significant towns are Korumburra 4,373, Mirboo North 2,296 and Foster 1,667 (2011 ABS Census).

Key demographic characteristics for South Gippsland are as follows:

- Population density in the Shire is greatest within the urban centres and in the area between Korumburra and Leongatha.
- There is considerable seasonal variation in the number of persons within the municipality due to the holiday homes (especially in the coastal towns) and the large influx of tourists during the summer months
- The proportion of the population in older age groups is increasing, consistent with an Australia-wide trend
- Household sizes are decreasing, in keeping with the trend for Victoria
- Just over half the Shire's population live outside urban areas
- There is also strong demand for dwellings outside the town areas by those seeking a more remote rural lifestyle
- The proportion of persons employed in the agricultural sector is considerably higher than for the Gippsland region
- Unemployment rates are lower than for both the Gippsland region and Victoria
- The proportion of people in the Shire born overseas is slightly lower than for the Gippsland region, and significantly lower than Victoria

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-1

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Overview - Biodiversity

Since European Settlement, there has been a steady decline in biodiversity in Australia. South Gippsland Shire has mirrored this trend with only approximately 15% of the native vegetation that existed prior to 1750 remaining (excluding Wilsons Promontory Bioregion). Much of the Shire's remaining native biodiversity is now found on private property and roadsides. The protection, enhancement and linking of remnant vegetation and animal species on private and public land is an important issue facing the community.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-4
C090sgip

Implementation - Biodiversity

Strategies for biodiversity will be implemented by:

- Applying the Rural Conservation Zone to Estate 3 at Venus Bay to protect and enhance the area's environmental values.
- Applying the Environmental Significance Overlay – Areas of Natural Significance to areas comprising significant flora and fauna.
- Applying the Environmental Significance Overlay – Giant Gippsland Earthworm and Habitat Protection to areas comprising suitable habitat and earthworms.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-5
C090sgip

Overview - Coastal and hinterland landscapes

The Coastal Spaces Landscape Assessment Study (2006) identifies six perceptibly different Character Areas. These are shown on the Landscape Character Areas map and described in detail in clause 21.20. Further detail, including Landscape Management Guidelines, is found in the Coastal Spaces Landscape Assessment Study: South Gippsland Municipal Reference Document (2006).

The Landscape Character Areas Map has been derived from the Coastal Spaces Landscape Assessment Study (2006).

Additional to the direction outlined above, specific coastal landscapes within the Shire have been determined to have either State or regional significance. These are the landscapes of Venus Bay Peninsula and Anderson Inlet, Cape Liptrap and Waratah Bay, and Corner Inlet Amphitheatre. The Significant Landscape Overlay has been applied to these areas to protect the landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved.

The general objectives and strategies of this clause, and the specific objectives and strategies for the Character Areas at clause 21.20 should be considered when assessing planning permit applications for development in these areas. The design objectives and decision guidelines of the relevant Significant Overlay schedule should be met when assessing planning permit applications in areas affected by the Overlay.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-7
C090sgip

Strategies - Coastal and hinterland landscapes

- Use existing landscape features, where they exist, (for example, topography, vegetation coverage, vistas) to define edges to settlements, protecting the surrounding landscape character.
- Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore.
- Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore.
- Retain the natural and undeveloped character of the coastal strip between settlements by:
 - avoiding or carefully siting and designing development; and
 - using colours and materials which are appropriate in a coastal environment and minimise contrast with the surrounding landscape.

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- Retain undeveloped breaks between settlements by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes.
- Retain a dominant natural character, particularly within 500 metres of the coast, by setting development back from the coast in flatter locations, avoiding loss of vegetation, and minimising the visibility and impact of pedestrian and vehicular access paths and site servicing on the coastal landscape.
- Ensure building design strongly responds to the natural setting in relation to siting, materials and colours to minimise visibility, particularly in prominent and highly visible locations and when viewed from main road corridors and key public use areas.
- In open rural areas, ensure buildings are set back long distances from roads and/or group buildings in the landscape among substantial landscaping of indigenous or non-invasive exotic / native feature planting (including existing shelterbelts).
- Maximise the undeveloped area of a lot and utilise permeable surfacing to support vegetation and minimise surface run-off.
- Retain trees that form part of a continuous canopy beyond the property, and encourage new trees to be planted in a position where they will add to a continuous canopy.
- Protect views of Mt Hoddle, the Welshpool Hills and the Corner Inlet Amphitheatre and other hinterland areas by avoiding development in these areas that is visually intrusive, particularly when viewed from the South Gippsland Highway, as well as from other key touring routes, lookouts and residences.
- Discourage development on prominent ridgelines, particularly those close to the coast.
- Where development cannot be avoided in steep locations or prominent hill faces:
 - site development in the lower one third of the visible slope, wherever possible;
 - set buildings and structures among existing vegetation, and/or establish gardens of locally appropriate species;
 - design buildings to follow the contours or step down the site to minimise earthworks; and
 - articulate buildings into separate elements, and avoid visually dominant elevations.
- Protect and enhance indigenous vegetation.
- Encourage the planting of appropriate indigenous vegetation for rehabilitation works and landscaping around development.
- Retain existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive.

System Note: The following ordinance will be deleted from Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-9

C090sgip

Infrastructure

This sub-clause section will be deleted.

System Note: The following ordinance will be deleted from Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-10

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Community Services

This sub-clause section will be deleted.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.03
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ENVIRONMENTAL AND LANDSCAPE VALUES

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-2
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Objectives - Biodiversity

To achieve a measurable net gain in the extent and quality of the Shire’s biodiversity.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-6
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Objectives - Coastal and hinterland landscapes

- To ensure that coastal development at the edge of settlements responds appropriately to the landscape setting and character.
- To ensure that coastal development between settlements responds appropriately to the landscape setting and character.
- To ensure that hinterland development between settlements responds appropriately to the landscape setting and character.
- To maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region.
- To ensure that development is subordinate to the natural, visual and environmental landscape character and significance.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-8
C090sgip

Implementation - Coastal and hinterland landscapes

Strategies for coastal and hinterland landscapes will be implemented by:

- Considering the specific objectives and strategies for the Landscape Character Areas at Clause 21.20, when assessing permit applications for development in these areas.
- Applying the Significant Landscape Overlay to areas to protect landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.03 KEY ISSUES

21.03-3
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Strategies - Biodiversity

- Ensure the protection of sites of biological significance on both roadsides and private property via a range of management actions, including the control of pest plants and animals.
- Ensure forestry management practices enhance the Shire’s biodiversity values.
- Encourage private landholders to protect remnant vegetation on their land by fencing off areas of native vegetation and excluding stock.
- Identify opportunities to enhance and expand native flora and fauna habitat.

System Note: The following ordinance will be added after 21.04-2 Vision

21.04-3

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Strategies - Climate change

- Consider the impacts of climate change in recognition of Foster’s location and the demands this may make on the township as a safer alternative to coastal township development.
- Apply the precautionary principle when considering the intensification of development in coastal areas.

System Note: The following ordinance will be added after 21.04-6 Objectives – Land and catchment management

21.04-7

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Strategies – Land and catchment management

- Ensure integrated catchment management principles are applied when managing the Shire’s land and water resources.
- Ensure that changes in land use do not lead to a decline in the quality of land and water resources.
- Support and promote efforts to improve water quality, aquatic and riparian ecosystems, including streams, rivers, lakes, bays and their adjacent side channels, floodplain and wetlands.
- Ensure that development does not reduce the natural functions of floodplains to store and convey floodwaters.
- Ensure that development on floodplains is compatible with the level of flood risk.
- Reduce sediment and nutrient inputs into the Shire’s waterways.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

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ENVIRONMENTAL RISKS

System Note: The following ordinance will be added after 221.04-4 Implementation – Climate change

21.04-5
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Overview – Land and catchment management

Interaction with the natural environment directly and indirectly impacts on the community’s lifestyle and standard of living. Land and water degradation issues facing the Shire include soil erosion, pest plants and animals, water quality and salinity. It is important to ensure that the Shire’s natural resources are protected and actively promoted for the benefit of current and future generations.

Developments in floodplains must be appropriately managed to minimise the risk and cost to both private landowner and the broader community.

System Note: The following ordinance will be added after 21.04-2 Vision

21.04-11
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Strategies – Dams

- Ensure that the siting and design of dams are consistent with the recommendations of any relevant land or water management plan.
- Require an environmental impact statement prepared by a suitably qualified expert to be submitted after consultation with the Department of Environment, Land, Water and Planning and Southern Rural Water, detailing (as appropriate):
 - annual yield from the catchment area above the proposed dam site;
 - existing water supply commitments from the catchment or from watercourses downstream;
 - how existing water supply commitments for downstream users, both locally and regionally, will be maintained;
 - how minimum environmental flows will be maintained all year round; and
 - impact on biodiversity values, including in stream aquatic and riparian environments.
- Ensure that dams are designed and constructed in accordance with certified engineering plans.
- Discourage dams in environmentally sensitive areas, such as bush gullies.
- Encourage the maximum amount of vegetation to be retained in the construction of the dam.
- Encourage the revegetation of exposed soils with perennial grasses and appropriate indigenous vegetation.
- Encourage the retention and use of top soil in the construction of the dam.
- Discourage dams on sites where soil is not suitable for dam construction and water retention.
- Ensure dam spillways are of a sufficient capacity to cater for a 1 in 50 year storm flow, and are at a level that maintains an adequate freeboard.

System Note: The following ordinance will be added after 21.04-3 Strategies - Climate change

21.04-4
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Implementation – Climate change

Strategies relating to climate change will be implemented by:

- Applying the Land Subject to Inundation Overlay Overlay to riverine and coastal areas to recognise existing inundation risk and in expectation that sea level rise will continue into the future.

System Note: The following ordinance will be added after 21.04-9 Overview – Dams

21.04-10

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Objectives – Dams

- To ensure that the construction of dams on waterways does not detrimentally affect environmental flows or the amount of water available to downstream users.
- To ensure that the design, siting and construction of dams minimises the potential for dam failure and damage to the environment including adjacent infrastructure.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.04 VISION

21.04-2

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Objectives - Climate change

To manage the impacts resulting from climate change.

System Note: The following ordinance will be added after 21.04-8 Implementation – Land and catchment management

21.04-9

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Overview – Dams

The construction of dams is often necessary to support the agricultural or residential use of land. However, there remains a need to maintain environmental flows and natural conditions within waterways. The siting, design and construction of dams should be undertaken to minimise the impact on land, roads and waterways, with particular emphasis on maintaining environmental flows in rivers and streams of the water catchment.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.04 VISION

21.04-1

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Overview - Climate Change

The effects of climate change on the local environment are starting to appear and will continue into the future, including a hotter, drier climate with fewer rainy days but an increased intensity of rainfall events. The potential flow-on effects from these changing climatic conditions include reduced agricultural production, decreased and more erratic environmental flows in waterways and wetlands, increased risk of bushfire, and decreased water security for settlements and activities. Direct impacts of climate change are also likely to include an increase in storm surges, increased and altered patterns of erosion of beach and dune systems, undercutting of cliffs, increased peak flows in coastal rivers and estuaries and damage to coastal infrastructure (piers, jetties, breakwaters and seawalls).

System Note: The following ordinance will be added after 21.04-5 Overview – Land and catchment management

21.04-6

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Objectives – Land and catchment management

To maintain and improve the health of the Shire's land and water resources.

System Note: The following ordinance will be added after 21.04-7 Strategies – Land and catchment management

21.04-8

C090sgip

Implementation – Land and catchment management

Strategies relating to land and catchment management will be implemented by:

- Ensuring development in water catchments is assessed with consideration to relevant South Gippsland Water catchment policy requirements.

- Ensuring development is consistent with the West Gippsland Regional Catchment Management Strategy and associated action plans.
- Applying the Environmental Significance Overlay – Water Catchments to water supply catchments to protect water quality.
- Applying the Land Subject to Inundation Overlay to areas known to be subject to flooding or on the flood fringe.
- Applying the Environmental Significance Overlay – Areas Susceptible to Erosion to protect land subject to erosion.
- Applying the Erosion Management Overlay to areas identified as being susceptible to landslip and erosion.

System Note: The following ordinance will be added after 21.04-2 Vision

21.04-12

C090sgip

Implementation – Dams

Strategies relating to dams will be implemented by:

- Requiring the following information (as appropriate) to be supplied to accompany an application for the construction of a dam:
 - Proposed siting of the dam, including spillway and outlet locations and setback distances from all title boundaries and adjacent roads;
 - Existing contour plan;
 - Dimensions and capacity of the dam and wall/embankment height;
 - Extent of vegetation clearing works proposed; and
 - Landscape plan indicating proposed re-vegetation works.
- Considering the following matters (as appropriate) when assessing applications for a dam:
 - Views of the Department of Primary Industries, Southern Rural Water and any relevant water authority, the Catchment Management Authority and VicRoads prior to deciding an application for a permit;
 - Protection of any existing water supply commitments from the catchment or watercourses downstream;
 - Maintenance of minimum environmental flows within the water catchment;
 - Potential impacts on water quality during and after the construction of the dam;
 - Suitability of the siting and design of the dam with regard to the topography of the land and the amount of vegetation proposed to be removed;
 - Suitability of the size and capacity of the dam with regard to the catchment area of the site;
 - Suitability of the soil on the site for dam construction and water retention; and
 - Protection of infrastructure, such as roads, from the impact of potential dam failure.
- Considering the following performance measures (as appropriate) when assessing applications for a dam:
 - Only the minimum amount of vegetation should be removed to facilitate the construction of the dam;
 - Top soil stripped from the site should be spread on any exposed batters; and
 - Dams should be setback a minimum of 20 metres from any road.

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- Applying the Environmental Significance Overlay – Areas Susceptible to Erosion to protect erosion prone areas.
- Applying the Erosion Management Overlay to protect areas prone to erosion, landslip or other land degradation processes.
- Applying the Environmental Significance Overlay- Water Catchments to catchments used for provision of potable water supplies.
- Applying the Land Subject to Inundation Overlay to areas known to be subject to flooding or no the flooding fringe.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

C090sgip

21.05 NATURAL RESOURCE MANAGEMENT

System Note: The following ordinance will be added after 21.05-1 Growth of towns

21.05-2

C090sgip

Objectives - Agriculture

- To maintain a viable and sustainable agricultural industry as the corner stone to the Shire's economy and its future wellbeing.
- To support developing marine industries and farm forestry.

System Note: The following ordinance will be added after 21.05-2 Objectives Agriculture

21.05-3

C090sgip

Strategies – Agriculture

- Protect high quality agricultural land for primary production.
- Strongly discourage rural residential land use on lots over 4.1 hectares in agricultural areas.
- Strongly discourage the development of houses in old Crown township areas where they are not in accordance with an approved Restructure Plan .1.4Limit the impact of house lot excisions by strongly encouraging:
 - minimum lot size of 0.4 hectares and a maximum lot size of 2 hectares for a house lot; and
 - residual lot to generally be a minimum of 40 hectares.
- Encourage and promote new and existing diverse and sustainable agriculture industries as an important contributor to the Shire's economy, including promoting the region as a premium 'green' products food bowl.
- Provide essential services to support agricultural production and economic development.
- Promote best practice agricultural land management which includes sustainable integration of economic and environmental needs.
- Ensure that the road network is capable of serving the transport needs of the farming community on an equitable basis.
- Promote sustainable land management through best practice, by encouraging the preparation and implementation of farm management plans addressing issues such as fire safety and prevention, safe storage and handling of dangerous goods, land management practices that address any significant environmental hazards, and diversification in crops and stock.
- Consider land capability when assessing applications for the use and development of rural land.
- Support and facilitate the development of the marine industry in appropriate locations, such as wild harvest and aquaculture ventures.
- Support and facilitate the development of farm forestry in appropriate locations.

System Note: The following ordinance will be added after 21.05-3 Strategies – Agriculture

21.05-4

C090sgip

Implementation – Agriculture

The strategies relating to resource management – agriculture will be implemented through the planning scheme by:

- Assessing applications for land use or development with reference to the Regional Catchment Strategies and the South Gippsland Rural Land Use Strategy (2011).
- Assessing subdivision of rural land that will facilitate more intensive agricultural land uses with reference to the recommendations of the South Gippsland Rural Land Use Strategy (2011).

- Assessing applications for development having regard to the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Applying a minimum subdivision size of 80 hectares in Farming Zone areas in accordance with the schedule to the Farming Zone.
- Applying a minimum area for which no permit is required for a dwelling of 40 hectares in the Farming Zone.
- Applying the Rural Dwelling local policy at Clause 22.05 to all applications for dwellings in the Farming Zone.
- Applying the Rural Subdivision local policy at Clause 22.06 to all applications for subdivision in the Farming Zone.
- Applying the Farming Zone to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.05 SETTLEMENT

21.05-1

C090sgip

Overview - Agriculture

Agriculture and associated agricultural manufacturing has always been the major industry within the Shire. Considerable opportunities exist to add value to primary produce and to diversify the base income of the rural sector and improve employment opportunities. The region's competitive strengths of rich agricultural soils, high rainfall and close proximity to Melbourne should be promoted to attract new industries complementary to the region's lifestyle.

System Note: The following ordinance will be added after 21.05-4 Implementation – Agriculture

21.05-5

C090sgip

Overview – Extractive industry

South Gippsland Shire is well placed to strengthen and build upon its existing resources, assets and infrastructure to create new and diverse economic development opportunities in relation to extractive industry.

System Note: The following ordinance will be added after 21.05-5 Overview – Extractive industry

21.05-6

C090sgip

Objectives - Extractive Industry

To encourage mining and extractive industry, processing and associated research in an environmentally responsible manner while ensuring that all land disturbed by mining and extractive industries is appropriately rehabilitated.

System Note: The following ordinance will be added after 21.05-7 Strategies – Extractive industry

21.05-8

C090sgip

Implementation - Extractive industry

Strategies for resource management – extractive industry will be implemented by:

- Assessing applications for land use and development in the north west of the Shire are with reference to the Lang Lang to Grantville Regional Sand Extraction Strategy.

- Investigating the preparation of Gippsland Coalfields Area local policy including an overall framework plan for the resource; and
- Commissioning the Geological Survey of Victoria to undertake a report on the Extractive Industry Interest Areas to identify stone resources and to contribute to their use and development in a manner consistent with State wide protection of stone resources.

System Note: The following ordinance will be added after 21.05-6 Objectives - Extractive Industry

21.05-7

C090sgip

Strategies – Extractive industry

- Protect the area identified in the Lang Lang to Grantville Regional Sand Extraction Strategy in the north west of the Shire for its significant regional sand resource.
- Promote sand extraction, quarrying and mining activities that do not have significant adverse impacts on the environment.
- Ensure the appropriate rehabilitation of mines and extractive industry sites at the completion of their use

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.06 ENVIRONMENTAL AND LANDSCAPE VALUES

21.06-1

C090sgip

Overview - Heritage

The *South Gippsland Heritage Study 2004* identifies the rich and diverse heritage of the Shire. Heritage places of the Shire include buildings, trees, railways, and public infrastructure. Apart from the important cultural and social values of heritage places, they provide significant economic benefits by enhancing the appeal of the Shire as a place to live, work and visit.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.06 ENVIRONMENTAL AND LANDSCAPE VALUES

21.06-2

C090sgip

Objectives - Heritage

Overview

The *Coastal Spaces Landscape Assessment Study* (2006) identifies six perceptibly different Character Areas. These are shown on the Landscape Character Areas map and described in detail in clause 21.15. Further detail, including Landscape Management Guidelines, is found in the *Coastal Spaces Landscape Assessment Study: South Gippsland Municipal Reference Document* (2006).

The Landscape Character Areas Map has been derived from the *Coastal Spaces Landscape Assessment Study* (2006).

Additional to the direction outlined above, specific coastal landscapes within the Shire have been determined to have either State or regional significance. These are the landscapes of Venus Bay Peninsula and Anderson Inlet, Cape Liptrap and Waratah Bay, and Corner Inlet Amphitheatre. The Significant Landscape Overlay has been applied to these areas to protect the landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved.

The general objectives and strategies of this clause, and the specific objectives and strategies for the Character Areas should be considered when assessing planning permit applications for development in these areas. The design objectives and decision guidelines of the relevant Significant Overlay schedule should be met when assessing planning permit applications in areas affected by the Overlay.

