



AGENDA APPENDIX
Council Meeting
Wednesday 24 April 2013

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.16 PLANNING SCHEME AMENDMENT C68 - MUNICIPAL STRATEGIC STATEMENT POLICY-NEUTRAL REVIEW

- Appendix 1 – Existing Planning Scheme Contents and MSS
- Appendix 2 – Revised ‘Contents’ and ‘MSS’ sections
- Appendix 3 – Table of Changes – attachments to Explanatory Report



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Appendix 1 – Existing Planning Scheme Contents and MSS

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5 MAR 2013

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**Local
Planning
Policy
Framework**

**Local
Planning
Policy
Framework**

20

19/01/2006
VC37

OPERATION OF THE LOCAL PLANNING POLICY FRAMEWORK

This section sets out the Municipal Strategic Statement and the Local Planning Policies that apply to the area covered by this scheme.

20.01

19/01/2006
VC37

Operation of the Municipal Strategic Statement

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

The MSS provides an opportunity for an integrated approach to planning across all areas of council and should clearly express links to the corporate plan. The MSS is dynamic and enables community involvement in its ongoing review. The MSS will be built upon as responsible authorities develop and refine their strategic directions in response to the changing needs of the community.

When preparing amendments to this scheme and before making decisions about permit applications, planning and responsible authorities must take the MSS into account.

20.02

19/01/2006
VC37

Operation of the Local Planning Policies

Local Planning Policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement.

A Local Planning Policy (LPP) is a policy statement of intent or expectation. It states what the responsible authority will do in specified circumstances or the responsible authority's expectation of what should happen. The LPP gives the responsible authority an opportunity to state its view of a planning issue and its intentions for an area. An LPP provides guidance to decision making on a day to day basis. It can help the community to understand how the responsible authority will consider a proposal. The consistent application of policy over time should achieve a desired outcome.

When preparing amendments to this scheme and before making decisions about permit applications, planning and responsible authorities must take the LPPs into account.

21
15/01/2006
VC37

MUNICIPAL STRATEGIC STATEMENT

21.01 MUNICIPAL PROFILE

25/07/2010
C46

21.01-1 Location

15/01/2006
VC37

The South Gippsland Shire covers an area of approximately 3,297 square kilometres and is located about 100 km south east of metropolitan Melbourne. It is situated on the south western boundary of the Gippsland region and abuts five municipalities - Baw Baw and Latrobe City to the north, Wellington to the east, Bass Coast to the south-west, and Cardinia to the west. The Strzelecki Ranges form much of the Shire's northern boundary, whilst the coastline delineates the southern boundary.

21.01-2 Municipal overview

25/07/2010
C46

The South Gippsland 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. The Shire also contains a large number of parks and reserves containing flora and fauna of State and National significance, which contribute to the municipality being renowned for its natural beauty.

The largest town within the Shire is Leongatha with a population of 4,667 (2006ABS Census) with other significant towns being Korumburra 3,260, Mirboo North, 1,498 and Foster 1,078. Leongatha, Korumburra and Foster are located on the South Gippsland Highway; which is the main transport link providing access within the Shire and to Melbourne. Mirboo North is located on the Strzelecki Highway, which provides access through the Shire's north-east to the Latrobe Valley and greater Gippsland region.

A number of smaller towns are distributed throughout the municipality, such as Bena, Fish Creek, Koonwarra, Loch, Meeniyan, Nyora, Welshpool, Poowong and Toora. Many of these towns were primarily established to serve the surrounding rural communities and now provide quality urban lifestyles in a scenic rural environment. Other small coastal towns such as Sandy Point, Walkerville, Venus Bay, Port Welshpool, Port Franklin and Waratah Bay are principally tourist destinations, providing holiday homes and places for people to retire to.

The South Gippsland Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk and milk products as well as beef, prime lamb and timber products. The relatively abundant rainfall and high quality agricultural soils of the area will likely continue to make the Shire attractive to agricultural producers.

21.01-3 People

15/01/2006
VC37

Key demographic characteristics are as follows:

- Population density in the Shire is greatest within the urban centres and in the area between Korumburra, Leongatha and Kongwak.
- There is considerable seasonal variation in the number of persons within the municipality due to the holiday homes 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.