Objectives and strategies

Objective 1

To ensure that coastal development at the edge of settlements responds appropriately to the landscape setting and character

- | | |
|--------------|--|
| Strategy 1.1 | Utilise existing landscape features, where they exist, (for example, topography, vegetation coverage, vistas) to define edges to settlements, protecting the surrounding landscape character |
| Strategy 1.2 | Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore |
| Strategy 1.3 | Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore |

Objective 2

To ensure that coastal development between settlements responds appropriately to the landscape setting and character

- | | |
|--------------|---|
| Strategy 2.1 | Retain the natural and undeveloped character of the coastal strip between settlements by: <ul style="list-style-type: none"> ▪ avoiding or carefully siting and designing development ▪ using colours and materials which are appropriate in a coastal environment and minimise contrast with the surrounding landscape |
| Strategy 2.2 | Retain undeveloped breaks between settlements by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes |
| Strategy 2.3 | Retain a dominant natural character, particularly within 500 metres of the coast, by setting development back from the coast in flatter locations, avoiding loss of vegetation, and minimising the visibility and impact of pedestrian and vehicular access paths and site servicing on the coastal landscape |

Objective 3

To ensure that hinterland development between settlements responds appropriately to the landscape setting and character

- | | |
|--------------|---|
| Strategy 3.1 | Ensure building design strongly responds to the natural setting in relation to siting, materials and colours to minimise visibility, particularly in prominent and highly visible locations and when viewed from main road corridors and key public use areas |
| Strategy 3.2 | In open rural areas, ensure buildings are set back long distances from roads and/or group buildings in the landscape among substantial landscaping of indigenous or non-invasive exotic / native feature planting (including existing shelterbelts) |
| Strategy 3.3 | Maximise the undeveloped area of a lot and utilise permeable surfacing to support vegetation and minimise surface run-off |
| Strategy 3.4 | Retain trees that form part of a continuous canopy beyond the property, and encourage new trees to be planted in a position where they will add to a continuous canopy |

Objective 4

To maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region

- | | |
|--------------|--|
| Strategy 4.1 | Protect views of Mt Hoddle, the Welshpool Hills and the Corner Inlet Amphitheatre and other hinterland areas by avoiding development in these areas that is visually intrusive, particularly when viewed from the South Gippsland Highway, as well as from other key touring routes, lookouts and residences |
|--------------|--|

Objective 5

To ensure that development is subordinate to the natural, visual and environmental landscape character and significance

- | | |
|--------------|---|
| Strategy 5.1 | Discourage development on prominent ridgelines, particularly those close to the coast |
| Strategy 5.2 | Where development cannot be avoided in steep locations or prominent hill faces: |

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- site development in the lower one third of the visible slope, wherever possible
 - set buildings and structures among existing vegetation, and/or establish gardens of locally appropriate species
 - design buildings to follow the contours or step down the site to minimise earthworks
 - articulate buildings into separate elements, and avoid visually dominant elevations
- Strategy 5.3 Protect and enhance indigenous vegetation
- Strategy 5.4 Encourage the planting of appropriate indigenous vegetation for rehabilitation works and landscaping around development
- Strategy 5.5 Retain existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive

Implementation

Strategies for coastal and hinterland landscapes will be implemented by:

Policy guidelines

- Considering the specific objectives and strategies for the Character Areas at Clause 21.15-12, when assessing permit applications for development in these areas

Application of zones and overlays

- Applying the Significant Landscape Overlay to areas to protect landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved

Further strategic work

- Implementing the recommendations of the *Coastal Spaces Landscape Assessment Study* (2006)
- Developing a coastal development policy to guide the design and siting of dwellings in coastal areas

System Note: The following ordinance will be added after 21.06-5 Overview – Urban environment

21.06-6
C090sgip

Objectives – Urban environment

To continuously improve all aspects of the urban environment.

System Note: The following ordinance will be added after 21.06-6 Objectives – Urban environment

21.06-7
C090sgip

Strategies – Urban environment

- Retain and enhance areas of remnant vegetation within urban areas.
- Promote the use of passive and active energy efficient systems for residential and commercial/industrial development.
- Provide areas of open space for active and passive recreation.
- Improve the quality of design in the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower, through the implementation of the Urban Design Frameworks prepared for these areas.

System Note: The following ordinance will be added after 21.06-10 Objectives – Signage and infrastructure

21.06-11

C090sgip

STRATEGIES – SIGNAGE AND INFRASTRUCTURE

- Avoid visual clutter across the landscape, such as large, visually intrusive or brightly coloured signage and advertising signage at settlement entrances and exits.
- Locate infrastructure away from highly scenic locations, key views and near-coastal locations, or underground wherever possible in the case of powerlines and other utility services.
- Locate power lines, access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations, and avoid the use of materials that contrast with the landscape.
- Use vegetation to screen infrastructure from key viewing corridors and public use areas.
- Encourage reticulated electricity to be provided by underground cabling.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

C090sgip

21.06 BUILT ENVIRONMENT AND HERITAGE

System Note: The following ordinance will be added after 21.06-7 Strategies – Urban environment

21.06-8

C090sgip

Implementation – Urban environment

Strategies relating to urban environment will be implemented by:

- Applying the Design and Development Overlay schedule to the settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower in order to introduce design objectives to protect the coastal character of these settlements.

System Note: The following ordinance will be added after 21.06-3 Strategies - Heritage

21.06-4

C090sgip

Implementation – Heritage

Strategies relating to heritage will be implemented by:

- Using the Heritage local policy at Clause 22.04 and the South Gippsland Heritage Study 2004 to guide consideration of applications for demolition, buildings, works and subdivision of heritage places within the Heritage Overlay.
- Applying the Heritage Overlay to heritage places identified by the South Gippsland Heritage Study 2004 as being of national, State, or local historical significance, and to places or precincts added to the National Trust Register, Victorian Heritage Register, the Commonwealth Heritage List or the National Heritage List.

System Note: The following ordinance will be added after 21.06-9 Overview – Signage and infrastructure

21.06-10

C090sgip

Objectives – Signage and infrastructure

To minimise the visual impact of signage and infrastructure on the landscape.

System Note: The following ordinance will be added after 21.06-4 Implementation – Heritage

21.06-5

C090sgip

Overview – Urban environment

From the larger towns to the smaller settlements, South Gippsland has a range of compact urban environments in scenic rural settings. Residential development is primarily detached medium density, low profile housing. Medium density residential development is starting to infill near the centres of the larger towns. Commercial development is also low profile and is mainly located near town intersections although some is scattered among residential development. Industrial development often clusters in the vicinity of an existing or former milk processing factory. Many locations within the urban environments offer a rural outlook. The towns of Leongatha, Korumburra, Foster, Meeniyan, Mirboo North, Loch, Nyora, Poowong, Port Welshpool, Toora and Welshpool are serviced by reticulated sewerage and water. Waratah Bay has reticulated sewerage but no reticulated water. Other towns and coastal areas are serviced by reticulated water only or are not serviced. Wastewater treatment facilities for some towns are approaching maximum capacity. Effluent disposal is a major problem in the smaller coastal towns, particularly in the peak holiday periods and associated influx of population.

System Note: The following ordinance will be added after 21.06-2 Coastal and hinterland landscapes

21.06-3
C090sgip

Strategies - Heritage

- Protect heritage places from inappropriate development that would diminish their significance.
- Support the on-going viable use of heritage places as an essential part of their conservation and management.

System Note: The following ordinance will be added after 21.06-8 Implementation – Urban environment

21.06-9
C090sgip

Overview – Signage and infrastructure

Signage and infrastructure are required for information and service provision respectively for residents, businesses and visitors. Sensitivity is required in design and location of these necessary structures so they do not detract from the Shire’s significant landscapes and natural environments.

System Note: The following ordinance will be added after 21.06-11 Strategies – Signage and infrastructure

21.06-12
C090sgip

Implementation – Signage and infrastructure

Strategies relating to signage and infrastructure will be implemented by:

- applying the Advertising Signs Local Policy Provisions of clause 22.01.
- applying Significant Landscape Overlays.

System Note: The following ordinance will be added after 21.07-3 Dams

21.07-4
C090sgip

Implementation – Housing choice and diversity

Strategies relating to housing choice and diversity will be implemented by:

- Applying Development Plan Overlays and / or Design and Development Overlays to vacant land proposed to be subdivided and developed for urban residential purposes.
- Applying town structure plans and urban design frameworks.

System Note: The following ordinance will be added after 21.07-10 Objectives – Rural residential development

21.07-11
C090sgip

Strategies – Rural residential development

- Strongly discourage dwellings not related to commercial scale agriculture in rural and high quality agricultural areas.
- Strongly discourage the development of houses in old and inappropriate subdivisions except where such land is zoned Township Zone or Rural Living Zone or is in accordance with the relevant Restructure Plan in the Schedule to clause 45.05.
- Strongly discourage rural residential use of land on lots over 4.1 hectares and less than 40 hectares in rural zones except where in accordance with the Local Planning Policy at clause 22.05.
- Protect open farmed landscape from inappropriate dwelling development, by strongly discouraging proliferation of dwellings, development on ridgelines and development that visually impacts on the landscape due to colour, building outline, size, mass, reflectivity, earthworks, vegetation clearance or siting.

System Note: The following ordinance will be added after 221.07-5 Overview – Housing design

21.07-6
C090sgip

Objectives – Housing design

- To ensure dwellings and accommodation incorporate energy efficiency and environmentally sustainable design and siting principles.
- To ensure dwellings are innovative and creative in design and positively contribute to the character of the surrounding area.
- To encourage the provision of well-designed, adaptable and accessible residential and accommodation development.

System Note: The following ordinance will be added after 21.07-8 Implementation – Housing design

21.07-9
C090sgip

Overview – Rural residential development

The rolling hills of the agricultural districts in South Gippsland are attractive locations for those seeking a rural residential lifestyle. However, the Shire contains some of the most productive agricultural areas in Victoria and there is a need to preserve rural land for commercial scale agricultural production. There is also a need to avoid landscape and servicing issues arising from the development of dwellings not reasonably connected to agricultural activities.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.07 ENVIRONMENTAL RISKS

21.07-1
C090sgip

Overview - Housing choice and diversity

The Shire contains a diverse range of housing types that contribute to the lifestyle opportunities and attractiveness of the region as a place to work, live and visit. For the long-term sustainability of the region, it is important that adequate opportunities are provided to accommodate the changing lifestyles and housing needs of the existing and future population. Currently, there is a lack of innovative and creative medium density housing development within the Shire and opportunities exist to encourage this type of development in appropriate locations.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.07 ENVIRONMENTAL RISKS

21.07-2
C090sgip

Objectives - Housing choice and diversity

To provide diversity in housing types across the Shire to meet the changing needs of the population.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.07 ENVIRONMENTAL RISKS

21.07-3
C090sgip

Strategies - Housing choice and diversity

- Encourage diversity in dwelling type and size to provide greater choice and affordability.
- Promote new housing that provides for the retention and development of sustainable communities throughout the Shire.
- Encourage the development of retirement villages, hostel accommodation and medium density housing to accommodate an aging population, in appropriate locations on flat or gently sloping land within 400 metres of shops, health and community services.
- Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North.

- Encourage the development of social housing where medical and community services are available, for diverse and special household needs (including low income households, people with disabilities) in Leongatha, Korumburra, Foster, Mirboo North and Meenyan.
- Support housing options with good access to secondary and further education, employment and transport for younger people.
- Encourage nursing home accommodation in higher order settlements where medical and aged care services are readily available.

System Note: The following ordinance will be added after 21.07-4 Implementation – Housing choice and diversity

221.07-5 Overview – Housing design

C090sgip

All new housing and other accommodation should be encouraged to incorporate energy efficient principles in their design and to be resilient to the impacts of climate change. This will promote the development of sustainable and resilient communities throughout the Shire.

System Note: The following ordinance will be added after 21.07-7 Strategies – Housing design

21.07-8 Implementation – Housing design

C090sgip

Strategies relating to housing design will be implemented by:

- Application of zones and overlays.
- Applying the Environmental Significance Overlay – Coastal Areas to the coastal areas to ensure that development is sensitive to the environmental values of the area.
- Improving the quality of design in the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower through the application of Design and Development Overlays.

System Note: The following ordinance will be added after 21.07-9 Overview – Rural residential development

21.07-10 Objectives – Rural residential development

C090sgip

Ensure that the resource of agricultural land is protected and retained in primary production

System Note: The following ordinance will be added after 21.07-11 Strategies – Rural residential development

21.07-12 Implementation – Rural residential development

C090sgip

Strategies for rural residential development will be implemented by:

- Applying the Rural Dwellings local policy at clause 22.05.
- Applying the Rural Subdivision local policy at clause 22.06.
- Applying the Rural Activity Zone local policy at clause 22.07.
- Implementing the strategies and actions of the South Gippsland Rural Land Use Strategy 2011
- Considering applications for land use or development with reference to the Regional Catchment Strategies, the South Gippsland Rural Land Use Strategy (2011) and the South Gippsland Housing and Settlement Strategy (2013).
- Considering subdivision of rural land that will facilitate more intensive agricultural land uses with reference to the recommendations of the South Gippsland Rural Land Use Strategy 2011.

- Applying the Farming Zone to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses.
- Applying the Significant Landscape Overlay.

System Note: The following ordinance will be added after 21.07-6 Objectives – Housing design

21.07-7
C090sgip

Strategies – Housing design

- Encourage the orientation and siting of all dwellings and other accommodation that optimises the use of active solar energy generation, passive solar energy, energy efficiency principles and natural, year-round daylight.
- Promote and encourage the retention and planting of appropriate indigenous vegetation, to provide screening and assist in decreasing greenhouse gas emissions.
- Encourage dwellings to incorporate high standards of access, amenity, on-site car parking and landscaping.
- Encourage dwellings and accommodation to use sensitive siting and to use exterior building materials, finishes and colours that are non reflective and blend with the colours and textures of the surrounding natural environment.
- Encourage retention and planting of indigenous vegetation to adequately screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public space.
- Encourage location of dwellings on flat land in close proximity to retail, community and health services.
- Encourage consideration of the Liveable Housing Design Guidelines, 2015 (as amended) to support dwelling design that can be adapted to meet changing lifecycle circumstances and diverse households.
- Encourage siting and design of dwellings and other accommodation types to minimise the potential impacts of climate change, including factors such as water usage, thermal comfort, maintaining access and protection from environmental risks such as storms, inundation, erosion and bushfires.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.07
C090sgip

HOUSING

System Note: The following ordinance will be added after 21.08-10 Objectives – Office and commercial uses

21.08-11
C090sgip

Strategies – Office and commercial uses

- Encourage the establishment of new offices to service the region.
- Encourage the provision and expansion of retail development in accordance with settlement Structure Plans, Framework Plans and the settlement hierarchy.
- Encourage retail and office activities to locate in precincts identified in the local area structure and framework plans at clauses 21.12 to 21.19.
- Discourage the establishment of office and retail developments outside existing business precincts.
- Encourage and support new investment through the redevelopment of existing retail facilities within town centres identified on the township structure and settlement framework plans at clauses 21.12 to 21.19 and the promotion of new retail facilities on key redevelopment sites within established town centres.
- Encourage the visual improvement of town centre business precincts to attract new commercial development.
- Support commercial development that enhances the amenity of the towns, is safe and functional in its layout.
- Ensure commercial land supply is sufficient to allow for 15 years supply at the moderate growth scenario.

System Note: The following ordinance will be added after 21.08-13 Overview – Tourism

21.08-14
C090sgip

Objectives – Tourism

- To encourage a diverse range of tourism opportunities.
- To recognise the importance of the Shire's natural environment and built form to the tourism industry.
- To promote and encourage tourism use and development in the Rural Activity Zone that is compatible with agricultural production and the environmental attributes of the area.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.08 NATURAL RESOURCE MANAGEMENT

21.08-2
C090sgip

Objectives - Processing and manufacturing

- To attract and develop value adding opportunities to diversify the industry base and maximise employment opportunities.
- To ensure that industries in rural areas specifically support the agricultural sector. To promote emerging natural resource-based industries.
- To encourage well designed, sustainable industrial development that enhances the visual amenity of the neighbourhood.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.08 ECONOMIC DEVELOPMENT

C090sgip

System Note: The following ordinance will be added after 21.08-4 Strategies – Processing and manufacturing

21.08-5 Overview – Technology and service industry

C090sgip

The beauty of the Shire and its proximity to Melbourne makes it attractive to those who can telecommute or have transportable businesses in the information technology, consulting and business services sectors. The promotion of the Shire to these groups and to those seeking improved lifestyle will lead to population and economic growth.

System Note: The following ordinance will be added after 21.08-5 Overview – Technology and service industry

21.08-6 Objectives – Technology and service industry

C090sgip

To encourage the location of service industries in towns to support the local population and provide employment opportunities.

System Note: The following ordinance will be added after 21.08-6 Objectives – Technology and service industry

21.08-7 Strategies – Technology and service industry

C090sgip

Encourage the expansion of regional services in the main towns of Leongatha, Korumburra, Foster and Mirboo North.

System Note: The following ordinance will be added after 21.08-7 Strategies – Technology and service industry

21.08-8 Implementation – Technology and service industry

C090sgip

Strategies for technology and service industry will be by:

- Applying the particular provisions of clause 52.11 Home Based Business.

System Note: The following ordinance will be added after 21.08-14 Objectives – Tourism

21.08-15 Strategies – Tourism

C090sgip

- Encourage the development of eco tourism and agri tourism, building on the Shire's natural assets and agricultural land use.
- Promote the development of new or expanding tourism enterprises that are ecologically sustainable.
- Encourage outdoor education and adventure type tourism activities.
- Encourage the development of tourism and education packages based on sustainable energy projects.
- Support the development of larger scale tourism infrastructure capable of attracting year round visitation, such as conference centres and major accommodation venues, in appropriate locations, including within settlement boundaries at locations that are close to Wilsons Promontory.
- Encourage the development of a variety of accommodation types in appropriate locations.
- Protect and promote the Shire's heritage assets, coastline, environmental qualities, rural landscape and agricultural produce for their tourism value.

- Encourage a high standard of streetscape amenity for residential and commercial centres within the Shire.
- Implement the policy contained in the Economic Development and Tourism Strategy 2015-2020 and those aspects of the Rural Land Use Strategy 2011 related to tourism.

System Note: The following ordinance will be added after 21.08-2 Extractive industry

21.08-3
C090sgip

Strategies – Processing and manufacturing

- Encourage the development of meat processing facilities as vital industries supporting the local agricultural sector.
- Promote the Leongatha, Korumburra, Foster and Mirboo North industrial precincts as locations for new manufacturing industries.
- Encourage opportunities for the expansion of industry and the provision of related infrastructure.
- Maximise the economic benefits of timber production to the municipality by supporting value adding opportunities within the Shire.
- Encourage the location of industries within existing industrial precincts.
- Ensure sufficient industrial land, including large lots, is available in strategic locations for the expansion of key food manufacturing businesses and new businesses, particularly in dairy related and value add industries.
- Support the development and expansion of industrial use and port-related industries at Barry Beach.
- Discourage encroachment of sensitive land uses in close proximity to industrial uses, particularly where industrial noise, odour, lighting and truck movements may cause amenity concerns.
- Ensure industrial land supply is sufficient to allow for a minimum of 15 years growth at the moderate growth scenario.
- Encourage and facilitate limited value adding of primary produce at the source.
- Encourage industries in rural areas that add value to primary produce and/or provide a necessary service to the local agricultural sector.
- Encourage the development of equine and horse racing related industries around Stony Creek.
- Encourage the use of wind, tidal, solar and methane as alternative energy sources.
- Encourage industries that develop products from the reuse and recycling of industrial waste.
- Encourage and promote niche industries such as the packaging and export of natural spring water.
- Ensure new development is designed and constructed to be responsive to environmental standards, is safe and functional in its layout, and improves the appearance and amenity of industrial areas.
- Promote the use of passive and active energy efficient systems for commercial/industrial development.
- Encourage the provision of shared infrastructure such as car parking, power and telecommunications.
- Ensure adequate car parking, at a rate appropriate for rural and regional areas, is provided for all new industrial development.

System Note: The following ordinance will be added after 21.08-11 Strategies – Office and commercial uses

21.08-12
C090sgip

Implementation – Office and commercial uses

Strategies relating to office and commercial uses will be implemented by:

- Using the Advertising Sign local policy at clause 22.01 to ensure that the design and siting of advertising signs complements the streetscape and individual building lines, particularly in heritage places and precincts.
- Applying the Commercial 1 Zone to the existing commercial areas of the major towns to concentrate office, retail and other commercial activities within the existing commercial centres.
- Applying the Township Zone to the existing commercial areas of the small towns to concentrate commercial and retail activities within and adjacent to the existing town centres.
- Applying the Design and Development Overlay to the Leongatha town entrance to provide an attractive and distinctive town approach.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.08 NATURAL RESOURCE MANAGEMENT

21.08-1
C090sgip

Overview - Processing and manufacturing

Value adding manufacturing and processing plays an important part in the future economic growth opportunities in the Shire. The lower operational costs for businesses and the unique lifestyle that the Shire offers should be promoted to attract new employment opportunities and population growth.

System Note: The following ordinance will be added after 21.08-3 Strategies – Processing and manufacturing

21.08-4
C090sgip

Strategies – Processing and manufacturing

Strategies relating to processing and manufacturing will be implemented by:

- Using the Industrial Development local policy at clause 22.02 to ensure that new industrial developments are designed and sited to improve visual amenity and solar efficiency and to provide adequate on site car parking and vehicular access.
- Applying the Industrial 1 and 3 zones to existing and serviced industrial areas to accommodate existing and future industrial development.

System Note: The following ordinance will be added after 21.08-8 Implementation – Technology and service industry

21.08-9
C090sgip

Overview – Office and commercial uses

Vibrant and functional town centres are integral to local economic development as well as servicing the needs of the business sector and the community. New commercial and industrial developments should be located within appropriate areas of the town centres to ensure that town viability is retained. There is also a need to retain a high level of services within the region to meet the needs of the community and provide employment opportunities.

System Note: The following ordinance will be added after 21.08-9 Overview – Office and commercial uses

21.08-10

C090sgip

Objectives – Office and commercial uses

- To encourage businesses which generate employment opportunities and provide goods and services to meet the needs of the community.
- To strengthen the commercial capacity of existing town centres.

System Note: The following ordinance will be added after 21.08-12 Implementation – Office and commercial uses

21.08-13

C090sgip

Overview – Tourism

Tourism is fast becoming a significant employer and generator of economic activity within the Shire. The region boasts one of the State’s major icons, Wilsons Promontory National Park, and borders the internationally recognised Phillip Island. The quality of the Shire's rural landscapes, spectacular coastal areas and environmental features, and numerous historic and culturally significant sites are major tourism attractions. The South Gippsland region provides a diverse range of recreational and tourism related experiences, such as festivals, Coal Creek Community Park and Museum, Grand Ridge Road scenic drive, boutique food and beverage outlets and the Nyora Speedway. Growth opportunities exist in eco-tourism and various types of agricultural and farming activities can also provide services to the tourism industry through the development of agri-tourism.

System Note: The following ordinance will be added after 21.08-15 Strategies – Tourism

21.08-16

C090sgip

Implementation – Tourism

Strategies relating to tourism will be implemented by:

- Using the Local Policy at Clause 22.07 to encourage preferred tourism uses.
- Applying the Rural Activity Zone to areas relatively close to settlements where tourism use and development can be associated and/or compatible with agricultural production and environmental values.

System Note: The following ordinance will be added after 21.09-3 Signage and infrastructure

21.09-4

C090sgip

Implementation – Transport

Strategies relating to transport will be implemented by:

- Applying Clause 52.06 Car Parking for applications that require a reduction or waiver of car parking requirements.
- Applying the guidelines of the South Gippsland Paths and Trails Strategy 2010 (as amended).
- Applying the Tourism Victoria and VicRoads Tourist Signing Guidelines for tourism signage on road reserves.
- Applying the requirements of the Infrastructure Design Manual (version 4, March 2013, as amended).
- Applying appropriate zones and overlays in the South Gippsland Planning Scheme, including:
 - the Parking Overlay at Clause 45.09 to ensure sustainable car parking facilities in Leongatha Central Business District.

- the Airport Environs Overlay in the vicinity of the Leongatha aerodrome to restrict land uses that are sensitive to aircraft noise and to require appropriate noise attenuation measures in noise sensitive buildings.
- the Public Acquisition Overlay to land identified for future road infrastructure development.
- Road Zones – Category 1 and Category 2 according to the function of the road.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.09 BUILT ENVIRONMENT AND HERITAGE

21.09-1

C090sgip

Overview - Transport

Many of the roads within the Shire are facing increased usage by large transport vehicles associated with agriculture, timber haulage and other industries. The ongoing development of freight transport opportunities is required for the future economic prosperity of the Shire. Future opportunities such as the reopening of the South Gippsland railway for freight transport and the development of a deepwater port and industrial precinct at Barry Point will improve access to national and international markets.

The current lack of public transport facilities within the Shire restricts the movement of residents within the municipality and impedes visitors to the region who do not have access to a vehicle. Additional public transport facilities are required to improve accessibility for both the resident population and the wider community. There is a need to ensure sustainable pedestrian and car parking facilities are provided across the Shire, in accordance with the needs of a regional area.

The Leongatha aerodrome is the only commercially operated airfield within the Shire, and has recently been subdivided to facilitate future aviation related development opportunities. The area surrounding the aerodrome needs to be protected to ensure that incompatible development does not restrict its future expansion.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.09 BUILT ENVIRONMENT AND HERITAGE

21.09-2

C090sgip

Objectives - Transport

- To maintain a safe and efficient road network across the Shire.
- To encourage new freight transport facilities and activities that will improve economic development opportunities.
- To deliver sustainable public transport, pedestrian and car parking facilities across the Shire.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.09 BUILT ENVIRONMENT AND HERITAGE

21.09-3

C090sgip

Strategies - Transport

- Ensure that the use and development of land does not prejudice the safety and efficiency of roads.
- Encourage the development of road underpasses for the movement of stock.
- Encourage improvements to the South Gippsland and Strzelecki Highways.
- Ensure that the road network is capable of serving the transport needs of the farming community on an equitable basis.
- Ensure that the design and siting of advertising signs does not interfere with the safety or efficiency of a road or public way.

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- Formally close unused road reserves within the Shire that are no longer required to provide access, and facilitate their consolidation to adjoining properties, particularly where located in old and inappropriate subdivisions.
- Develop the region as a strategic base for transport and logistics companies for State and interstate activities.
- Ensure that adequate provision is made for transport interchange facilities in appropriate locations.
- Promote and encourage the development of transport and logistic enterprises.
- Facilitate and promote the development of a deep-water port at Barry Point to open up opportunities for linkages to national and international markets.
- Facilitate the use and expansion of the terminal facility at Port Welshpool for recreation, passenger and freight activities.
- Ensure that the future expansion of the Leongatha aerodrome is not prejudiced by the encroachment of incompatible land use and development.
- Encourage aviation-related industrial and commercial activities including the provision of regular freight and passenger services from Leongatha aerodrome.
- Ensure that prior to approval of any rezoning proposal that the sealing of Aerodrome Road leading to Leongatha Airport is completed to the satisfaction of Council and any agreement relevant to the property.
- Provide interconnected pedestrian, bicycle and bridle paths throughout the Shire.
- Ensure that adequate car parking facilities are provided to support land use and development and are suitable to a rural and regional area.
- Encourage the expansion of public and community transport services and facilities, including rail and bus, to improve accessibility for both the resident population and the wider community.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.09
C090sgip

TRANSPORT

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.10 HOUSING

21.10-2
C090sgip

Objectives - Waste management and stormwater drainage

- To ensure that waste disposal facilities are appropriately located, designed and managed.
- To plan for the provision of efficient and effective wastewater management systems to all towns within the Shire.
- To implement stormwater drainage standards that minimises impacts on the environment.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.10
C090sgip

INFRASTRUCTURE

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.10 HOUSING

21.10-1
C090sgip

Overview - Waste management and stormwater drainage

Wastewater management is a major issue for the unsewered small towns and coastal areas of the Shire. Reticulated water and sewerage services and stormwater drainage improvements are required to minimise impacts on the environment and accommodate future population growth.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.10 HOUSING

21.10-3
C090sgip

Strategies - Waste management and stormwater drainage

- Provide for one central landfill at Koonwarra, and transfer stations in appropriate locations throughout the Shire.
- Ensure that landfills are appropriately rehabilitated at the completion of their life span.
- Protect waste transfer and landfill assets from incompatible development through the use of buffers.
- Ensure that wastewater disposal and drainage infrastructure for existing development is progressively upgraded to current standards.
- Protect land in the vicinity of sewerage treatment plants from incompatible use or development.
- Promote the use of new technology in wastewater system design, testing and management.
- Establish artificial wetlands, retention basins and stormwater pollution traps as a means of controlling the quality and quantity of stormwater run-off from urban areas.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.11 ECONOMIC DEVELOPMENT

21.11-2
C090sgip

Objectives - Community wellbeing

To provide a range of services and facilities that meet the needs of a diverse community, including youth, families and older persons.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.11
C090sgip

COMMUNITY SERVICES

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.11 ECONOMIC DEVELOPMENT

21.11-1
C090sgip

Overview - Community wellbeing

There is a need to identify and provide for a range of social, cultural, educational, leisure and health services to meet the needs of the community, including youth, families and older persons. Adequate provision of community services assists in sustaining the Shire's population, and attracting new residents to the region. There is a correlation between the wellbeing of the community and the economic prosperity of the region.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.11 ECONOMIC DEVELOPMENT

21.11-3
C090sgip

Strategies - Community wellbeing

- Encourage a diverse range of recreational and social activities for young people.
- Facilitate the provision of a range of family and childcare services across the Shire.
- Ensure that a range of health, recreational support and social facilities are provided to maintain the independence and wellbeing of older persons.
- Encourage the joint usage of community facilities by a range of user groups within the Shire.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.11 ECONOMIC DEVELOPMENT

21.11-4
C090sgip

Implementation - Community wellbeing

Strategies for community well-being will be implemented by:

- Applying the guidelines of Healthy by Design 2012 (as amended).

System Note: The following ordinance will be added after 21.11-4 Tourism

21.11-5
C090sgip

Overview – Recreation, education and health services

Due to the widespread distribution of the population throughout the Shire, there is a need to undertake effective planning to ensure that the community has access to a range of recreation, education and health services and facilities in an efficient and equitable manner. Continual improvements to the quality and type of community services and facilities available are also required to meet the changing needs of the community.

System Note: The following ordinance will be added after 21.11-6 Objectives – Recreation, education and health services

21.11-7
C090sgip

Strategies – Recreation, education and health services

- Encourage the provision of multi-purpose meeting venues for use by community groups.
- Support upgrades to amenities at existing leisure and recreation facilities to improve physical access and use.
- Promote joint planning with all stakeholders in providing for a range of education facilities.
- Promote the retention and improvement of existing education facilities.
- Promote Leongatha as the centre for educational excellence, as a means of attracting and retaining tertiary and technical training programs.

- Support and promote the development of preventive health facilities and services as well as acute health care facilities and services.
- Encourage the joint usage of existing health facilities within the Shire.

System Note: The following ordinance will be added after 21.11-7 Strategies – Recreation, education and health services

21.11-8

C090sgip

Implementation – Recreation, education and health services

Strategies for recreation, education and health services will be implemented by:

- Considering the objectives and provisions of the *South Gippsland Municipal Public Health and Wellbeing Plan (as amended)* when assessing any new development within the Shire.
- Applying the guidelines of Healthy by *Design 2012 (as amended)*.
- Consider the provisions and directions of the *South Gippsland Open Space Strategy 2007 (as amended)*.
- Consider the provisions and directions of the *South Gippsland Recreation Plan 2007 (as amended)*.

System Note: The following ordinance will be added after 21.10-6 Objectives – Alternative energy

21.10-7

C090sgip

Strategies – Alternative energy

- Promote the use of alternative energy sources, such as wind, tidal and solar power.
- Ensure the design and siting of structures associated with alternative energy production does not detrimentally affect the character of the area.
- Discourage tall structures on ridgelines or in view corridors.
- Minimise the potential impact of alternative energy sources on the existing physical and ecological relationships of flora and fauna, and identify appropriate mitigation techniques where required.
- Minimise the potential impact of alternative energy sources on public health and safety, including fire hazard.

System Note: The following ordinance will be added after 21.10-7 Strategies – Alternative energy

21.10-8

C090sgip

Implementation – Alternative energy

Strategies relating to alternative energy will be implemented by:

- Requiring the following information, (as appropriate) to be supplied to accompany an application for a dwelling, where an alternative energy source is proposed:
 - Plans showing the siting and design of the structures associated with energy production; and
 - Details of the potential impact of the structures associated with energy production and their use on the surrounding environment, such as noise, vegetation removal, earthworks and visual amenity.
- When deciding on an application for alternative energy sources, the following matters will be considered as appropriate:
 - The design and siting of any structure associated with the energy installation; and
 - The visual impact on the landscape, including visual corridors and sight lines.

System Note: The following ordinance will be added after 21.11-5 Overview – Recreation, education and health services

21.11-6
C090sgip

Objectives – Recreation, education and health services

- To provide a wide range of recreation facilities to meet the needs of the community.
- To provide a wide range of education facilities and programs to meet the needs of the community.
- To ensure that the community has access to a range of quality health services that address the needs of the community.

System Note: The following ordinance will be added after 21.10-3 Rural residential development

21.10-4
C090sgip

Implementation – Waste management and stormwater drainage

Strategies for waste management and stormwater drainage implemented through the planning scheme by:

- Assessing applications for development near to waste transfer and landfill assets against the buffer distances recommended in Clause 53.10;
- Requiring waste disposal facilities to be developed and managed in accordance with the Gippsland Regional Waste Management Plan; and
- Requiring waste disposal facilities to be developed and managed in accordance with the Infrastructure Design Manual (version 4, March 2013, as amended).
- Applying the Public Use Zone 6 – Local Government to municipal transfer stations and landfills;
- Applying the Environmental Significance Overlay, Schedule 4 – Sewerage Treatment Plant and Environs to land containing and surrounding sewerage treatment plants; and
- Applying the Environmental Significance Overlay, Schedule 2 – Special Water Supply Catchment Areas to land within a water supply catchment to protect water quality.

System Note: The following ordinance will be added after 21.10-4 Implementation – Waste management and stormwater drainage

21.10-5
C090sgip

Overview – Alternative energy

Using alternative energy as a source of electricity for dwellings can have significant environmental benefits. The use of alternative, renewable energy sources such as solar and wind power is a small, yet significant, method by which the community can address the global issue of climate change through local actions. However, there needs to be a balance between the potential benefits and negative impacts of using alternative energy technologies.

System Note: The following ordinance will be added after 21.10-5 Overview – Alternative energy

21.10-6
C090sgip

Objectives – Alternative energy

- To encourage the use of alternative energy sources in the provision of electricity.
- To ensure that the use of alternative energy technology does not detrimentally affect the surrounding environment.

System Note: The following ordinance will be added after 21.12-1 Transport

21.12-2

C090sgip

Objectives – Leongatha

- Retain Leongatha as the major regional service centre in the Shire.
- Ensure that any proposed use and development of land in Leongatha is generally in accordance with the Leongatha Framework Plan and the Leongatha Town Centre Framework Plan at clause 21.12-4.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.12
C090sgip

MUNICIPAL CENTRE - LEONGATHA

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.12 TRANSPORT

21.12-1
C090sgip

Overview - Leongatha

Leongatha is the municipal centre of the South Gippsland Shire and a centre of state significance in the dairy milk processing and beef industries. Key issues in Leongatha include the completion of the Town Centre heavy vehicle bypass route, the development of a bulky goods retail precinct, the provision of additional industrial land and the development of the surplus railway precinct land. Leongatha's future will depend on consolidating and growing its commercial sector, promoting residential development, and defining and building upon Leongatha's broader role within the greater West Gippsland region.

Car parking within the Leongatha Central Business District area was reviewed in the Leongatha CBD Parking Strategy 2013 and subsequently, the Parking Overlay was introduced to this precinct.

System Note: The following ordinance will be added after 21.12-5 Overview – Southern Leongatha growth area

21.12-6
C090sgip

Objectives – Southern Leongatha growth area

- Achieve high quality residential and commercial development that responds to the landform, amenity, and development and community infrastructure requirements of the subject land and its surrounds in an equitable long-term manner.
- Ensure that any proposed use and development of land in the Southern Leongatha Growth Area is generally in accordance with the Leongatha Framework Plan at clause 21.12-4.

System Note: The following ordinance will be added after 21.12-7 Strategies – Southern Leongatha growth area

21.12-8
C090sgip

Implementation – Southern Leongatha growth area

Strategies relating to the Southern Leongatha Growth Area will be implemented by:

- Ensuring that any proposed use and development of land in Leongatha is generally in accordance with the Leongatha Framework Plan at clause 21.12-4.

System Note: The following ordinance will be added after 21.12-2 Objectives – Leongatha

21.12-3
C090sgip

Strategies – Leongatha

- Settlement strategies:
 - Ensure that sufficient areas of residential land, at a range of densities, are available to accommodate future township growth.
 - Achieve sequential and staged residential development that integrates with existing infrastructure networks.
 - Encourage the rezoning of appropriate areas identified in the Leongatha Framework Plan to maintain an estimated 15-year residential land supply.
 - Promote higher density residential development and retirement living within a 400m radius of the existing commercially zoned land in the Town Centre.
 - Require the preparation of development plans for new residential estates that:

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- Establish appropriate integration with existing residential areas and infrastructure;
- Provide pedestrian and cyclist connectivity to the Town Centre and key community features; and
- Protect the environmental values of the land.
- Economic strategies:
 - Maintain the importance of the Town Centre as the retail and service hub of the settlement.
 - Discourage the development of retail uses outside of the Town Centre where such uses may detract from the principal role of the Town Centre.
 - Maintain a compact Town Centre that reduces the need for car usage, with all key features and major retail activities within comfortable walking distance of the intersection of Bair Street and McCartin Street.
 - Ensure that adequate land is available to accommodate new retail, social, community, commercial and entertainment facilities within the Town Centre.
 - Provide adequate areas of commercial and industrial land in suitable locations with good access to infrastructure.
 - Encourage industrial development on land which is provided with town infrastructure.
 - Promote the establishment of a bulky goods retail precinct on the western side of the South Gippsland Highway, and commercial use precinct for uses not appropriate to a Town Centre location on the eastern side of the Highway, at the southern entry to the township – see 21.12-5 Southern Leongatha Growth Area provisions below and 21.12-??? (should be 5) Leongatha Framework Plan .
 - Focus industrial development within existing industrial areas, encouraging the development of vacant or under-utilised land.
 - Promote the expansion of industrial uses into the land north and west of the golf course recreation reserve while integrating the potential for heavy vehicle connectivity to the South Gippsland Highway.
- Landscape and built form strategies:
 - Ensure a high standard of building design, layout and landscaping for all new development, and particularly at the highway entrances to the town.
- Infrastructure strategies:
 - Provide strong pedestrian and cycling connectivity to the Town Centre and key community assets.
 - Improve heavy vehicle and highway traffic movement through and around the township.
 - Ensure new development and road traffic improvements do not compromise the longer-term potential return of rail services to Melbourne.
 - Promote integrated storm water management on a 'whole of catchment' basis.

System Note: The following ordinance will be added after 21.12-4 Implementation – Leongatha

21.12-5 C090sgip

Overview – Southern Leongatha growth area

The Southern Leongatha Growth Area is situated on the southern development boundary of Leongatha and is defined by Simons Lane and Boags Road to the south, the Great Southern Rail Trail to the west and Coalition Creek to the east. The area has significant opportunities for residential and highway frontage commercial development over the next 25 years and beyond.

The Leongatha Framework Plan at clause 21.12-4 shows four precincts in the Southern Leongatha Growth Area. The precincts comprise:

- The Bulky Goods Retail Area on the west side of the South Gippsland Highway north of Simons Lane.
- The Highway Frontage Commercial Area on the east side of the South Gippsland Highway north of Boags Road.
- Urban Expansion Areas on both sides of the South Gippsland Highway south of the existing urban development.
- Low Density Residential Zone on both sides of the South Gippsland Highway located south of the Urban Expansion Areas.

System Note: The following ordinance will be added after 21.12-3 Strategies – Leongatha

21.12-4
C090sgip

Implementation – Leongatha

Strategies relating to Leongatha will be implemented by:

- Ensuring that any proposed use and development of land in Leongatha is generally in accordance with the Leongatha Framework Plan and the Leongatha Town Centre Framework Plan at Clause 21.12-4.
- Requiring the following information (as appropriate) to be supplied to accompany an application to rezone and/or to develop land in the Bulky Goods Retail Area and/or the Highway Frontage Commercial Area:
 - A detailed assessment of the appropriate zone provisions to accord with zoning for commercial use to maintain the primacy of the Leongatha Town Centre and with 21.12-1 Leongatha and 21.12-5 Southern Leongatha policy provisions.
- A detailed Development Plan that includes but is not limited to:
 - A site analysis and design response.
 - Building / subdivision plans that display the proposed outcomes on the land.
 - An assessment of traffic generated by the proposed building/subdivision.
 - The scenario of a logical development unit that is bounded by main roads, natural features or the boundaries of the Development Plan Overlay map area, including consideration of linkages with and impacts on the broader area surrounding the development.
 - A detailed Development Infrastructure Plan (that addresses the requirements of Council's Infrastructure Design Manual) that will form the basis for a developer contributions scheme to be implemented through a Development Contributions Plan Overlay or section 173.
 - Clear demonstration that the requirements of the Southern Leongatha Outline Development Plan can be satisfied, where residential rezoning and Development Plan applications are submitted for individual small lots on the eastern side of the highway.
- Agreements instigated when land is rezoned or developed are to address, but not be limited to:
 - The full development scenario, including consideration to linkages with and impacts on, the broader area surrounding the development.
 - The full construction of the whole length of Simons Lane; upgrading the Boags Road / Simons Lane highway intersection.
 - Improvements to the Simons Lane / Bass Highway intersection including its potential relocation further north.

- Improvements to the South Gippsland Highway intersections with Parr Street and Greenwood Parade.
- The provision of shared pathways, open space drainage and community infrastructure.
- The timing, staging and trigger points for infrastructure provision.