SOUTH GIPPSLAND PLANNING SCHEME

- There is a higher proportion of dwelling owners compared with the Gippsland region and Victoria.
- Most people who are moving to the Shire are from nearby areas, particularly the south-eastern Melbourne suburbs of Dandenong and Frankston.
- The proportion of persons employed in the agricultural sector is considerably higher than for the Gippsland region.
- There has been an increase in the number of jobs within the Shire, compared with a decline 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.

21.01-4

03/12/2009
C45

Settlement

A diverse range of housing opportunities exist throughout the Shire with the majority of housing for permanent residents being built in the larger towns of Leongatha, Korumburra, Mirboo North and Foster. Considerable low density and rural living opportunities currently exist around Korumburra, Mirboo North and Nyora. There is a shortage of such opportunities around Leongatha, where much of the land has already been developed.

Pressure continues for holiday houses along the coast, particularly Venus Bay and areas facing Waratah Bay. There is also strong demand for dwellings outside the town areas by those seeking a more remote rural lifestyle. *Urban Design Frameworks* (2006) have been prepared for the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower, to protect the character of the settlements and provide direction for future development. Coastal settlement boundaries have been set, providing for 15-20 years of growth within the settlements, with further areas demarcated for long term growth. These measures will provide for future housing opportunities while preventing the sprawling of the settlements into the rural hinterland, in order to protect the values of these sensitive coastal areas.

21.01-5

03/12/2009
C45

Environment and cultural heritage

Environment

The Shire's natural resources are essential for biodiversity, agriculture, industry and recreation, whilst the region's natural beauty attracts residents and tourists from around the world.

South Gippsland is home to a diverse range of native plants and animals. The Strzelecki Ranges contains warm temperate rainforest, the hills and plains are the home of the unique Giant Gippsland Earthworm and areas such as Corner Inlet support a wealth of marine, estuarine and freshwater plants and animals. The Shire also 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.

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.

Cultural Heritage

South Gippsland has a rich and diverse cultural heritage, which demonstrates the history of area from the occupation of the land by aboriginal people from the *Gwmai*, *Bun wurrung* and *Wurundjeri* clans through to the post-contact era, which refers to the period following the initial contact between the local aboriginal communities and European explorers and settlers.

Over 1,200 cultural heritage places have been identified in the Shire including buildings, structures, monuments, trees, landscapes and sites of aboriginal or archaeological significance. All places are of local significance and some, such as Korumburra Railway Station, are of State or National significance.

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 include the evidence of shell middens along the coast, artefact “scatters” in these areas and elsewhere, and ‘scarred’ trees. Aboriginal culture is also reflected by place names derived from the local language groups including *Woorayl*, *Bunwong*, and *Gunyah Gunyah*.

The post-contact cultural heritage places in the Shire illustrate the historic themes that were important in the development of the area and provide an historical explanation of the existing physical fabric and land use patterns. The majority of places reflect four of the key historic themes, which had the greatest influence upon the distinctive pattern of towns and settlements throughout the Shire:

- 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 McDonald’s Track, and significant cultural landscapes such as Mossvale Park and the former Mossvale nursery.

The cultural heritage places of the Shire make a significant contribution to its character, amenity and identity, and can often provide economic benefits by enhancing the appeal of the Shire as a place to live, work and visit. The importance of heritage to the community is demonstrated by the care and pride taken in the conservation and enhancement of heritage places by both private and public custodians, the support for local historic societies and townscape improvement with historic themes in many towns.

21.01-6

25/07/2010
C46

Economy

Agricultural and associated manufacturing and service industry underpin the Shire’s economy.

The Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria’s milk and milk products. The agricultural industry is supported by a large dairy processing plants at Leongatha and Korumburra, with some value adding such as cheese production, occurring on farms. Prime beef and lamb production are also important industries, with a major saleyard at Koonwarra and an abattoir at Poowong. Other forms of agricultural production include vegetables (e.g. potatoes and snow peas), cereal cropping and grape growing. More recently, boutique farming activities such as ostrich, emu, deer and alpaca rearing have been introduced into the municipality.