ENTER LEONGATHA FRAMEWORK MAP

ENTER LEONGATHA TOWN CENTRE MAP

System Note: The following ordinance will be added after 21.12-6 Objectives – Southern Leongatha growth area

21.12-7

C090sgip

Strategies – Southern Leongatha growth area

- Bulky goods retail area strategies:
 - Promote application of a Special Use Zone in the Bulky Goods Retail Area identified on the Leongatha Framework Plan.
 - Direct large floor-plate developments/uses defined as ‘Restricted retail premises’ to the ‘Bulky Goods Area’ identified on the Leongatha Framework Plan.
 - Discourage Accommodation (excepting Hotel and Motel) Food and drink premises, Offices, Place of assembly (excluding Conference / Function centre and Place of worship), Retail premises (excluding Restricted retail premises) and Warehouses.
 - Strongly discourage commercial or community uses that may weaken the primacy of the Town Centre.
 - Strongly discourage the establishment of industrial uses, or other discretionary uses, that may detrimentally affect the amenity of surrounding sensitive land uses.
- Highway frontage commercial area strategies:
 - Promote application of a Special Use Zone in the Highway Frontage Commercial Area identified on the Leongatha Framework Plan.
 - Direct uses that benefit from highway exposure, that are not suited to a Town Centre location and that will have visitation patterns that do not encourage cross-highway vehicle and pedestrian traffic movements to the ‘Highway Frontage Commercial Area’ identified on the Leongatha Framework Plan. Such uses may include (but are not restricted to) Car wash, Conference/Function centre, Emergency services facility, Hotel, Landscape gardening supplies, Motel, Motor vehicle boat or caravan sales, Place of worship, Service station, Trade supplies, and Veterinary centre.
 - Discourage Accommodation (excepting Hotel and Motel) Food and drink premises, Office, Place of assembly (excluding Conference / Function centre and Place of worship), Retail premises (excluding Restricted retail premises) and Warehouse.
 - Strongly discourage commercial or community uses that may weaken the primacy of the Town Centre.
 - Strongly discourage the establishment of industrial uses, or other discretionary uses, that may detrimentally affect the amenity of surrounding sensitive land uses.
- Urban expansion areas strategies:
 - Promote the application of the General Residential Zone in the Urban Expansion Areas identified on the Leongatha Framework Plan
 - Promote the subdivision of land to maximize the efficient use of land across a range of lot sizes.

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- Promote the staged and sequential rezoning and subdivision of General Residential zoned land that integrates with the existing road network and infrastructure to the north, and avoids the creation of development that is isolated or has poor connectivity to the north.
- Avoid the creation of residential lots in the Coalition Creek flood plain, except where the potential exists for dwellings to be located within lots above the flood level and associated access to and within the lot is above the flood level.
- Minimise the number of residential lots with boundaries adjoining the highway frontage commercial uses.
- Encourage the creation of wide, landscaped road reserves that create a residential sense of place in residential areas accessed through commercial areas.
- Low Density Residential Zone strategies:
 - Promote the retention and application of the Low Density Residential Zone to the land immediately north of Simons Lane and Boags Road, and the land south of the proposed commercial area on the eastern side of the Highway as identified on the Leongatha Framework Plan.
 - Encourage connectivity with the land to the north.
- Landscape and built form strategies:
 - Minimise the number of highway entry points through subdivision, building layout and access design that avoids the requirement to create new highway access points.
 - Promote high quality urban design, site layout, building and landscape design suitable to a township entry point that includes:
 - Generally consistent building setback lines with buildings of not more than 10 metres height above ground level.
 - Building layout that considers the long term potential for widening of the highway.
 - Ample onsite car parking, without visually dominating front setbacks.
 - Building siting and design which makes efficient use of land with specific regard to minimizing unused areas of land (not including landscaping) to the side and rear of development.
 - Encourage appropriate buffers to adjoining sensitive land uses.
 - Provide sufficient size and depth to residential lots adjoining commercial uses so that screening landscaping can be applied to soften the potential visual and amenity impact.
- Infrastructure strategies:
 - Encourage the location and design of new highway intersection treatments that facilitate development on both sides of the highway.
 - Create an internal road network that considers the future requirements of adjoining undeveloped land and the potential for cumulative increased usage over time.
 - Encourage creation of a new connector road between Parr Street and Nerrena Road.
 - Consider the requirement for road and pathway infrastructure upgrading and funding at locations separated from development sites.
 - Avoid location of roads in flood prone areas of the Coalition Creek flood plain.
 - Create a shared pathway network around the boundaries of the Growth Area and along both sides of the highway.
 - Promote integrated storm water management on a ‘whole of catchment’ basis.

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- Avoid the duplication of drainage assets or reliance on overland flows outside of drainage easements and declared waterways.
- Encourage the provision of reticulated sewage assets that consider the development requirements of surrounding land and avoid asset duplication and the need for incremental asset upgrading.
- Provide and/or designate an open space reserve of approximately four hectares on the flatter sections of the residential area west of the highway. If this cannot be achieved, additional open space should also be provided at a location adjoining the rail trail.
- Provide and/or reserve a one-hectare (minimum) land parcel west of the highway for future community development infrastructure.
- Provide continuous linear open space connectivity between the eastern end of Parkside Close and the wetland area adjoining the Boags Road / Tarwin Ridge Boulevard.
- Encourage provision of a local park adjoining Coalition Creek.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.13
C090sgip

LARGE DISTRICT CENTRE - KORUMBURRA

System Note: The following ordinance will be added after 21.13-2 Alternative energy

21.13-3
C090sgip

Strategies – Korumburra

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of the large district centre.
 - Provide sufficient residential land, at a range of densities, available to accommodate future township growth.
 - Plan for sequential and staged residential development that integrates with existing infrastructure networks.
 - Monitor the availability and development of residential land and encourage the rezoning of appropriate areas identified in the Korumburra Framework Plan at clause 21.13-2 to maintain an estimated 15-year residential land supply.
 - Promote the development of new residential estates that establish appropriate integration with existing residential areas and infrastructure; provide pedestrian and cyclist connectivity to the Town Centre and key community features; and, protect the environmental values of the land, especially the waterways.
 - Promote higher density residential development and retirement living on land within the inner township residential areas that can be provided with convenient pedestrian access to the Town Centre.
 - Focus industrial development within the established industrial areas, and at the site of the former Korumburra Saleyards. Development of the former saleyards land must have close regard to the amenity interface with the adjoining showgrounds and residential areas.
 - Consider the potential adverse amenity impacts of the ‘manufacture of milk products’ operations in the Station Street Industrial Area on rezoning proposals and sensitive land uses, development & subdivision applications that allow, or intensify, the establishment of sensitive land uses in the area surrounding the manufacturing operations.
- Economic strategies:
 - Support and encourage Korumburra’s role as a retail and service centre with civic and community functions for its population and nearby small communities.
 - Strongly discourage the development of new retail uses outside of the Korumburra Town Centre Retail Core where such uses may detract from the principal role of the Korumburra Town Centre.
 - Support tourism developments that promote Korumburra as a tourist destination and plan for the provision of services and features that support highway tourism traffic.
- Landscape and built form strategies:
 - Promote site responsive residential subdivision design (supported by geotechnical reports on land exceeding 15% slope) that allow for the creation of appropriately sized and configured lots that minimise the impact of earthworks.

- Ensure a high standard of building design, layout and landscaping for all new development, and particularly at the entrances to the town.
- Support the conservation and enhancement of the town's heritage places and streetscapes in recognition of their central role in establishing Korumburra's rural township character and sense of place.
- Infrastructure strategies:
 - Improve highway traffic movement through the town.
 - Provide strong pedestrian and cycling connectivity to the Korumburra Town Centre, key community assets and the schools.
 - Discourage land uses that may compromise the proposed highway realignment at the south east entry to the town.
 - Ensure new development and road traffic improvements do not compromise the longer-term potential return of rail services to Melbourne.

System Note: The following ordinance will be added after 21.13-5 Overview - Korumburra Town Centre

21.13-6

C090sgip

Objectives – Korumburra Town Centre

- Ensure the use and development of land is generally in accordance with the strategic directions in the Korumburra Town Centre Framework Plan at clause 21.13-8.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.13 INFRASTRUCTURE

21.13-2

C090sgip

Objectives - Korumburra

- Maintain and promote Korumburra as a Large District Centre offering significant industrial, retail, service, residential and tourism functions in the Shire.
- Ensure the use and development of land in accordance with the strategic directions in the Korumburra Framework Plan at clause 21.13-4.

System Note: The following ordinance will be added after 21.13-3 Strategies – Korumburra

21.13-4

C090sgip

Implementation – Korumburra

Strategies relating to Korumburra will be implemented by:

- Ensuring that any proposed use and development of land in Korumburra is generally in accordance with the Korumburra Framework Plan at Clause 21.13-4.

ENTER KORUMBURRA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.13-7 Strategies – Korumburra Town Centre

21.13-8

C090sgip

Implementation – Korumburra Town Centre

Strategies relating to the Korumburra Town Centre will be implemented by:

- Ensuring that any proposed use and development of land in the Korumburra town centre is generally in accordance with the Korumburra Town Centre Framework Plan at Clause 21.13-8.

System Note: The following ordinance will be added after 21.13-4 Implementation – Korumburra

21.13-5
C090sgip

Overview - Korumburra Town Centre

Korumburra Town Centre and the Korumburra Town Centre Retail Core are defined on the Korumburra Town Centre Framework Plan at clause 21.13-4. The Korumburra Town Centre Retail Core is centred on Commercial Street along the section from King Street in the north west to Bridge Street in the south east, and is bounded by the railway line to the north east and Victoria Street to the south west. The Korumburra Town Centre is a wider area which in addition to the Retail Core includes peripheral areas with commercial and civic services. It includes the land on Mine Road between John and Bridge Streets, the courthouse and police station in Bridge Street, the existing supermarket in South Railway Crescent and the service station on the north west corner of the highway and King Street.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.13 INFRASTRUCTURE

21.13-1
C090sgip

Overview - Korumburra

Situated on the South Gippsland Highway in a picturesque landscape of rolling hills, Korumburra is the second largest town in the municipality and a key service provider to the smaller towns and communities in the Shire’s western region. Ongoing improvements to the South Gippsland Highway and the development of the Pakenham Bypass make Korumburra increasingly accessible to metropolitan Melbourne and help underpin population and economic growth that will contribute to securing the town’s growth into the future.

Challenges for Korumburra include improving the retail offer, function and appearance of the Town Centre; responding to the existing highway traffic management problems; achieving appropriate redevelopment of the former Korumburra Saleyards site; planning new residential growth areas; and, continuing to define a role and character for Korumburra that distinguishes its place in the Shire’s western region.

System Note: The following ordinance will be added after 21.13-6 Objectives – Korumburra Town Centre

21.13-7
C090sgip

Strategies – Korumburra Town Centre

- Settlement strategies:
 - Encourage the long term development of under-used and vacant land identified in the Korumburra Town Centre Framework Plan as ‘potential future development’.
 - Encourage quality office and high density residential development, in locations identified in the Korumburra Town Centre Framework Plan, to improve the local demand for goods and services and to extend the hours of activity in the Korumburra Town Centre.
- Economic strategies:
 - Maintain the importance of the Town Centre as the compact retail and service hub of the town.
 - Actively support the establishment of new retail opportunities in the Korumburra Town Centre Retail Core.
 - Actively encourage outdoor, street-based activity within the Korumburra Town Centre.
 - Actively encourage major retail, office and community developments to concentrate in the Korumburra Town Centre Retail Core, comprising the land bounded by Commercial Street, King Street, Victoria Street and Bridge Street.
 - Focus active retail uses on the Korumburra Town Centre’s ‘main streets’, being Commercial Street, Radovick Street and Bridge Street.

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- Encourage the consolidation of sites in the Korumburra Town Centre Retail Core to accommodate new, large floorspace developments.
- Consider the use of Council-owned sites and Council's potential power to acquire land in order to consolidate sites to facilitate large floorspace retail development.
- Actively encourage the development of a major retail use such as an additional supermarket on either of the preferred development sites nominated on the Korumburra Town Centre Framework Plan.
- Promote tourism, community and other associated uses and activities at the Korumburra Railway Station Precinct to improve diversity of activities on either side of Commercial Street.
- Encourage transition from light industrial to commercial, retail and tourism uses in the Korumburra Town Centre Retail Core.
- Landscape and built form strategies:
 - Ensure all new development within the Town Centre respects existing built form character by the application of the following guidelines:
 - Improve and formalise pedestrian connections especially between Little Commercial Street and Commercial Street. As part of any future development proposals, investigate opportunities to provide additional mid-block pedestrian connections between Little Commercial Street parking areas and Commercial Street.
 - Improve the layout and operation of car parking, pedestrian, cycling and mobility scooter facilities.
 - Advertising signs to be designed and located to respect the sensitivity of heritage places, strategic views and the town's future desired character as identified in the Korumburra Town Centre Framework Plan.
 - Encourage the redevelopment of the existing library site and adjoining sites (south east corner of Commercial and King Streets) for a major retail use such as an additional supermarket. Ensure any new development of the site respects and enhances the town character by application of the following guidelines:
 - Provide a skin of fine-grain speciality retail shops and active pedestrian interfaces to Commercial Street.
 - Provide a distinctive and attractively designed landmark statement with the building and landscape treatments in recognition of the site's gateway entrance into the Korumburra Town Centre.
 - Appropriately articulate, screen or treat any blank walls.
 - Consider inclusion of co-located community facilities and services, such as a library, meeting spaces, public toilets and the like.
 - Promote coordinated directional and wayfinding signage in the Korumburra Town Centre and surrounds.
 - Ensure infill development provides active interfaces to the street through maximising windows and entry points.
 - Support redevelopment of the site on the north-west corner of Bridge and Commercial Streets to a retail use and form that is reflective of its main street corner address and consistent with the town's character.
 - Encourage development of two-storey built form on the potential future development sites on the north-east side of Commercial Street, to address the significant change in ground

level so as to allow pedestrian access between the Korumburra Railway Station Precinct and the Korumburra Town Centre.

- Maintain strategic views from key vantage points identified in the Korumburra Town Centre Framework Plan by the application of the following guidelines:
 - Maintain a modest two storey traditional built form scale with appropriate roof form designs to ensure the maintenance of long views to landscape.
 - Frame views to attractive features such as the rolling hills beyond the town and to provide a visual link to surrounding rural land.
 - Retain and enhance existing streetscape vegetation.
- Maintain and extend streetscape plantings in the Korumburra Town Centre and surrounding area to enhance the town's existing 'boulevard' character.
- Encourage the provision of additional public open space in the Korumburra Town Centre, with spaces ranging in size from pocket parks to plazas suitable for accommodating festivals and community events.
- Encourage provision of artworks in the Korumburra Town Centre.
- Encourage pedestrian and street activity by applying the principles identified in the Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017) to new developments and redevelopments.
- Infrastructure strategies:
 - Implement traffic management and calming measures within the Korumburra Town Centre (in consultation with VicRoads) to reduce the impact of heavy vehicles, to increase pedestrian safety and to improve streetscape amenity.
 - Improve location of pedestrian crossing points throughout the Korumburra Town Centre.
 - Improve streetscape amenity and pedestrian safety throughout the Korumburra Town Centre by increasing public open spaces and defining pedestrian access areas, particularly in Commercial and Little Commercial Streets.
 - Encourage the reconfiguration of Little Commercial Street as a pedestrian, cyclist and mobility-scooter friendly space, which provides safe and convenient linkages to existing and new community and retail facilities.
 - Upgrade the pedestrian railway underpass and connections between Commercial Street and Station Street.
 - Where appropriate and in reference to the Korumburra Town Centre Car Parking Strategy June 2013 consider reduction or waiving of car parking provision to encourage commercial outcomes, heritage retention, alternative transport use and active frontages.
- Korumburra Community Hub strategies:
 - Strongly encourage the co-location of community services within the Town Centre at the preferred Korumburra Community Hub site (existing kindergarten in Victoria St) nominated in the Korumburra Town Centre Framework Plan. Ensure the Korumburra Community Hub is designed, sited and located to:
 - Provide active uses on the ground floor at public interfaces.
 - Incorporate links to pedestrian connections between Commercial Street and Little Commercial Street.

- Provide a generous public open space / landscape opportunity along the Little Commercial Street frontage.
- Maintain and encourage active through-access to Victoria Street and Boston Place to maximise site frontage and accessibility.

System Note: The following ordinance will be added after 21.14-2 Recreation, education and health services

21.14-3

C090sgip

Strategies - Foster

- Settlement strategies:
 - Promote a range of residential options that respects the small town character and landscape values of Foster.
 - Promote medium density residential development and retirement living in a walkable environment within a 400m radius of the existing commercially-zoned land in the town centre.
 - Ensure that residential land release (including rural residential land) occurs in a staged, contiguous and integrated manner, with subdivision designs that respond to the topographic, landscape and environmental constraints of the land, and with a range of densities that decrease with distance from the town centre.
 - Discourage low density and rural residential development in areas close to the township unless the land has constraints inappropriate to higher density development.
- Environmental strategies:
 - Consider the impacts of climate change in recognition of Foster's location above rising sea levels and the demands this may make on the town as a safer alternative to coastal township development.
- Economic strategies:
 - Support the expansion of the town's commercial centre to appropriate contiguous land when demand requires.
 - Strongly discourage the establishment of uses outside of the town centre that may weaken the primacy of the town centre.
 - Promote economic development that complements the social and high quality environmental values of the towns.
 - Encourage new commercial opportunities and community functions in the town centre that support the needs of the local community.
 - Encourage greater tourism promotion and co-ordination within Foster to build upon the town's role as the gateway to Wilsons Promontory.
- Landscape and built form strategies:
 - Ensure a high standard of building design, layout and landscaping for all new development, particularly at the main entrance points to the town.
 - Protect and enhance the compact qualities of the town centre.
- Infrastructure strategies:
 - Build on the town's public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the nearby rail trails.

System Note: The following ordinance will be added after 21.14-5 Overview – Mirboo North

21.14-6
C090sgip

Objectives – Mirboo North

- Ensure that any proposed use and development of land in Mirboo North is generally in accordance with the Mirboo North Framework Plan at clause 21.14-8.
- Promote Mirboo North as a sustainable community and the principal town in the north of the Shire.

System Note: The following ordinance will be added after 21.14-6 Objectives – Mirboo North

21.14-7
C090sgip

Strategies – Mirboo North

- Settlement strategies:
 - Promote medium density residential development and retirement living within a 400m radius of the existing commercially zoned land in the town centre.
 - Promote residential infill development and township consolidation as a priority over expansion of the townships boundaries.
 - Where demand can be demonstrated, promote the staged release of new residential land in a contiguous and integrated manner, providing for a range of densities that decrease with distance from the town centre.
- Economic strategies:
 - Retain the main street for retailing and other commercial development.
 - Encourage new commercial and economic development opportunities that support the needs of the local community.
 - Promote tourism and other economic development that complements the natural environment and landscape values of the region.
- Landscape and built form strategies:
 - Retain a compact town centre which promotes high quality urban design.
 - Protect and enhance the distinctive village atmosphere and picturesque location within the Strzelecki Ranges.
- Infrastructure strategies:
 - Build upon Mirboo North's public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.14 COMMUNITY SERVICES

21.14-2
C090sgip

Objectives - Foster

- Ensure that any proposed use and development of land in Foster is generally in accordance with the Foster Framework Plan at clause 21.14-2.
- Consolidate Foster's role as the key commercial and community service provider to the eastern region of the municipality.

System Note: The following ordinance will be added after 21.14-3 Strategies - Foster

21.14-4
C090sgip

Implementation – Foster

Strategies relating to Foster will be implemented by:

- Ensuring that any proposed use and development of land in Foster is generally in accordance with the Foster Framework Plan at Clause 21.14-4.

ENTER FOSTER FRAMEWORK MAP

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.14 DISTRICT TOWNS - FOSTER AND MIRBOO NORTH

C090sgip

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.14 COMMUNITY SERVICES

21.14-1 Overview - Foster

C090sgip

Foster is the principal town in the eastern half of the Shire. Foster's close proximity to Wilsons Promontory has promoted the town to a leading role in the region's growing tourism industry. Foster is also well situated to benefit from the economic activity likely to be generated from the continuing development of port related activities around Corner Inlet. With its pristine environment and open farmed landscapes, Foster is an attractive location for retirement living and 'lifestyle change' residential growth.

System Note: The following ordinance will be added after 21.14-4 Implementation – Foster

21.14-5 Overview – Mirboo North

C090sgip

Mirboo North is the principal township in the north of the municipality. Servicing the surrounding agricultural activities and rural population are mainstays of the local economy. With its location on Grand Ridge Road, tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted. It is important that the existing character of Mirboo North be respected and that growth complements those elements that create and define the existing character of the township.

System Note: The following ordinance will be added after 21.14-7 Strategies – Mirboo North

21.14-8 Implementation – Mirboo North

C090sgip

Strategies relating to Mirboo North will be implemented by:

- Ensuring that any proposed use and development of land in Mirboo North is generally in accordance with the Mirboo North Framework Plan at Clause 21.14-8.

ENTER MIRBOO NORTH FRAMEWORK PLAN

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

C090sgip

21.15-1 Overview – Small Towns

The small towns provide limited services to their rural hinterlands and rely on nearby larger towns to provide higher level services. They are desirable lifestyle locations with unique character set in picturesque locations. Except for Poowong the small towns are located on the former railway line. All of the small towns have reticulated water supply and with the exception of Fish Creek, all have reticulated sewerage.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-3 Objectives - Fish Creek

C090sgip

- Ensure that the use and development of land is generally in accordance with the requirements of the Fish Creek Framework Plan at Clause 21.15-5.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-9

C090sgip

Implementation - Loch

Strategies relating to Loch will be implemented by:

- Ensuring that any proposed use and development of land in Loch is generally in accordance with the Loch Framework Plan at Clause 21.15-9.
- Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land and/or to develop land:
 - A detailed Development Plan that includes but is not limited to:
 - The scenario of a logical development unit that is bounded by main roads, natural features or the boundaries of the Development Plan Overlay map area, including consideration of linkages with and impacts on the broader area surrounding the development;
 - A site analysis and design response for the integrated development of the entire land parcel having regard to the land's environmental constraints (particularly areas of steep slopes and waterways) and which demonstrates how new development will complement adjoining and surrounding development;
 - Building / subdivision plans that display the proposed outcomes on the land;
 - An assessment of traffic generated by the proposed building/subdivision; and
 - A detailed Development Infrastructure Plan (in accordance with Council's Infrastructure Design Manual (version 3.0 September 2010) (as amended) that will form the basis for a developer contributions scheme to be implemented through a Development Contributions Plan Overlay or section 173.
- Agreements instigated when land is rezoned or developed to address, but not be limited to:
 - The full development scenario, including consideration to linkages with and impacts on, the broader area surrounding the development;
 - The provision of shared pathways, open space drainage and community infrastructure; and
 - The timing, staging and trigger points for infrastructure provision.

ENTER LOCH FRAMEWORK PLAN

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-11

C090sgip

Objectives - Meeniyan

- Ensure that the use and development of land is generally in accordance with the requirements of the Meeniyan Framework Plan at clause 21.15-13.
- To retain Meeniyan as a small rural town that offers a quality lifestyle for its residents.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-14

C090sgip

Overview - Nyora

Nyora is a small rural township that is the closest South Gippsland Shire town to metropolitan Melbourne. Nyora is seen as a desirable lifestyle location due to its rural character and proximity to major urban centres. It is experiencing strengthening levels of population growth. Planning for

the town and new residential areas needs to accommodate new infrastructure and commercial and community services that support the community's social and employment needs whilst respecting the town's rural character.

System Note: The following ordinance will be added after 21.15-15 Landscape character areas

21.15-16

C090sgip

Strategies – Nyora

- Settlement strategies:
 - Ensure that any subdivision in the Future Residential Areas or Long Term Residential Areas identified in the *Nyora Framework Plan* does not occur until:
 - Reticulated sewerage can be provided to the land;
 - There is an identified need for additional residential land within the township;
 - A comprehensive assessment, feasibility study and costing has been done of required development infrastructure (roads, drainage, etc.) and community infrastructure;
 - A Development Contributions Plan Overlay (or similar infrastructure cost recovery method) based on the above infrastructure studies, has been applied to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new urban residential development; and
 - A Development Plan Overlay has been prepared which provides for the integrated development of the entire land having regard to environmental and landscape constraints and opportunities and the town's existing and preferred rural township character.
 - Encourage infill development in the residential zoned land adjoining the Town Centre in a coordinated and integrated manner.
 - Promote medium density residential development near the Town Centre to support retirement living and household downsizing.
 - Discourage low density and rural residential development close to the township, unless the land has constraints that make it inappropriate for higher density development.
 - Discourage development in areas susceptible to water logging.
- Economic strategies:
 - Encourage new light industrial activities to locate within the designated industrial area in Watts Road.
 - Improve the retail offer of the Town Centre.
 - Consolidate and develop the Town Centre in the vicinity of Mitchell and Davis Streets as the focus for all business, community and tourist services and facilities.
 - Strongly discourage residential land use and development, including subdivision, on commercial land apart from minor alterations to existing residential development that do not compromise commercial development in the Town Centre.
 - Provide for the expansion of the retail, commercial and community activities in the Town Centre that support a growing population and encourage activity at the ground level of buildings.
 - Ensure subdivision proposals in the Town Centre are only approved in conjunction with an approved planning permit for building development on the land.

- Strongly discourage retail development outside of the Town Centre.
- Promote the use and development of a supermarket at land in the Town Centre, preferably at the location shown on the Nyora Framework Plan, to service Nyora and surrounding area as the population grows.
- Landscape and built form strategies:
 - Promote residential development that complements the small rural township character of the area.
 - Protect the natural environmental qualities and landscape values of the Future Residential Areas and the Long Term Residential Areas identified in the Nyora Framework Plan.
 - Ensure vegetation continues as the dominant landscape feature.
 - Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs that respond to the topographic, landscape and environmental constraints of the land.
- Infrastructure strategies:
 - Ensure development contributes to provision of community services and facilities.
 - Create an integrated network of pedestrian and bicycle paths linking features and facilities in and around the township in accordance with the directions of Council's Paths and Trails Strategy 2010 (or as amended) and Melbourne Water's *Shared Pathway Guidelines* (January 2009) as amended.
 - Where residential development intensification is to occur in established areas (particularly land bounded by Hewson St, Davis St, Walters Rd and Lang Lang-Poowong Road), promote development that integrates roads, pathways and utility infrastructure with adjoining areas.

System Note: The following ordinance will be added after 21.15-17 Implementation – Nyora

21.15-18
C090sgip

Overview – Poowong

Poowong is a small rural township located on a narrow ridgeline with panoramic views over the surrounding rural hills. Its role as a service township for the surrounding agricultural communities will continue. The town can support a limited level of population growth.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-7
C090sgip

Objectives - Loch

- Ensure that the use and development of land is generally in accordance with the requirements of the Loch Framework Plan at clause 21.15-9.
- Develop Loch as a small thriving rural town with a distinctive garden village character.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-13
C090sgip

Implementation - Meeniyán

Strategies relating to Meeniyán will be implemented by:

- Ensuring that any proposed use and development of land in Meeniyán is generally in accordance with the Meeniyán Framework Plan at Clause 21.15-13.

ENTER MEENIYAN FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.15-23 Objectives – Toora

21.15-24

C090sgip

Strategies – Toora

- Settlement strategies:
 - Promote medium density residential development near the commercial centre to support retirement living and smaller household opportunities.
 - Encourage infill development in the land adjoining the Town Centre in a coordinated and integrated manner.
 - Ensure that any new subdivision in the Township and Low Density Residential Zones does not occur until:
 - Reticulated sewerage can be provided to the land; and
 - There is an identified need for additional residential subdivision within the town.
 - Allow for rural dwellings in the Grip Road Estate south of the town where the lot has been consolidated to comply with the Toora Coastal Area Restructure Plan in the Incorporated Document Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Economic strategies:
 - Encourage economic development, particularly in relation to tourism and industry.
 - Identify the Town Centre as the preferred focus for commercial services and facilities.
 - Encourage small-scale tourism within the Township Zone in Toora.
- Landscape and built form strategies:
 - Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of Toora.
 - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
 - Conserve and enhance heritage places, in particular along Stanley Street Toora, in recognition of their contribution to the overall image of Toora.
 - Preserve the rural landscape of the area south of Toora, around the town of Port Welshpool and at Hedley by consolidating land parcels in accordance with the Incorporated Document Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Infrastructure strategies:
 - Improve community services and facilities in the towns.
 - Provide public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the rail trail.

System Note: The following ordinance will be added after 21.15-24 Strategies – Toora

21.15-25

C090sgip

Implementation – Toora

Strategies relating to Toora will be implemented by:

- Ensuring that any proposed use and development of land in Toora is generally in accordance with the Toora Framework Plan at Clause 21.15-25.

ENTER FRAMEWORK PLAN TOORA

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-6
C090sgip

Overview - Loch

Nestled among rolling hills and rich agricultural land, Loch town has a moderate growth opportunity which should be supported, provided the essential compact ‘village’ character can be maintained. The heritage character and design of the built form provides a critical component to the overall image and identity of the town, and underpins both its tourism role and village atmosphere.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-8
C090sgip

Strategies - Loch

- Settlement strategies:
 - Ensure that any subdivision in the Residential Expansion, Potential Residential Development and Low Density Residential Development areas identified in the Loch Framework Plan does not occur until:
 - Reticulated sewerage can be provided to the land; and
 - A Design and Development Overlay, or similar control, has been prepared to promote new development that is complementary to the existing built form and vegetated character of the town.
- Economic strategies:
 - Consolidate and develop the Town Centre as the preferred focus for all business, community and tourist services and facilities.
 - Encourage tourist services and facilities in the town.
- Landscape and built form strategies:
 - Retain the existing heritage character, design and built form of the buildings along Victoria Street and Smith Street (north of Victoria Street), in recognition of their contribution to the overall image of Loch.
 - Conserve and enhance heritage places in the town in recognition of their contribution to the overall character of Loch.
 - Promote the distinctive garden village character in Loch.
 - Ensure that new growth, infill and redevelopment maintains the town’s rural town character.
- Infrastructure strategies:
 - Improve community services and facilities in the town.
 - Ensure that new growth and development occurs in coordination with the provision of development infrastructure.
 - Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided/funded when land is rezoned for residential development.
 - Require new developments to connect to the reticulated sewerage system.
 - Create an integrated network of shared pedestrian and bicycle paths linking features and facilities in and around the town.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-10

C090sgip

Overview - Meeniyan

Meeniyan is a small rural town that provides retail, community and trades services to its residents and the smaller settlements in the surrounding district. Located at an important junction on the main route to Wilsons Promontory, Meeniyan's tourism role as 'Gateway to the Prom' is boosted by its arts, culture and food attractions. Two old Crown subdivisions located nearby at Meeniyan West and Tarwin require lot restructuring.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-12

C090sgip

Strategies - Meeniyan

- Settlement strategies: Promote a range of residential options that respects the small town character and landscape values of Meeniyan.
 - Promote medium density residential development near the commercial centre to support retirement living and smaller household opportunities.
 - Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs responding to the topographic, landscape and environmental constraints of the land.
 - Allow for rural dwellings on small Crown lots at Meeniyan West and at Tarwin where the lot has been consolidated to comply with the McIlwaine Street and Dowds Road Restructure Plans (as relevant) in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Economic strategies:
 - Retain Meeniyan as a provider of retail, community and trades services to its residents and the smaller surrounding settlements in the region.
 - Consolidate commercial development in the Town Centre precinct, from the intersection of Whitelaw Street and Geale Street to the intersection of Whitelaw Street and Ross Street.
 - Support the development of service industrial uses on the Meeniyan - Nerrena Road to the north of the township and in appropriately zoned locations on the South Gippsland Highway.
 - Encourage the development of tourist accommodation in Meeniyan.
 - Encourage the development of music, arts, culture and food services in Meeniyan.
- Landscape and built form objectives:
 - Promote housing diversity to support a range of household types and retirement living opportunities.
 - Promote site responsive development that respects the small town character and landscape values of Meeniyan.
 - Preserve the rural landscape of the area around Meeniyan by consolidating land parcels in accordance with the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Infrastructure objectives:
 - Require new developments to connect to the reticulated sewerage system.

AMENDMENT C090SGIP

- Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.
- Retain and provide where necessary public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the Great Southern Rail Trail.

System Note: The following ordinance will be added after 21.15-22 Overview – Toora

21.15-23

C090sgip

Objectives – Toora

- Ensure that the use and development of land in the small towns is generally in accordance with the requirements of the Toora Framework Plan as provided in clause 21.18-25.
- Provide an attractive and safe residential environment and strengthen the economic future of Toora.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.15
C090sgip

SMALL TOWNS - FISH CREEK, LOCH, MEENIYAN, NYORA, POOWONG AND TOORA

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-2
C090sgip

Overview - Fish Creek

Fish Creek is a vibrant and attractive small town with a distinctively artistic and heritage character. The absence of reticulated sewerage means Fish Creek has limited potential for urban expansion. Some parts of the town are also subject to inundation. The former settlement of Hoddle (east of Fish Creek) requires lot restructuring.

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-4
C090sgip

Strategies - Fish Creek

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Fish Creek.
 - Promote a range of residential options that respects Fish Creek’s character and landscape values.
 - Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs responding to the topographic, landscape and environmental constraints of the land.
 - Where waste water treatment allows, promote medium density residential development near the commercial hub to support retirement living and smaller household opportunities.
 - Encourage infill development in the residential zoned land adjoining the Town Centre in a coordinated and integrated manner.
 - Discourage low density and rural residential development close to the town, unless the land has constraints that make it inappropriate for higher density development.
 - Discourage development in areas susceptible to water logging or inundation.
 - Allow for rural dwellings in the Hoddle subdivision (also known as Koonork) east of Fish Creek in the vicinity of Lowrys Road Hoddle where the lot has been consolidated to comply with the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Economic strategies:
 - Consolidate and develop the Town Centre on Falls Road, Old Waratah Road and Foster Road as the preferred focus for commercial business, community and tourist services and facilities to residents and the smaller surrounding settlements.
 - Encourage the development of music, arts, culture and food services.
 - Encourage the development of small scale tourism services and accommodation that complement the natural environment, agricultural and landscape values of the region and take advantage of proximity to tourist routes and the Great Southern Rail Trail.
- Landscape and built form strategies:
 - Ensure that new growth, infill and redevelopment is responsive and respectful of the site and Fish Creek’s rural character, picturesque location and unique identity.
 - Conserve and enhance heritage places in Fish Creek in recognition of their contribution to the overall character and image of the town.

- Promote ecologically sustainable and sympathetically designed and located development that complements the environmental and landscape values of the surrounding area.
- Improve the visual amenity of the western entrance to Fish Creek
- Preserve the rural landscape of the area at Hoddle east of Fish Creek through lot restructuring in accordance with the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Infrastructure strategies:
 - Improve community services and facilities in Fish Creek.
 - Ensure that new growth and development occurs in coordination with the provision of development infrastructure and that development contributes to provision of community services and facilities.
 - Support development of an off-site wastewater management system for the town
 - Provide public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the rail trail.

System Note: The following ordinance will be added after 221.15-19 Objectives – Poowong

21.15-20
C090sgip

Strategies – Poowong

- Settlement strategies:
 - Promote residential development that respects Poowong’s rural character and landscape values.
 - Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs that respond to the topographic, landscape and environmental constraints of the land.
 - Ensure that any residential expansion into greenfield development sites does not occur until reticulated sewerage is available.
- Economic strategies:
 - Consolidate the Town Centre on the Poowong Ranceby Road.
 - Encourage and support community and commercial/retail opportunities in the Town Centre.
 - Improve community, industrial and retail services, facilities and employment opportunities to support Poowong residents and visitors.
 - Continue to support the operation of the abattoir and milk processing factory and other industrial business as important employment providers in Poowong.
- Landscape and built form strategies:
 - Promote site responsive development that respects Poowong’s rural character and landscape values.
 - Protect the natural environmental qualities and landscape values of the township to retain its attraction for tourism and rural living.
- Infrastructure strategies:
 - Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.
 - Improve opportunities for walking and cycling in Poowong.

- Require new developments to connect to the reticulated sewerage system.
- Promote walking and cycling around the township by providing shared walking and cycling paths between residential areas, the Town Centre and services.

System Note: The following ordinance will be added after 21.12-20 Strategies – Poowong

21.15-21 Implementation – Poowong

C090sgip

Strategies relating to Poowong will be implemented by:

Ensuring that any proposed use and development of land in Poowong is generally in accordance with the Poowong Framework Plan at Clause 21.15-21.

ENTER POOWONG FRAMEWORK PLAN

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-5 Implementation - Fish Creek

C090sgip

Strategies relating to Fish Creek will be implemented by:

- Ensuring that any proposed use and development of land in Fish Creek is generally in accordance with the Fish Creek Framework Plan at Clause 21.15-5.

INSERT FISH CREEK FRAMEWORK PLAN

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.15 LOCAL AREAS

21.15-15 Objectives - Nyora

C090sgip

- Ensure that any proposed use and development of land is generally in accordance with the Nyora Framework Plan at clause 21.15-17.
- Ensure that residential growth and land release is staged so that the provision of essential physical, retail and community infrastructure keeps pace with development and strengthens the town's role in providing services.
- The Nyora Town Centre's desired future Character Statement is as follows:
 - The Nyora Town Centre area will be a pedestrian-orientated urban centre with retail, commercial and community activities that support a growing population. These activities will replace residential uses over time;
 - Buildings will have minimal or no front setbacks in order to reinforce this area as the commercial centre and distinguish it from the surrounding residential areas. Built form will provide a sense of human scale and appear low rise. Pedestrian access and amenity will be facilitated by the development of footpaths, shared paths, continuous weather protection, active frontages and articulated facades along pedestrian connections. Development will provide for physical and visual linkages to and from the surrounding residential areas and the railway reserve. It will be softened by landscaping (e.g. views of tree tops behind buildings, planting in small front setbacks);
 - Any fences will be restricted in height and open-style to provide for views beyond fencing, specifically for passive surveillance. Building materials will reference country styles (e.g. through the use of timber, masonry, corrugated iron);
 - Development along Mitchell Street will be built to the front boundaries with weather protection. Buildings will be closely spaced with narrow frontages. This will reinforce

Mitchell Street's role as the "main street". It will also improve the experience for pedestrians by ensuring that there are no long stretches of building frontages; and

- Advertising signage will be modest in size, scale and boldness (colour and lighting). Its visual impact will be proportional to the individual business premises (building size, business type, and floor area). Signage will be designed to integrate with the building. It will generally be placed on building frontages and verandahs, avoiding protrusions above verandahs, roof lines or parapets. Directional signage will only be acceptable for a future supermarket. Brightly illuminated signs, Major promotion signs, Reflective signs, Panel signs, High-wall signs and Sky signs will not be seen.

System Note: The following ordinance will be added after 21.15-16 Strategies – Nyora

21.15-17

C090sgip

Implementation – Nyora

Strategies relating to the Nyora will be implemented by:

- Ensuring that any proposed use and development of land in Nyora is generally in accordance with the Nyora Framework Plan at Clause 21.15-17.
- Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land and/or to develop land in the Future Residential Areas:
 - Identified need for the additional residential land within the township.
 - A Development Contributions Plan Overlay (or similar infrastructure cost recovery method) based on the infrastructure studies, has been applied to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new urban residential development.
 - Evidence of reticulated sewerage being provided to the land in coordination with commencement of development.
 - A Development Plan Overlay that provides for:
 - The integrated development of the entire land having regard to environmental constraints and opportunities and which demonstrates how new development will complement existing development;
 - Continuation of vegetation as the dominant landscape feature;
 - Built form consistent with rural township character; and
 - Provision of and contribution towards development infrastructure and community infrastructure within the site and within the township.
- Applying the Commercial 1 Zone at 2-12 Hewson Street and 29-31 Davis Street, Nyora to provide for the development of a supermarket and other commercial uses.
- Applying a Design and Development Overlay to guide the future character of the Town Centre as the town grows.

ENTER NYORA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.15-18 Overview – Poowong

221.15-19
C090sgip

Objectives – Poowong

- Ensure that the use and development of land is generally in accordance with the requirements of the Poowong Framework Plan at clause 21.18-21.
- Retain and strengthen Poowong as a small service township supporting residents and surrounding agricultural communities.

System Note: The following ordinance will be added after 21.15-21 Implementation – Poowong

21.15-22
C090sgip

Overview – Toora

Toora is located between the foot of the Strzelecki Ranges and the coastal plain, with views across Corner Inlet. The commercial hub and majority of the town development is located off the South Gippsland Highway, contributing to the small rural township appeal. Numerous buildings in the main street have heritage value and the town has an attractive entry point to the Great Southern Rail Trail.

System Note: The following ordinance will be added after 21.16-2 Overview – Koonwarra

21.16-3
C090sgip

Objectives – Koonwarra

- Ensure that any proposed use and development of land is generally in accordance with the Koonwarra Framework Plan provided in clause 21.16-5.
- Provide an attractive and safe residential environment and strengthen the economic future of Koonwarra within the village settlement boundary.

System Note: The following ordinance will be added after 21.16-3 Objectives – Koonwarra

21.16-4
C090sgip

Strategies – Koonwarra

- Settlement strategies:
 - Encourage infill development of suitable vacant lots within the Township Zone and Low Density Residential Zone.
- Economic strategies:
 - Encourage economic development, particularly in relation to tourism.
 - Encourage small-scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and the Great Southern Rail Trail.
 - Encourage boutique tourism associated with sustainability and/or gourmet food.
- Landscape and built form strategies:
 - Promote ecologically sustainable and attractive forms of development that complement Koonwarra’s natural and built environmental characteristics.
 - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Infrastructure strategies:

- Encourage community services and facilities in Koonwarra consistent with the needs for a village and its surrounding community.
- Encourage the extension of reticulated sewerage system to Koonwarra.

System Note: The following ordinance will be added after 21.16 REFERENCE DOCUMENTS

21.16-1
C090sgip

Overview - Villages

The villages comprise small settlements on urban zoned land with some retail, education and recreation facilities that service the village population and local rural catchment. Nearby larger towns provide the higher order, essential services. Both villages are in sensitive potable water supply catchments. Council's vision is to contain growth consistent with the village function, services and infrastructure.