Other important industries are timber production, the ESSO terminal at Barry Beach, which services the off-shore oil and gas platforms in Bass Strait and extractive industry (sand and gravel). Manufacturing and retail sectors provide employment in the major towns and through value-adding activities. Value adding manufacturing and processing plays an important part in the future economic growth opportunities in the Shire.

Tourism also plays an important role in the Shire's economy, particularly within the major townships and coastal areas. The Shire's outstanding natural features, heritage significance and agricultural production leave it well placed to achieve growth in agri-tourism and eco-tourism. The close proximity of the region to Melbourne plays an important role in attracting visitors to the area.

21.01-7

25/07/2010
C46

Transport and infrastructure

Three State highways, the South Gippsland, Bass and Strzelecki Highways, serve South Gippsland. These roads, along with many local roads, are facing increased usage due to expansion in the tourism, forestry and other industries. There is significant heavy vehicle traffic on roads in the Shire associated with dairy and agricultural transport, ESSO's Barry Beach terminal and timber haulage. The increased usage of larger vehicles associated with these industries is likely to require increased maintenance, pavement construction and reconstruction and the need to upgrade some of the roads.

Part of the former Great Southern Railway line still exists through the western half of the Shire. A tourist train operates between Nyora and Leongatha. Although rail services to Melbourne remain discontinued, it is essential for the long term economic and social planning of the Shire that the option remains to return rail services in the future.

V-line buses serve commuters along the South Gippsland Highway to and from Melbourne throughout the week, and services also connect Leongatha to the Latrobe Valley via Mirboo North. Council community buses and cars in some towns provide additional services to a wide range of those who are eligible.

The Shire contains one aerodrome, located in Leongatha. Commercial services currently operate from the aerodrome, and small aircraft can be chartered to fly into or out of the Shire. The aerodrome has recently been subdivided to facilitate future development opportunities.

The towns of Korumburra, Leongatha, Foster, Mirboo North, Toora, Welshpool and Port 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, whilst the 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.

21.01-8

25/07/2010
C46

Community services

The Shire contains a range of community facilities and services to meet the needs of the community. However, the widespread distribution of the population throughout the region can result in service delivery problems.

Hospitals are located within the larger towns of Korumburra, Leongatha and Foster, whilst family, maternal and child health services are also provided in some of the smaller towns. Quality aged care facilities, such as nursing homes, are located at Korumburra, Leongatha, Foster, Mirboo North and Toora.

Childcare centres, playgroups, pre-schools and primary schools are located within most towns within the Shire, whilst public and/or private secondary schools are located within Foster, Korumburra, Leongatha and Mirboo North. Leongatha is the educational centre of the Shire, with Central Gippsland College of TAFE, Education Centre Gippsland and Baringa Specialist School. Community houses in Foster, Leongatha and Korumburra also provide a wide range of adult education.

SOUTH GIPPSLAND PLANNING SCHEME

A range of other facilities and organisations are provided throughout the Shire, including public parks and reserves, community halls, sporting clubs and youth groups. Public libraries are located in Leongatha, Mirboo North, Poowong and Korumburra and Foster, whilst a mobile library service is provided to other smaller towns.

21.01-9 Coastal Landscape Character and Significance

03/12/2009
C45

Across the South Gippsland Shire, the coast line is generally sensitive to landscape changes such as the removal of vegetation and the introduction of highly visible built form. The coastal edge in the western part of the Shire is sensitive to any form of development due to its steep topography and vegetated dune slopes that are prominent and contrast strongly with surrounding landscapes. The eastern coastal landscapes of the Shire, surrounding Corner Inlet, are largely open and flat and provide important views to Wilsons Promontory. These characteristics make it sensitive to large scale built elements that would contrast against the existing character or interrupt important views. Hinterland areas are often hilly but open due to the dominance of pastoral uses. While the topography and existing vegetation can be used to reduce the impact of built form, landscapes close to roads and key viewing opportunities are still highly sensitive to changes brought about by new development.