System Note: The following ordinance will be added after 21.16-4 Strategies – Koonwarra

21.16-5
C090sgip

Implementation – Koonwarra

Strategies relating to Koonwarra will be implemented by:

- Ensuring that any proposed use and development of land in Koonwarra is generally in accordance with the Koonwarra Framework Plan at Clause 21.16-5.

ENTER KOONWARRA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.16-7 Objectives – Welshpool

21.16-8
C090sgip

Strategies – Welshpool

- Settlement strategies:
 - Encourage infill development of suitable vacant lots within the Township Zone.
- Economic strategies:
 - Encourage economic development, particularly in relation to tourism and industry.
 - Identify the Town Centre of Welshpool as the preferred focus for commercial services and facilities.
 - Encourage small-scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and the Great Southern Rail Trail.
- Landscape and built form strategies:
 - Promote ecologically sustainable and attractive forms of development that complements the natural and built environmental characteristics of Welshpool.
 - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
 - Conserve and enhance heritage places in recognition of their contribution to the overall image of Welshpool.
- Infrastructure strategies:
 - Improve community services and facilities in Welshpool.

System Note: The following ordinance will be added after 21.16-1 Overview - Villages

21.16-2
C090sgip

Overview – Koonwarra

Koonwarra has a distinct character focussing on environmental awareness, sustainability and boutique gourmet food. The village has a bush setting and is adjacent to the Great Southern Rail Trail. Koonwarra is serviced with reticulated water but not sewer.

System Note: The following ordinance will be added after 21.16-5 Implementation – Koonwarra

21.16-6
C090sgip

Overview – Welshpool

Welshpool provides limited retail, educational, community and public transport services for local residents and the rural hinterland including the nearby coastal village of Port Welshpool. Welshpool has reticulated water and sewer systems.

System Note: The following ordinance will be added after 21.16-6 Overview – Welshpool

21.16-7
C090sgip

Objectives – Welshpool

- Ensure that any proposed use and development of land in the villages is generally in accordance with the requirements of Welshpool Framework Plan at clause 21.16-9.
- Provide an attractive and safe residential environment and strengthen the economic future of Welshpool within the village settlement boundary.

System Note: The following ordinance will be added after 21.16-8 Strategies – Welshpool

21.16-9
C090sgip

Implementation – Welshpool

Strategies relating to Welshpool will be implemented by:

Ensuring that any proposed use and development of land in Welshpool is generally in accordance with the Welshpool Framework Plan at Clause 21.16-9.

INSERT FRAMEWORK PLAN FOR WELSHPOOL

System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT

21.16
C090sgip

VILLAGES - KOONWARRA AND WELSHPOOL

**System Note: The following ordinance will be added after 21.16-9 Implementation
– Welshpool**

21.17
C090sgip

COASTAL VILLAGES – PORT WELSHPOOL, SANDY POINT, TARWIN LOWER, VENUS BAY, WALKERVILLE, WARATAH BAY, YANAKIE

Place new ordinance text here.

System Note: The following ordinance will be added after 21.17-3 Objectives – Port Welshpool

21.17-4
C090sgip

Strategies – Port Welshpool

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Port Welshpool.
 - Allow for rural dwellings on small Crown lots around the town of Port Welshpool where the lot has been consolidated to comply with the Port Welshpool Restructure Plan in the incorporated document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Economic strategies: Encourage economic development, particularly in relation to tourism and industry.
 - Encourage small-scale tourism within the Township Zone in Port Welshpool that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.
 - Encourage medium-scale tourism, compatible with any environmental constraints, in the precinct in the Township Zone in the vicinity of Long Jetty at Port Welshpool.
 - Encourage aquaculture and other marine related activities at Port Welshpool
- Landscape and built form strategies:
 - Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of Port Welshpool.
 - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
 - Preserve the rural landscape of the area around Port Welshpool by consolidating land parcels in accordance with the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
 - Conserve and enhance heritage places in recognition of their contribution to the overall image of Port Welshpool.
- Infrastructure objectives:
 - Improve community services and facilities in Port Welshpool.

System Note: The following ordinance will be added after 21.17-2 Overview – Port Welshpool

21.17-3
C090sgip

Objectives – Port Welshpool

- Ensure that any proposed use and development of land in Port Welshpool is generally in accordance with the Port Welshpool Framework Plan at clause 21.17-5.

System Note: The following ordinance will be added after 21.17 COASTAL VILLAGES – PORT WELSHPOOL, SANDY POINT, TARWIN LOWER, VENUS BAY, WALKERVILLE, WARATAH BAY, YANAKIE

21.17-1

C090sgip

Overview – Coastal Villages

In addition to supplying a limited range of services and facilities to residents, Coastal Villages have a seasonally fluctuating purpose in servicing holiday populations as well as significant retiree and partially absentee residents. The character of the Coastal Villages is low key, which combined with their locations in areas of environmental and landscape significance, gives them a charming attractiveness.

Council's vision is to contain growth to within settlement boundaries so that extensive rural areas can be maintained as buffers between the settlements in order to protect environmental, landscape and agricultural values.

System Note: The following ordinance will be added after 21.17-4 Strategies – Port Welshpool

21.17-5

C090sgip

Implementation – Port Welshpool

Strategies relating to Port Welshpool will be implemented by:

- Ensuring that any proposed use and development of land in Port Welshpool is generally in accordance with the Port Welshpool Framework Plan at Clause 21.17-5.

ENTER PORT WELSHPOOL FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.17-1 Overview – Coastal Villages

21.17-2

C090sgip

Overview – Port Welshpool

Besides a small permanent population, Port Welshpool provides facilities for commercial and recreation fishing, and holiday visitors. The settlement is prone to the impacts of climate change and coastal processes, especially to inundation associated with sea level rise. Largely surrounded by Crown land, the settlement is within the Corner Inlet Amphitheatre Significant Landscape, is adjacent to the internationally significant wetlands in Corner Inlet, and is affected by bushfire risk. Port Welshpool has a close connection with the nearby village of Welshpool.

Council's vision is to contain growth within the settlement boundary, and to minimise risks and impacts associated with development at Port Welshpool.

System Note: The following ordinance will be added after 21.17-5 Implementation – Port Welshpool

21.17-6

C090sgip

Overview – Sandy Point

Future population growth in Sandy Point, when required, will be promoted within the existing zoned land and in the growth areas defined on the Sandy Point Framework Plan. The town will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise development and the natural bushland setting will continue to characterise the appearance of the area.

System Note: The following ordinance will be added after 21.17-6 Overview – Sandy Point

21.17-7

C090sgip

OBJECTIVES - SANDY POINT

- Ensure that any proposed use and development of land in Sandy Point is generally in accordance with the Sandy Point Framework Plan at clause 21.17-9.

System Note: The following ordinance will be added after 21.17-9 Implementation – Sandy Point

21.17-10

C090sgip

Overview – Tarwin Lower

Future population growth for Tarwin Lower will be promoted within the existing zoned land and in the growth areas defined on the Tarwin Lower Framework Plan following detailed investigation of site constraints such as flooding and acid sulphate soils. Unobtrusive development will continue to demonstrate the low key character of the Coastal Village.

System Note: The following ordinance will be added after 21.17-12 Strategies – Tarwin Lower

21.17-13

C090sgip

Implementation – Tarwin Lower

Strategies relating to Tarwin Lower will be implemented by:

- Ensuring that any proposed use and development of land in Tarwin Lower is generally in accordance with the Tarwin Lower Framework Plan at Clause 21.17-13.

TARWIN LOWER FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.17-17 Implementation – Venus Bay

21.17-18

C090sgip

Overview – Walkerville

Walkerville is a Coastal Village comprising three subdivisions adjoining and surrounded by the Cape Liptrap Coastal Park. The Promontory View Estate is elevated high above the beach on the Fish Creek-Walkerville Road and has a mix of holiday and permanent residents. Walkerville North is accessed from Walkerville Road and contains the caravan park, limited community facilities and three clusters of holiday house subdivisions close to the beach. Walkerville South which consists of two holiday house clusters, can only be reached by the Walkerville South Road. Absence of reticulated water and/or sewer are a development restriction.

System Note: The following ordinance will be added after 21.17-24 Strategies – Waratah Bay

21.17-25

C090sgip

Implementation – Waratah Bay

Strategies relating to Waratah Bay will be implemented by:

- Ensuring that any proposed use and development of land in Waratah Bay is generally in accordance with the Waratah Bay Framework Plan at Clause 21.17-25.

WARATAH BAY FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.17-26 Overview – Yanakie

21.17-27

C090sgip

Objectives – Yanakie

- Promote the use and development of land generally in accordance with the Yanakie Framework Plan at clause 21.17-29.

System Note: The following ordinance will be added after 21.18-9 Implementation – Buffalo

21.18-10

C090sgip

Overview – Dumbalk

Located in a dairying area and in relatively close proximity to three larger settlements, Dumbalk is a residential Hamlet that is well-serviced in terms of commercial and community facilities. Dumbalk is in a potable water supply catchment area and has reticulated water but lacks a reticulated sewerage system

System Note: The following ordinance will be added after 21.18-33 Implementation – Ruby

21.18-34

C090sgip

Overview – Stony Creek

Stony Creek is a former railway Hamlet with numerous Victorian-era buildings adjacent to the Great Southern Rail Trail. The Hamlet is close to both the Stony Creek Racecourse and to the Meeniyan Wastewater Treatment Plant. Despite the latter facility, Stony Creek does not have reticulated sewerage. Parts of the town are in an open potable water supply catchment and some parts are susceptible to bushfire risk, including an old Crown subdivision of small lots in Jacks Road on the west side of the former railway line.

System Note: The following ordinance will be added after 21.17-8 Strategies – Sandy Point

21.17-9

C090sgip

Implementation – Sandy Point

Strategies relating to Sandy Point will be implemented by:

- Ensuring that any proposed use and development of land in Sandy Point is generally in accordance with the Sandy Point Framework Plan at Clause 21.17-9.

ENTER SP FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.18-2 Overview – Bena

21.18-3

C090sgip

Objectives – Bena

- Ensure that any proposed use and development of land is generally in accordance with the Bena Framework Plan at clause 21.18-5.

System Note: The following ordinance will be added after 21.18-7 Objectives – Buffalo

21.18-8

C090sgip

Strategies – Buffalo

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Buffalo.
 - Allow for rural dwellings on small Crown lots in the vicinity of Hall Road and McPhee Street where the lot has been consolidated to comply with the Buffalo Restructure Plan in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
 - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.
- Economic strategies:

- Encourage small-scale tourism that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.

System Note: The following ordinance will be added after 21.18-8 Strategies – Buffalo

21.18-9

C090sgip

Implementation – Buffalo

Strategies relating to Buffalo will be implemented by:

- Ensuring that any proposed use and development of land in Buffalo is generally in accordance with the Buffalo Framework Plan at Clause 21.18-9.

ENTER BUFFALO FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.18-11 Objectives – Dumbalk

21.18-12

C090sgip

Strategies – Dumbalk

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Dumbalk.
 - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.
- Economic strategies:
 - Identify the Town Centre of Dumbalk as the preferred focus for commercial services and facilities.
- Infrastructure strategies:
 - Support provision of reticulated sewerage to Dumbalk.

System Note: The following ordinance will be added after 21.18-14 Overview – Jumbunna

21.18-15

C090sgip

Objectives – Jumbunna

- Ensure that any proposed use and development of land is generally in accordance with the Jumbunna Framework Plan at clause 21.18-17.

System Note: The following ordinance will be added after 21.18-19 Overview – Kongwak

21.18-19

C090sgip

Objectives - Kongwak

- Ensure that any proposed use and development of land in Kongwak is generally in accordance with the Kongwak Framework Plan at Clause 21.18-21.

System Note: The following ordinance will be added after 21.18-26 Overview – Port Franklin

21.18-27

C090sgip

Objectives – Port Franklin

- Ensure that any proposed use and development of land in Port Franklin is generally in accordance with the Port Franklin Framework Plan at clause 21.18-29.

System Note: The following ordinance will be added after 21.18-30 Overview – Ruby

21.18-31
C090sgip

Objectives – Ruby

- Ensure that any proposed use and development of land in Ruby is generally in accordance with the Ruby Framework Plan at clause 21.18-33.

System Note: The following ordinance will be added after 21.18-32 Strategies – Ruby

21.18-33
C090sgip

Implementation – Ruby

Strategies relating to Ruby will be implemented by:

- Ensuring that any proposed use and development of land in Ruby is generally in accordance with the Ruby Framework Plan at Clause 21.18-33.

ENTER RUBY FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.17-10 Overview – Tarwin Lower

21.17-11
C090sgip

Objectives - Tarwin Lower

- Ensure that any proposed use and development of land in Tarwin Lower is generally in accordance with the Tarwin Lower Framework Plan at clause 21.17-13.

System Note: The following ordinance will be added after 21.17-14 Overview – Venus Bay

21.17-15
C090sgip

Objectives – Venus Bay

- Ensure that any proposed use and development of land in Venus Bay is generally in accordance with the Venus Bay Estate 1 Framework Plan and the Venus Bay Estate 2 Framework Plan (as appropriate) at clause 21.17-17.

System Note: The following ordinance will be added after 21.17-16 Strategies – Venus Bay

21.17-17
C090sgip

Implementation – Venus Bay

Strategies relating to Venus Bay will be implemented by:

- Ensuring that any proposed use and development of land in Venus Bay is generally in accordance with the Venus Bay – Estate 1 Framework Plan and the Venus Bay – Estate 2 Framework Plan at Clause 21.17-17, as applicable.

ENTER TWO VENUS BAY FRAMEWORK PLANS

System Note: The following ordinance will be added after 21.17-19 Objectives – Walkerville

21.17-20
C090sgip

Strategies – Walkerville

- Settlement strategies:
 - Provide an attractive and safe residential environment at Walkerville - Promontory View Estate, Walkerville North and Walkerville South.
 - Maintain Walkerville - Promontory View Estate, Walkerville North and Walkerville South as principally unserviced holiday destinations.

- Economic strategies:
 - Discourage any further commercial development in the Walkerville - Promontory Views Estate area, Walkerville North and Walkerville South apart from non-retail commercial facilities which are aimed at the tourist market and which could be readily confined to a house or residential property.
- Environmental strategies:
 - Protect the environmental values of Cape Liptrap Coastal Park, the beaches, and flora and fauna in and around the Walkerville settlements.
- Landscape and built form strategies:
 - Control the design and siting of development in Walkerville – Promontory View Estate, Walkerville North and Walkerville South by:
 - minimising visual intrusion of development into public use areas on the beach;
 - maintaining continuous indigenous vegetation canopy; and
 - reducing distant visibility through the use of darker colours / non-reflective materials.
 - Maintain the low key holiday character of the Coastal Village and preserve the different styles of each estate.
 - Maintain the rural, vegetated buffer between the subdivisions that comprise Walkerville Coastal Village.

System Note: The following ordinance will be added after 21.17-20 Strategies – Walkerville

21.17-21

C090sgip

Implementation – Walkerville

Strategies relating to Walkerville will be implemented by:

- Ensuring that any proposed use and development of land in Walkerville is generally in accordance with the Walkerville – Promontory Views Estate Framework Plan, the Walkerville North Framework Plan and the Walkerville South Framework Plan at Clause 21.17-21, as appropriate.

ENTER THREE WALKERVILLE FRAMEWORK PLANS

System Note: The following ordinance will be added after 21.17-25 Implementation – Waratah Bay

21.17-26

C090sgip

Overview – Yanakie

- The character of Yanakie is low key, which combined with its location in an area of environmental and landscape significance, gives it a charming attractiveness.

System Note: The following ordinance will be added after 21.17-28 Strategies – Yanakie

21.17-29

C090sgip

Implementation – Yanakie

Strategies relating to Yanakie will be implemented by:

- Ensuring that any proposed use and development of land in Yanakie is generally in accordance with the Yanakie Framework Plan at Clause 21.17-29.

INSERT YANAKIE FRAMEWORK PLAN

**System Note: The following ordinance will be added after 21.17-29 Implementation
– Yanakie**

21.18
C090sgip

HAMLETS – BENA, BUFFALO, DUMBALK, JUMBUNNA, KONGWAK, MIRBOO, PORT FRANKLIN, RUBY AND STONY CREEK

Place new ordinance text here.

System Note: The following ordinance will be added after 21.18-15 Objectives – Jumbunna

21.18-16
C090sgip

Strategies – Jumbunna

- Settlement strategies:
 - Provide an attractive and safe residential environment in Jumbunna.
 - Allow for dwellings on small lots in Cruickshank Road, Gooches Road, Hazel Road, Herring Lane, Lynn Street, McLeans Road, Rees Road and Taveners Road, where the lot has been consolidated to comply with the Jumbunna Restructure Plan in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.

System Note: The following ordinance will be added after 21.18-21 Implementation – Kongwak

21.18-22
C090sgip

Overview – Mirboo

Mirboo is a low density settlement located in a lush, vegetated valley of the Strzelecki Ranges with the Tarwin River (east branch) winding along its north and east boundaries. A recreation reserve and hall are the only community facilities. The entire settlement is located within the Tarwin River Open Potable Water Supply Catchment.

System Note: The following ordinance will be added after 21.18-22 Overview – Mirboo

21.18-23
C090sgip

Objectives – Mirboo

- Ensure that any proposed use and development of land is generally in accordance with the Mirboo Framework Plan at clause 21.18-25.

System Note: The following ordinance will be added after 21.18-23 Objectives – Mirboo

21.18-24
C090sgip

Strategies – Mirboo

- Settlement strategies:
 - Provide an attractive and safe residential environment at Mirboo.
 - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.

System Note: The following ordinance will be added after 21.18-35 Objectives – Stony Creek

21.18-36
C090sgip

Strategies – Stony Creek

- Settlement strategies:
 - Provide an attractive and safe residential environment at Stony Creek.
 - Discourage proliferation of rural dwellings on small Crown lots in Jacks Road where in accordance with the relevant Jacks Road Restructure Plan in the incorporated document

Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.

- Landscape and built form strategies:
 - Preserve the rural landscape of the area around Stony Creek by consolidating land parcels in accordance with the incorporated document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Economic strategies:
 - Promote equine related land uses between Stony Creek and Meeniyian.
 - Encourage small scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to the Stony Creek Racecourse, tourist routes and access to the Great Southern Rail Trail.
- Infrastructure strategies:
 - Encourage the extension of reticulated sewerage to Stony Creek.

System Note: The following ordinance will be added after 21.18-36 Strategies – Stony Creek

21.18-37

C090sgip

Implementation - Stony Creek

Strategies relating to Stony Creek will be implemented by:

- Ensuring that any proposed use and development of land in Stony Creek is generally in accordance with the Stony Creek Framework Plan at Clause 21.18-37.

ENTER STONY CREEK FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.17-7 Objectives - Sandy Point

21.17-8

C090sgip

Strategies – Sandy Point

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Sandy Point
 - Maintain the current housing density.
 - Promote long term development areas in locations which maintain pedestrian accessibility to the nearby foreshore and commercial centre.
 - Ensure that any expansion into the long term development areas identified on the Sandy Point Framework Plan does not occur until the following development prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed;
 - reticulated water and sewerage is available;
 - further investigation is undertaken to confirm the extent of potential problems associated with acid sulphate soils and flooding;

- further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance; and
- further investigation is undertaken to confirm the location of sites of recognised environmental significance.
- Landscape and built form strategies:
 - Maintain the low key, holiday character of the Coastal Village.
 - Promote development that respects and enhances the coastal character of the village.
 - Maintain the rural buffer between Sandy Point and Waratah Bay.
 - Promote environmentally-sustainable principles within the village, including the use of best practice water sensitive urban design measures for new developments.

System Note: The following ordinance will be added after 21.17-15 Objectives – Venus Bay

21.17-16
C090sgip

Strategies – Venus Bay

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Venus Bay.
 - Discourage development in areas susceptible to erosion.
 - Maintain the current housing density.
 - Limit projected residential growth to the long term development areas identified on the Venus Bay Estate 1 Framework Plan and the Venus Bay Estate 2 Framework Plan.
 - Ensure that any expansion into the long term development areas identified on the Venus Bay Framework Plans does not occur until the following Development Prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed;
 - reticulated water and sewerage is available;
 - further investigation is undertaken to confirm the extent of potential problems associated with acid sulphate soils and flooding;
 - further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance; and
 - further investigation is undertaken to confirm the location of sites of recognised environmental significance.
- Economic strategies:
 - Focus new commercial services and facilities in the Commercial 1 Zone and the Commercial 1 Zone Investigation Area in Jupiter Boulevard in Estate 1.
- Environmental strategies:
 - Ensure that each site is capable of on-site waste disposal that does not prejudice groundwater quality.
 - Maintain areas of indigenous and native vegetation where possible in new development.
 - Protect the environmental values of Anderson Inlet and Cape Liptrap Coastal Park.
- Landscape and built form strategies:

- Maintain the low key holiday character of the Coastal Village and preserve the different styles of each estate.
- Maintain the rural buffer between the first, second and third estates of Venus Bay as well as between Venus Bay and Tarwin Lower.
- Encourage the use of best practice water sensitive urban design measures for new developments.
- Promote ecologically sustainable and attractive forms of development that complement the natural environmental characteristics of Venus Bay.

System Note: The following ordinance will be added after 21.17-22 Overview – Waratah Bay

21.17-23

C090sgip

Objectives – Waratah Bay

- Ensure that any proposed use and development of land in Waratah Bay is generally in accordance with the Waratah Bay Framework Plan at clause 21.17-25.

System Note: The following ordinance will be added after 21.18 HAMLETS – BENA, BUFFALO, DUMBALK, JUMBUNNA, KONGWAK, MIRBOO, PORT FRANKLIN, RUBY AND STONY CREEK

21.18-1

C090sgip

Overview – Hamlets

The Hamlets are characterised by a cluster of housing on urban or small rural allotments with limited infrastructure and community services, and often no retail services. Some Hamlets have potential for small-scale tourism associated with local agricultural products, markets, the rail trail, rural landscapes and natural environments. Council’s vision is to contain growth within the settlement boundary of each Hamlet to protect agricultural, landscape and environmental values, and to reduce risks associated with environmental hazards.

System Note: The following ordinance will be added after 21.18-3 Objectives – Bena

21.18-4

C090sgip

Strategies – Bena

- Settlement strategies:
 - Provide an attractive and safe residential environment.
 - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.
- Economic strategies:
 - Encourage small scale tourism in the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to any future rail trail developed on the former railway line.
- Environmental strategies:
 - Support protection of Giant Gippsland Earthworm habitat and populations.

System Note: The following ordinance will be added after 21.18-13 Implementation – Dumbalk

21.18-14
C090sgip

Overview – Jumbunna

Historically a coal mining and railway settlement, Jumbunna is now a quiet residential and rural residential Hamlet with a Victorian-era character. Jumbunna is bypassed by the main road between Korumburra and Wonthaggi. The hill country in and around the town has old and inappropriate subdivisions that require lot restructuring before any additional dwelling development can occur. Environmental assessment may be appropriate prior to new development and land use to check for potential contamination or shafts associated with the settlement’s mining history.

System Note: The following ordinance will be added after 21.18-25 Implementation – Mirboo

21.18-26
C090sgip

Overview – Port Franklin

Port Franklin is a residential fishing and port Hamlet located adjacent to the Corner Inlet Ramsar wetlands and the Corner Inlet Marine and Coastal Park. It has recreation facilities and limited community facilities, and is close to the Great Southern Rail Trail at Bennison. Coastal climate change and susceptibility to inundation affect the fringes of the Hamlet. Two old and inappropriate subdivisions (known as Liverpool and Bennison) are located north west of the Hamlet.

System Note: The following ordinance will be added after 21.18-28 Strategies – Port Franklin

21.18-29
C090sgip

Implementation – Port Franklin

Strategies relating to Port Franklin will be implemented by:

- Ensuring that any proposed use and development of land in Port Franklin is generally in accordance with the Port Franklin Framework Plan at Clause 21.18-29.

ENTER PORT FRANKLIN FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.17-11 Objectives - Tarwin Lower

21.17-12
C090sgip

Strategies – Tarwin Lower

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Tarwin Lower.
 - Maintain the current housing density.
 - Encourage infill development of suitable vacant lots within the Township Zone and Low-Density Residential Zone.
 - Ensure that any expansion into the long term development areas identified on the Tarwin Lower Framework Plan does not occur until the following Development Prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed;
 - reticulated water and sewerage is made available;
 - further investigation is undertaken to confirm the extent of potential problems associated with flooding;

- further investigation is undertaken to confirm the location of sites of recognised cultural heritage significance; and
- further investigation is undertaken to confirm the location of sites of recognised environmental significance.
- Environmental strategies:
 - Protect the environmental values of the Tarwin River environment and Anderson Inlet.
 - Maintain areas of indigenous and native vegetation where possible in new development.
- Economic strategies:
 - Focus new commercial and industrial use and development within the existing commercial precinct in Evergreen Road between Walkerville Road and School Road.
 - Discourage commercial and industrial use and developments within the residential areas.
 - Promote Tarwin Lower as an important local centre serving the needs of the local community and tourists in the southern portion of the Shire.
- Landscape and built form strategies:
 - Maintain the low-key rural character of Tarwin Lower.
 - Encourage development that enhances the character of the commercial precinct.
 - Maintain the rural buffer between Tarwin Lower and Venus Bay.
 - Promote environmentally sustainable principles including the use of best practice water sensitive urban design measures for new developments.

System Note: The following ordinance will be added after 21.17-18 Overview – Walkerville

21.17-19

C090sgip

Objectives – Walkerville

- Ensure that any proposed use and development of land in Walkerville is generally in accordance with the Walkerville - Promontory View Estate Framework Plan, the Walkerville North Framework Plan and the Walkerville South Framework Plan (as appropriate) at clause 21.17-21.

System Note: The following ordinance will be added after 21.17-21 Implementation – Walkerville

21.17-22

C090sgip

Overview – Waratah Bay

There is an opportunity to capitalise on the unique views and nature based recreation opportunities in and around Waratah Bay. Views of Waratah Bay, Wilson’s Promontory and Cape Liptrap Coastal Park are key features of the area. Flora and fauna, cultural and landscape values and nature-based recreation will be promoted and supported. Future population growth will be promoted within the existing zoned land and in the growth areas defined on the Waratah Bay Framework Plan when required. It will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities.

System Note: The following ordinance will be added after 21.17-23 Objectives – Waratah Bay

21.17-24

C090sgip

Strategies – Waratah Bay

- Settlement strategies:
 - Provide an attractive and safe residential environment at Waratah Bay.

- Maintain current housing density.
- Ensure that any expansion into the long term development areas identified on the Waratah Bay Framework Plan does not occur until the following Development Prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone has been developed;
 - reticulated water and sewerage is made available;
 - further investigation is undertaken to confirm the extent of potential problems associated with flooding;
 - further investigation is undertaken to confirm the location of sites of recognised cultural heritage significance;
 - further investigation is undertaken to confirm the location of sites of recognised environmental significance; and
 - plans are included to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape.
- Environmental strategies:
 - Protect the environmental values of Cape Liptrap Coastal Park, the beaches and flora and fauna in and around Waratah Bay.
 - Promote Waratah Bay as the gateway to Cape Liptrap Coastal Park and as a tourist destination for nature-based recreation.
 - Promote environmentally sustainable principles within the Coastal Village.
 - Develop a network of habitat corridors and vegetation linkages throughout the Coastal Village.
- Economic strategies:
 - Maintain the low level of commercial development within the Coastal Village.
- Landscape and built form strategies:
 - Maintain areas of indigenous and native vegetation in new development.
 - Protect the identified landscape values of the area including the views across Waratah Bay, Wilson’s Promontory and Cape Liptrap Coastal Park by:
 - maintaining the rural buffer between Waratah Bay and Sandy Point; and
 - maintaining the low-key, unobtrusive coastal character of the hamlet.

System Note: The following ordinance will be added after 21.18-1 Overview – Hamlets

21.18-2
C090sgip

Overview – Bena

Bena is a rural residential hilltop Hamlet that is now by-passed by the South Gippsland Highway. It is located on the former railway line. Bena has limited recreation and community facilities. It is located within an area that provides habitat to the Giant Gippsland Earthworm.

System Note: The following ordinance will be added after 21.18-4 Strategies – Bena

21.18-5
C090sgip

Implementation – Bena

Strategies relating to Bena will be implemented by:

- Ensuring that any proposed use and development of land in Bena is generally in accordance with the Bena Framework Plan at Clause 21.18-5.

ENTER BENA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.18-5 Implementation – Bena

21.18-6

C090sgip

Overview – Buffalo

Buffalo is a former railway Hamlet adjacent to the Great Southern Rail Trail. It has recreation and limited community facilities. Much of the town is susceptible to bushfire risk, including the undeveloped small Crown lots in the vicinity of Hall Road and McPhee Street.

System Note: The following ordinance will be added after 21.18-12 Strategies – Dumbalk

21.18-13

C090sgip

Implementation – Dumbalk

Strategies relating to Dumbalk will be implemented by:

- Ensuring that any proposed use and development of land in Dumbalk is generally in accordance with the Dumbalk Framework Plan at Clause 21.18-13.

ENTER DUMBALK FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.18-16 Strategies – Jumbunna

21.18-17

C090sgip

Implementation – Jumbunna

Strategies relating to Jumbunna will be implemented by:

- Ensuring that any proposed use and development of land in Jumbunna is generally in accordance with the Jumbunna Framework Plan at Clause 21.18-17.

ENTER JUMBUNNA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.18-19 Objectives - Kongwak

21.18-20

C090sgip

Strategies – Kongwak

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Kongwak.
- Economic strategies:
 - Identify the Town Centre of Kongwak as the preferred focus for commercial services and facilities.
 - Support tourism opportunities associated with Kongwak Market and the former Butter Factory.
- Landscape and built form strategies:
 - Conserve and enhance heritage places in recognition of their contribution to the overall image of Kongwak.

System Note: The following ordinance will be added after 21.18-20 Strategies – Kongwak

21.18-21
C090sgip

Implementation – Kongwak

Strategies relating to Kongwak will be implemented by:

- Ensuring that any proposed use and development of land in Kongwak is generally in accordance with the Kongwak Framework Plan at Clause 21.18-21.

ENTER KONGWAK FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.18-27 Objectives – Port Franklin

21.18-28
C090sgip

Strategies – Port Franklin

- Settlement strategies:
 - Provide an attractive and safe residential environment at Port Franklin.
 - Allow for rural dwellings on small Crown lots in Port Franklin Road (the historic Liverpool subdivision) where the lot has been consolidated to comply with the Port Franklin Road Restructure Plan or the Durston Road Restructure Plan (as appropriate) in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017.
 - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.
- Economic strategies:
 - Encourage small-scale tourism within the Township Zone in Port Franklin that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.
- Landscape and built form strategies:
 - Preserve the rural landscape of the area around Port Franklin by consolidating land parcels in accordance with the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
 - Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of Port Franklin.
 - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Infrastructure strategies:
 - Discourage development in the absence of reticulated sewerage at Port Franklin.
 - Support extension of reticulated sewerage to Port Franklin.

System Note: The following ordinance will be added after 21.18-29 Implementation – Port Franklin

21.18-30
C090sgip

Overview – Ruby

Ruby is a former railway Hamlet with a small cluster of community facilities and rural residential houses in a rural zoning. It has close access to services at both Leongatha and Korumburra.

System Note: The following ordinance will be added after 21.18-31 Objectives – Ruby

21.18-32
C090sgip

Strategies – Ruby

- Settlement strategies:
 - Provide an attractive and safe residential environment at Ruby.
- Infrastructure strategies:
 - Support development of infrastructure that provides access to any future rail trail developed on the former railway line.

System Note: The following ordinance will be added after 21.17-13 Implementation – Tarwin Lower

21.17-14
C090sgip

Overview – Venus Bay

Future population growth in Venus Bay, when required, will be promoted within the existing zoned land and in the growth areas defined on the Venus Bay Framework Plan. It will provide low end convenience facilities and rely on Tarwin Lower and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise development and the natural bushland setting will continue to characterise the appearance of the Coastal Village.

System Note: The following ordinance will be added after 21.17-27 Objectives – Yanakie

21.17-28
C090sgip

Strategies – Yanakie

- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Yanakie.
- Economic strategies:
 - Identify the Town Centre on the Meeniyah-Promontory Road as the preferred focus for commercial business, and community and tourist services and facilities.
 - Encourage self-contained tourist development at Yanakie.
 - Encourage identification of niche business sectors that can be used to exploit the tourist market.

System Note: The following ordinance will be added after 21.18-6 Overview – Buffalo

21.18-7
C090sgip

Objectives – Buffalo

- Ensure that any proposed use and development of land is generally in accordance with the Buffalo Framework Plan at clause 21.18-9.

System Note: The following ordinance will be added after 21.18-10 Overview – Dumbalk

21.18-11
C090sgip

Objectives – Dumbalk

- Ensure that any proposed use and development of land is generally in accordance with the Dumbalk Framework Plan at clause 21.18-13.

System Note: The following ordinance will be added after 21.18-17 Implementation – Jumbunna

21.18-18

C090sgip

Overview – Kongwak

Kongwak is located in a foothills dairying area on the main road between Korumburra and Wonthaggi. It has relatively good community and recreation facilities and features a tourist-attracting weekend market and an historic former butter factory. Part of the town is susceptible to bushfire risk.

System Note: The following ordinance will be added after 21.18-24 Strategies – Mirboo

21.18-25

C090sgip

Implementation – Mirboo

Strategies relating to Mirboo will be implemented by:

- Ensuring that any proposed use and development of land in Mirboo is generally in accordance with the Mirboo Framework Plan at Clause 21.18-25.

ENTER MIRBOO FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.18-34 Overview – Stony Creek

21.18-35

C090sgip

Objectives – Stony Creek

- Ensure that any proposed use and development of land in Stony Creek is generally in accordance with the Stony Creek Framework Plan at clause 21.18-37.

System Note: The following ordinance will be added after 21.18-37

21.19
C090sgip

LOCALITIES – AGNES, ARAWATA, DARLIMURLA, HEDLEY, KARDELLA, NERRENA, STRZELECKI AND OTHERS

Place new ordinance text here.

System Note: The following ordinance will be added after 21.20-10 Overview – Character Area 1.5 – Waratah Bay/Corner Inlet

21.20-11
C090sgip

Objectives – Character Area 1.5 – Waratah Bay/Corner Inlet

Ensure appropriate land use and development in the vicinity of Waratah Bay/Corner Inlet.

System Note: The following ordinance will be added after 21.20-12 Strategies – Character Area 1.5 – Waratah Bay/Corner Inlet

21.20-13
C090sgip

Implementation – Character Area 1.5 – Waratah Bay/Corner Inlet

- Strategies at Clause 21.20-13 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

System Note: The following ordinance will be added after 21.20-17 Implementation – Character Area 2.3 – Cape Liptrap

21.20-18
C090sgip

Overview – Character Area 3.2 – Welshpool Hills and Mount Hoddle

This hilly area stretches from Waratah Bay almost to Yarram and is part of the Strzelecki Range landform that extends inland to Warragul and west to the Bass Hills. The southern edge rises sharply from flat coastal plains forming the topographic ‘amphitheatre’ setting to Corner Inlet. Mount Hoddle and the Welshpool Hills are prominent and regionally significant landforms that are highly visible backdrops to coastal and coastal hinterland areas from Yarram to Waratah Bay, while Mount Hoddle is visible as far west as Tarwin Lower and Venus Bay. Much of the area has a cultural landscape quality of cleared land and exotic vegetation and there is a distinct absence of built elements in prominent locations, with the exception of a large wind energy facility in the hills above Toora.

System Note: The following ordinance will be added after 21.19-2 Objectives – Agnes

21.19-3
C090sgip

Strategies – Agnes

- Economic strategies:
 - Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Great Southern Rail Trail.
- Landscape and built form strategies:
 - Conserve and enhance the sense of arrival at Agnes by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

System Note: The following ordinance will be added after 21.19-19 Implementation – Nerrena

21.19-20
C090sgip

Objectives – Strzelecki

- Ensure that any proposed use and development of land at Strzelecki is generally in accordance with the Strzelecki Framework Plan at clause 21.19-22.

System Note: The following ordinance will be added after 21.19-20 Objectives – Strzelecki

21.19-21

C090sgip

Strategies – Strzelecki

- Infrastructure strategies:
 - Encourage multiple uses of community facilities to maximise efficient use of the asset.
- Landscape and built form strategies:
 - Conserve and enhance the Strzelecki ‘sense of place’ by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

System Note: The following ordinance will be added after 21.19-21 Strategies – Strzelecki

21.19-22

C090sgip

Implementation – Strzelecki

Strategies relating to Strzelecki will be implemented by:

- Ensuring that any proposed use and development of land in Strzelecki is generally in accordance with the Strzelecki Framework Plan at Clause 21.19-22.

ENTER STRZELECKI FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.20 LANDSCAPE CHARACTER AREAS

21.20-1

C090sgip

Overview – Landscape Character Areas

The *Coastal Spaces Landscape Assessment Study (2006)* assessed the coastal landscapes of the Shire and identified six unique Character Areas. These are shown on the Landscape Character Areas map and described in this Clause. Further detail, including Landscape Management Guidelines, is found in the Coastal Spaces Landscape Assessment Study: *South Gippsland Municipal Reference Document (2006)*.

INSERT LANDSCAPE CHARACTER AREAS MAP

System Note: The following ordinance will be added after 21.20-4 Strategies – Character Area 1.3 – Bunurong Coast and Hinterland

21.20-5

C090sgip

Implementation – Character Area 1.3 – Bunurong Coast and Hinterland

Strategies at Clause 21.20-4 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

System Note: The following ordinance will be added after 21.20-7 Objectives – Character Area 1.4 – Tarwin Floodplain

21.20-8

C090sgip

Strategies – Character Area 1.4 – Tarwin Floodplain

- Protect locally significant views and vistas which contribute to the character of the Area, particularly expansive, open out views between Tarwin Lower and Venus Bay, and open views across Anderson Inlet.
- Protect the flats between Townsend Bluff and Tarwin Lower from visually dominant development.

- Retain the sense of uncluttered openness throughout the Character Area.
- Where development on the flats cannot be avoided, use low scale building forms and appropriate materials and colours that are not highly visible, particularly from main road corridors.

System Note: The following ordinance will be added after 21.20-15 Objectives – Character Area 2.3 – Cape Liptrap

21.20-16

C090sgip

Strategies – Character Area 2.3 – Cape Liptrap

- Maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout Cape Liptrap.
- Preserve the landscape setting for landmarks or features of cultural heritage significance, such as the Cape Liptrap Lighthouse and limestone kilns at Walkerville.
- Control the design and siting of development in Walkerville / Walkerville South by:
 - minimising visual intrusion of development into public use areas on the beach;
 - maintaining continuous indigenous vegetation canopy; and
 - reducing distant visibility through the use of darker colours / non-reflective materials.
- Ensure development on private land adjoining the coast is set back from the cliff top / coast so as to retain a dominant natural character and views to coastal and near-coastal hinterland features.

System Note: The following ordinance will be added after 21.19 LOCALITIES – Agnes, Arawata, Darlimurla, Hedley, Kardella, Nerrena, Strzelecki and others

21.19-1

C090sgip

Overview - Localities

Scattered across the Shire, the localities comprise clusters of housing located in rural areas on small rural allotments. Arawata and Kardella contain urban zoned land while the other localities have land in rural zones. The localities have minimal or no infrastructure or community facilities and are relatively isolated from higher level settlements. Some of the localities are affected by development constraints such as susceptibility to erosion, bushfire or inundation. Both Hedley and Darlimurla have old and inappropriate subdivisions identified for restructure. Some localities have potential for small-scale tourism associated with local agricultural products, rail trails, rural landscapes and natural environments.

Council's vision is to contain growth within the settlement boundary of the respective localities and to strongly discourage expansion outside of the settlement boundaries. This is due to the lack of infrastructure and services, to protect agricultural, environmental and landscape values, and to reduce risks associated with environmental hazards

System Note: The following ordinance will be added after 21.19-8 Objectives – Darlimurla

21.19-9

C090sgip

Strategies – Darlimurla

- Settlement strategies:
 - Allow for rural dwellings on small Crown lots on and near Cornell Road Darlimurla where the lot has been consolidated to comply with the Cornell Road Restructure Plan in the incorporated document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Economic strategies:

- Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Grand Ridge Rail Trail.
- Infrastructure strategies:
 - Encourage multiple uses of community facilities to maximise efficient use of the asset.
- Landscape and built form strategies:
 - Conserve and enhance the sense of arrival at Darlimurla by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
 - Preserve the rural landscape of the area at Darlimurla by consolidating land parcels in accordance with the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.

System Note: The following ordinance will be added after 21.19-12 Strategies – Hedley

21.19-13

C090sgip

Implementation – Hedley

Strategies relating to Hedley will be implemented by:

- Ensuring that any proposed use and development of land in Hedley is generally in accordance with the Hedley Framework Plan at Clause 21.19-13.

INSERT HEDLEY FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.19-23 Objectives – Other Localities

21.19-24

C090sgip

Strategies – Other Localities

- Settlement strategies:
 - Provide an attractive and safe environment in the localities.
 - Discourage development in areas susceptible to environmental hazards.
- Landscape and built form strategies:
 - Conserve and enhance the sense of arrival at locality settlements by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
 - Promote ecologically sustainable and sympathetically designed and located development that complements the environmental, topographical and landscape values of the surrounding area.
 - Conserve and enhance heritage places including Avenues of Honour in recognition of their contribution to the overall character of the settlement.
- Environmental strategies:
 - Support protection of Giant Gippsland Earthworm habitat and populations.
 - Ensure that each development site is capable of on-site wastewater treatment and disposal that does not prejudice groundwater quality.
- Infrastructure strategies:
 - Encourage multiple uses of community facilities to maximise efficient use of the asset.

System Note: The following ordinance will be added after 21.20-3 Objectives – Character Area 1.3 – Bunurong Coast and Hinterland

21.20-4
C090sgip

Strategies – Character Area 1.3 – Bunurong Coast and Hinterland

- Retain clear views of the coastal dunes, cliffs and formations from coastal areas coastal roads.
- Protect and enhance the character of the near-coastal hinterland by encouraging the progressive revegetation of rural land adjoining coastal reserves, and by siting developments at long setback distances from the coast and out of view of key viewing locations.
- Maintain extensive rural character outside settlements by siting new development long distances apart, back from roads and amongst vegetation, and siting large-scale built development within or close to existing built areas to avoid dominance of built form over the open pastoral hinterland.

System Note: The following ordinance will be added after 21.20-11 Objectives – Character Area 1.5 – Waratah Bay/Corner Inlet

21.20-12
C090sgip

Strategies – Character Area 1.5 – Waratah Bay/Corner Inlet

- Protect the rural character and views that create a scenic ‘gateway’ to Wilsons Promontory (especially along Foster – Promontory Road), by restricting linear urban sprawl or the cluttering of built development.
- Ensure that long stretches of the coastal strip remain free of development of any kind.
- Reduce the visibility of buildings or structures, within the coastal strip, outside settlements.
- Carefully manage development at the Corner Inlet coastal edge to retain intact natural coastal character by restricting heights of dwellings, controlling colours and clustering development at already developed centres (e.g. Port Welshpool).
- Contain linear residential expansion of Waratah Bay along access road and avoid exposure of built form above low dunes.
- Minimise clutter of built elements throughout hinterland areas to protect the rural character.

System Note: The following ordinance will be added after 21.20-22 Overview – Character Area 4.1 – Venus Bay Dunes

21.20-23
C090sgip

Objectives – Character Area 4.1 – Venus Bay Dunes

Ensure appropriate land use and development in the vicinity of the Venus Bay dunes.

System Note: The following ordinance will be added after 21.19-6 Strategies – Arawata

21.19-7
C090sgip

Implementation – Arawata

Strategies relating to Arawata will be implemented by:

- Ensuring that any proposed use and development of land in Arawata is generally in accordance with the Arawata Framework Plan at Clause 21.19-7.

ENTER ARAWATA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.20-5 Implementation – Character Area 1.3 – Bunurong Coast and Hinterland

21.20-6
C090sgip

Overview – Character Area 1.4 – Tarwin Floodplain

This area comprises a wetland environment with very flat topography surrounding the Tarwin River Estuary and part of Anderson Inlet, primarily used for agricultural purposes. The area extends inland to include the flood plains of the Bald Hill Creek and Fish Creek and their confluence with the Tarwin River. Open views are experienced throughout owing to lack of topographic and vegetative screening.

System Note: The following ordinance will be added after 21.20-9 Implementation – Character Area 1.4 – Tarwin Floodplain

21.20-10
C090sgip

Overview – Character Area 1.5 – Waratah Bay/Corner Inlet

This low-lying, flat area covers a long stretch of varied coastline at the gateway to Wilsons Promontory. The area exhibits a strong and open rural character wedged between the dramatic topographies of the lower Strzelecki Range and Wilsons Promontory. Scenic coastal landforms and extensive views to the Promontory provide valued visual links to natural landscapes. To the north, the Strzelecki Range and Mount Hoddle form the boundary and create prominent landscape features adjoining the flat plains. Low density development is scattered throughout, with several small lifestyle settlements on the coast and medium sized rural towns in the east.

System Note: The following ordinance will be added after 21.20-16 Strategies – Character Area 2.3 – Cape Liptrap

21.20-17
C090sgip

Implementation – Character Area 2.3 – Cape Liptrap

- Strategies at Clause 21.20-16 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

System Note: The following ordinance will be added after 21.20-21 Implementation – Character Area 3.2 – Welshpool Hills and Mount Hoddle

21.20-22
C090sgip

Overview – Character Area 4.1 – Venus Bay Dunes

Extending from Point Smythe at the mouth of Anderson Inlet almost to Cape Liptrap, this area contains large coastal dune landforms extending for up to one kilometre inland. A large portion of the area is reserved as part of Cape Liptrap Coastal Park and, with the exception of the sprawling settlement of Venus Bay in the north, is undeveloped. South of Venus Bay, the area is largely inaccessible except by four-wheel drive. The high dunes are a background landscape feature to the inland agricultural plains for much of the length of the area.

System Note: The following ordinance will be added after 21.20-23 Objectives – Character Area 4.1 – Venus Bay Dunes

21.20-24
C090sgip

Strategies – Character Area 4.1 – Venus Bay Dunes

- Retain the natural and undeveloped character of the Bass Strait coastal edge by avoiding buildings and structures outside the settlements.
- Enhance the dominant vegetated character of the Venus Bay Peninsula as viewed from Anderson Inlet.
- Ensure buildings are integrated with their surroundings by using darker colours and landscaping around dwellings to minimise contrast and distant visibility, particularly on the eastern edge of the Character Area.

System Note: The following ordinance will be added after 21.19-1 Overview - Localities

21.19-2
C090sgip

Objectives – Agnes

- Ensure that any proposed use and development of land at Agnes is generally in accordance with the Agnes Framework Plan at clause 21.19-4.

System Note: The following ordinance will be added after 21.19-13 Implementation – Hedley

21.19-14
C090sgip

Objectives – Kardella

- Ensure that any proposed use and development of land at Kardella is generally in accordance with the Kardella Framework Plan at clause 21.19-16.

System Note: The following ordinance will be added after 21.19-14 Objectives – Kardella

21.19-15
C090sgip

Strategies – Kardella

- Landscape and built form strategies:
 - Conserve and enhance the sense of arrival at Kardella by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
- Environmental strategies:
 - Support protection of Giant Gippsland Earthworm habitat and populations.

System Note: The following ordinance will be added after 21.19-16 Implementation – Kardella

21.19-17
C090sgip

Objectives – Nerrena

- Ensure that any proposed use and development of land at Nerrena is generally in accordance with the Nerrena Framework Plan at clause 21.19-19.

System Note: The following ordinance will be added after 21.19-18 Strategies – Nerrena

21.19-19
C090sgip

Implementation – Nerrena

Strategies relating to Nerrena will be implemented by:

- Ensuring that any proposed use and development of land in Nerrena is generally in accordance with the Nerrena Framework Plan at Clause 21.19-19.

INSERT NERRENA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.19-24 Strategies – Other Localities

21.19-25
C090sgip

Implementation – Other Localities

Strategies that relate to other towns are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

System Note: The following ordinance will be added after 21.20-2 Overview – Character Area 1.3 – Bunurong Coast and Hinterland

21.20-3
C090sgip

Objectives – Character Area 1.3 – Bunurong Coast and Hinterland

Ensure appropriate land use and development in the vicinity of the Bunurong Coast and hinterland.

System Note: The following ordinance will be added after 21.20-8 Strategies – Character Area 1.4 – Tarwin Floodplain

21.20-9
C090sgip

Implementation – Character Area 1.4 – Tarwin Floodplain

- Strategies at Clause 21.20-8 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

System Note: The following ordinance will be added after 21.20-19 Objectives – Character Area 3.2 – Welshpool Hills and Mount Hoddle

21.20-20
C090sgip

Strategies – Character Area 3.2 – Welshpool Hills and Mount Hoddle

- Ensure ridge tops and visually prominent hill faces are largely kept free of development, particularly slopes visible from the coast and coastal hinterland such as between Mount Hoddle and the municipal boundary with Wellington Shire.
- Encourage development to be tucked into in the inland rolling topography and away from prominent viewing locations and skylines.
- Ensure large scale infrastructure is sited out of the coastal viewshed wherever possible and away from prominent locations.

System Note: The following ordinance will be added after 21.20-20 Strategies – Character Area 3.2 – Welshpool Hills and Mount Hoddle

21.20-21
C090sgip

Implementation – Character Area 3.2 – Welshpool Hills and Mount Hoddle

- Strategies at Clause 21.20-20 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

System Note: The following ordinance will be added after 21.20-24 Strategies – Character Area 4.1 – Venus Bay Dunes

21.20-25
C090sgip

Implementation – Character Area 4.1 – Venus Bay Dunes

- Strategies at Clause 21.20-24 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

System Note: The following ordinance will be added after 21.20-25 Implementation – Character Area 4.1 – Venus Bay Dunes

REFERENCE DOCUMENTS

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme. Decision-makers should use these for background research only. Material in these documents that potentially provides policy guidance on decision-making but which is not specifically referred to by the Scheme, should not be given any weight.

- *Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006)*
- *Coastal Spaces Landscape Assessment Study, State Overview Report (2006)*
- *Corner Inlet Dynamic Storm Tide Modelling Assessment – Water Technology June 2014*
- *Domestic Wastewater Management Plan 2016-2020 (South Gippsland Shire Council)*
- *Draft Guidelines for the Assessment of Heritage Planning Applications (Heritage Victoria, 2000)*
- *Foster Structure Plan, (2008)*
- *Giant Gippsland Earthworm Environmental Significance Overlay Reference Document, (September 2015)*
- *Gippsland Regional Waste Management Plan (Gippsland Regional Waste Management Group, 1999) (as amended)*
- *Healthy by Design ®, A guide to planning environments for active living in Victoria, Melbourne: National Heart Foundation of Australia, updated June 2012 (as amended), National Heart Foundation of Australia (Victoria Division)*
- *Infrastructure Design Manual (version 4, March 2013)(as amended)*
- *Korumburra Structure Plan (June 2014) (as amended)*
- *Korumburra Town Centre Car Parking Strategy, June 2013*
- *Korumburra Town Centre Framework Plan Economic Assessment, March 2013*
- *Korumburra Town Centre Framework Plan: Framework Report, October 2013*
- *Korumburra Milk Processing Plant Buffer Assessment (Burra Foods) November 2014*
- *Leongatha CBD Parking Strategy (2013) (as amended)*
- *Leongatha Industrial Land Supply Study (2013) (as amended)*
- *Leongatha Structure Plan, (2008)*
- *Loch Urban Design Framework (2005)*
- *Mirboo North Structure Plan, (2004)*
- *Nyora Structure Plan (2013)*
- *Nyora Development Strategy (2016)*
- *Regional Sand Extraction Strategy: Lang Lang to Grantville (1996, Department of Infrastructure)*
- *Rural Tourism Development Strategy (2009)*
- *Sandy Point Urban Design Framework: Settlement Background Paper (2006)*
- *South Gippsland Eastern District Urban Design Frameworks January 2012 (as amended)*
- *South Gippsland Heritage Study (2004)*
- *South Gippsland Housing and Settlement Strategy, 2013 (as amended)*
- *South Gippsland Municipal Public Health and Wellbeing Plan (as amended)*

- *South Gippsland Open Space Strategy 2007 (as amended)*
- *South Gippsland Recreation Strategy, (2007, as amended)*
- *South Gippsland Rural Land Use Strategy, (2011)*
- *South Gippsland Shire Council Paths and Trails Strategy (2010) (as amended)*
- *South Gippsland Shire Heritage Study Amendment C92 Heritage Citations April 2014*
- *Tarwin Lower Urban Design Framework: Settlement Background Paper (2006)*
- *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (1999)*
- *Tourist Signing Guidelines – Information for Tourism Businesses (VicRoads, 2009) (as amended)*
- *Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017)*
- *Venus Bay Urban Design Framework: Settlement Background Paper (2006)*
- *Waratah Bay Urban Design Framework: Settlement Background Paper (2006)*
- *Water Supply Catchment Development and Land Use Guidelines (South Gippsland Water, 2012)*

System Note: The following ordinance will be added after 21.19-3 Strategies – Agnes

21.19-4

C090sgip

Implementation - Agnes

Strategies relating to Agnes will be implemented by:

- Ensuring that any proposed use and development of land in Agnes is generally in accordance with the Agnes Framework Plan at Clause 21.19-4.

System Note: The following ordinance will be added after 21.18-4 Implementation – Agnes

21.19-5

C090sgip

Objectives – Arawata

- Ensure that any proposed use and development of land at Arawata is generally in accordance with the Arawata Framework Plan at clause 21.19-7.

System Note: The following ordinance will be added after 21.19-5 Objectives – Arawata

21.19-6

C090sgip

Strategies – Arawata

- Settlement strategies:
 - Discourage urban expansion on the south side of Fairbank Road.
- Infrastructure strategies:
 - Encourage multiple uses of community facilities to maximise efficient use of the asset.
- Landscape and built form strategies:
 - Conserve and enhance the sense of arrival at Arawata by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
- Environmental strategies:
 - Support protection of Giant Gippsland Earthworm habitat and populations.

System Note: The following ordinance will be added after 21.19-7 Implementation – Arawata

21.19-8
C090sgip

Objectives – Darlimurla

- Ensure that any proposed use and development of land at Darlimurla is generally in accordance with the Darlimurla Framework Plan at clause 21.19-10.

System Note: The following ordinance will be added after 21.19-9 Strategies – Darlimurla

21.19-10
C090sgip

Implementation – Darlimurla

Strategies relating to Darlimurla will be implemented by:

- Ensuring that any proposed use and development of land in Darlimurla is generally in accordance with the Darlimurla Framework Plan at Clause 21.19-10.

INSERT DARLIMURLA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.19-10 Implementation – Darlimurla

21.19-11
C090sgip

Objectives – Hedley

- Ensure that any proposed use and development of land at Hedley is generally in accordance with the Hedley Framework Plan at clause 21.19-13.

System Note: The following ordinance will be added after 21.19-11 Objectives – Hedley

21.19-12
C090sgip

Strategies – Hedley

- Settlement strategies:
 - Allow for rural dwellings on small lots on Salmons Road Hedley where the lot has been consolidated to comply with the Salmons Road Restructure Plan in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.
- Economic strategies:
 - Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of (the future extension of) the Great Southern Rail Trail.
- Infrastructure strategies:
 - Encourage multiple uses of community facilities to maximise efficient use of the asset.
- Landscape and built form strategies:
 - Conserve and enhance the sense of arrival at Hedley by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
 - Preserve the rural landscape of the area at Hedley by consolidating land parcels in accordance with the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017.

System Note: The following ordinance will be added after 21.19-15 Strategies – Kardella

21.19-16
C090sgip

Implementation – Kardella

Strategies relating to Kardella will be implemented by:

- Ensuring that any proposed use and development of land in Kardella is generally in accordance with the Kardella Framework Plan at Clause 21.19-16.

ENTER KARDELLA FRAMEWORK PLAN

System Note: The following ordinance will be added after 21.19-17 Objectives – Nerrena

21.19-18
C090sgip

Strategies – Nerrena

- Infrastructure strategies:
 - Encourage multiple uses of community facilities to maximise efficient use of the asset.
- Landscape and built form strategies:
 - Conserve and enhance the Nerrena ‘sense of place’ by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

System Note: The following ordinance will be added after 21.19-22 Implementation – Strzelecki

21.19-23
C090sgip

Objectives – Other Localities

Ensure proposed use and development of land in other localities is generally in accordance with the strategies identified at Clause 21.19-24.

System Note: The following ordinance will be added after 21.19-25 Implementation – Other Localities

21.20

C090sgip

LANDSCAPE CHARACTER AREAS

Place new ordinance text here.

System Note: The following ordinance will be added after 21.20-1 Overview – Landscape Character Areas**21.20-2**

C090sgip

Overview – Character Area 1.3 – Bunurong Coast and Hinterland

This area includes the diverse and rugged Bunurong coastline between Kilcunda and Inverloch in Bass Coast Shire, and a largely cleared, rolling pastoral hinterland extending inland to the Strzelecki Range and east to Cape Liptrap (including the Bald Hills) in South Gippsland Shire. Along the Bass Strait coast, high sand dunes, sea cliffs, rocky headlands, rock stacks and beaches are valued landscape features. The immediate hinterland is largely undeveloped and in part supports native heathy vegetation in coastal reserves. Further inland, open grazing land is interspersed with corridors of native vegetation (especially riparian reserves and at roadsides), exotic windbreaks, farmhouses and settlements.

System Note: The following ordinance will be added after 21.20-6 Overview – Character Area 1.4 – Tarwin Floodplain**21.20-7**

C090sgip

Objectives – Character Area 1.4 – Tarwin Floodplain

Ensure appropriate land use and development in the vicinity of the Tarwin Floodplain.

System Note: The following ordinance will be added after 21.20-13 Implementation – Character Area 1.5 – Waratah Bay/Corner Inlet**21.20-14**

C090sgip

Overview – Character Area 2.3 – Cape Liptrap

This elevated area consists of a broad rocky headland with a flat undulating plateau creating a unique landscape unit extending from Cape Liptrap to the township of Waratah Bay. Natural landscape features include rugged coastal cliffs. Beaches are scenic and valued elements of the area and intact coastal vegetation communities dominate the few small settlements that occur along the Waratah Bay edge. Historic built elements including Cape Liptrap Lighthouse and limestone kilns at Walkerville add character to the wild natural landscapes.

System Note: The following ordinance will be added after 21.20-14 Overview – Character Area 2.3 – Cape Liptrap**21.20-15**

C090sgip

Objectives – Character Area 2.3 – Cape Liptrap

Ensure appropriate land use and development in the vicinity of Cape Liptrap.

System Note: The following ordinance will be added after 21.20-18 Overview – Character Area 3.2 – Welshpool Hills and Mount Hoddle**21.20-19**

C090sgip

Objectives – Character Area 3.2 – Welshpool Hills and Mount Hoddle

Ensure appropriate land use and development in the vicinity of the Welshpool Hills and Mount Hoddle.

--/20--
C90**SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY****1.0****Restructure plan**--/20--
C90

PS map ref	Land	Title of restructure plan
RO1	Land located at Venus Bay on Mercury Drive and Juno Road as depicted in Figure 1 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Juno Road Restructure Plan
RO2	Land located at Venus Bay on Atkinson Avenue as depicted in Figure 2 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Atkinson Avenue Restructure Plan
RO3	Land located at Venus Bay on Black Avenue as depicted in Figure 3 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Black Avenue Restructure Plan
RO4	Land located at Jeetho on Wettenhalls Road and Jeetho Road as depicted in Figure 4 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Wettenhalls Road Restructure Plan
RO5	Land located at Outtrim on Main Street, Rileys Road, Outtrim-Moyarra Road, Lomagnos Road and Hegarty Street as depicted in Figure 5 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Outtrim Restructure Plan
RO6	Land located at Whitelaw on Korumburra-Bena Road as depicted in Figure 6 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Korumburra-Bena Road Restructure Plan

PS map ref	Land	Title of restructure plan
RO7	Land located at Jumbunna on Korumburra-Wonthaggi Road, Cruickshank Road, Tavener Road, Lynn Street, Mcleans Road, Hazel Road Rees Road and Gooches Road as depicted in Figure 7 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Jumbunna Restructure Plan
RO8	Land located at Tarwin on Dowds Road, the South Gippsland Highway and Tarwin Lower Road as depicted in Figure 8 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Dowds Road Restructure Plan
RO9	Land located at Meeniyah West on McIlwaine Street and the South Gippsland Highway as depicted in Figure 9 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	McIlwaine Street Restructure Plan
RO10	Land located at Newcastle on Scott and Faheys Road and the South Gippsland Highway as depicted in Figure 10 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Newcastle Restructure Plan
RO11	Land located at Hoddle on Lowrys Road and Fish Creek-Foster Road as depicted in Figure 11 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Lowrys Road Restructure Plan
RO12	Land located at Bennison on Durston Road and Port Franklin Road as depicted in Figure 12 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Durston Road Restructure Plan

PS map ref	Land	Title of restructure plan
	<i>2017</i>	
RO13	Land located at Port Franklin on Port Franklin Road as depicted in Figure 13 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Port Franklin Road Restructure Plan
RO14	Land located at Hedley on Salmon Road and the South Gippsland Highway as depicted in Figure 14 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Salmon Road Restructure Plan
RO15	Applies to a number of properties located south of Toora as depicted in Figure 15 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Toora Coastal Restructure Plan
RO16	Land located at Buffalo on McPhee Road and off Hall Road as depicted in Figure 16 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Buffalo Restructure Plan
RO17	Land located at Darlimurla on the north side of Cornell Road and off Cornell Road as depicted in Figure 17 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Cornell Road Restructure Plan
RO18	Land located at Hedley on the south east side of the intersection of Todds Road and the South Gippsland Highway as depicted in Figure 18 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Todds Road Restructure Plan
RO19	Land located at Port Welshpool, south of	Port Welshpool Restructure Plan

PS map ref	Land	Title of restructure plan
	Telegraph Road and generally east of Port Welshpool Road as depicted in Figure 19 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	
RO20	Land located at Stony Creek on the west side of Jacks Road and Stony Creek Road as depicted in Figure 20 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Jacks Road Restructure Plan
RO21	Land located at Dollar south of Dollar Hall Road and west of Foster-Mirboo Road as depicted in Figure 21 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017</i>	Dollar Hall Road Restructure Plan

31/07/2018
VC148**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0**--/--/20--
C90sgip**Incorporated documents**

Name of document	Introduced by:
Restructure Plans for Old & Inappropriate Subdivisions in South Gippsland Shire	C90
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction (Standards Australia Limited, 2015)	VC107
SPI Electricity Pty Ltd Leongatha Depot 2013 (July 2013)	C84
Wilson's Promontory Cruises Facility (April 2017)	C113