21.01-10 Rural areas

25/04/2010
C51

The Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk and milk products. The agricultural industry is supported by large dairy processing plants at Leongatha and Korumburra, with some value adding such as cheese production, occurring on farms. Prime beef and lamb production are also important industries, with major saleyards at Korumburra and Koonwarra and abattoirs at Foster and Poowong. Other forms of agricultural production include vegetables (e.g. potatoes and snow peas), cereal cropping and grape growing. Boutique farming is a small but emerging sector with activities such as alpaca rearing, olives and native bush food production being introduced into the municipality in recent years.

21.02

29/07/2010
C46

KEY INFLUENCES

The key land use issues that are expected to challenge South Gippsland Shire's future growth are identified below. The objectives, strategies and actions for implementation that follow in Clause 21.04 respond to these issues:

21.02-1

29/07/2010
C46

Environment and cultural heritage

- The need to conserve the region's biological diversity.
- Protection of the natural resource base of soil, waterways and wetlands, remnant vegetation and threatened flora and fauna.
- Pressures for development and subdivision along the coast and other environmentally sensitive areas, and the associated impacts of vegetation clearing, introduction of pest animals and weeds, erosion and decrease in water quality.
- Protection of the character and significance of sensitive coastal landscapes, particularly landscapes of state or regional significance where there is a high level of pressure for development.
- 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 to population and property from fire hazard in certain areas.
- The negative impacts of pest plants and animals on the ecology of the area.
- The need to closely regulate industry and farming practices to ensure environmental standards are maintained.
- Insufficient integration of the management of public and private land to provide a diversity of flora and wildlife refuge areas.
- Inadequate planning controls and policy has led to the loss of cultural heritage places entirely or detrimental effects upon the significance of places through inappropriate alterations or other works.
- Many cultural heritage places are being lost through neglect or poor management as through active destruction.
- Existing community awareness about the value and importance of our cultural heritage is good, but could be improved.
- Cultural heritage places in the Shire have great potential to enhance its image and attractiveness to tourists, in a way that clearly distinguishes us from surrounding areas in the same way that the highly successful "Prom Country" promotion has done.
- The anticipated impact of climate change on the local environment, and the need to monitor and continue to plan for these impacts in the context of broader climate change policy and new knowledge.

21.02-2

15/01/2006
VC37

Economy

- The need to protect and promote importance of a strong agricultural base to the Shire's economy.
- The diversification and restructuring of the agricultural industry through the development of more intensive farming, value-adding opportunities and the decline of traditional forms of agricultural employment.
- Increasing interest in developing timber plantations on cleared farmland.

SOUTH GIPPSLAND PLANNING SCHEME

- The need to provide sufficient industrial land to accommodate and encourage existing and future industrial opportunities based on the clean and green image set by the Shire.
- Commercial pressures that may result in the fragmentation of the core commercial areas of the main towns.
- Economic and social pressures that may affect the viability of the small towns.
- The changing roles and functions of some of the small towns and villages and the need to encourage each town to develop its own identity to facilitate economic development.
- The steady exodus of youth to larger centres to pursue employment and educational opportunities.
- The need to improve education and employment opportunities for young people within the Shire.
- The need to continue to promote the region as a major tourism destination through its natural beauty and the lifestyle opportunities that it offers.
- The strong contribution of the tourism industry to the local and state economies.
- The steady increase in the number of tourists visiting the area.
- The significance of natural and cultural environment and natural based activities for tourism.
- The lack of large tourist accommodation facility in the area, particularly in the vicinity of Wilson's Promontory.

21.02-3

28/07/2010
C46

Settlement

- The need to raise the awareness of people who choose to live in rural areas that they must expect rural land uses and infrastructure levels as well as a rural amenity and lifestyle, while supporting living opportunities in rural areas throughout the Shire.
- 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 provide diversity in housing types to accommodate decreasing household sizes and the ageing population.
- Increasing pressure for housing development along the coast.
- The need to demarcate settlement boundaries and provide improved design guidance and control over development in coastal settlements, in order to protect settlement and coastal character as the pressure for development in these areas continues to increase.
- The need to plan for housing and facilities to cater for anticipated population growth in the north-west of the Shire.

21.02-4

28/07/2010
C46

Transport and infrastructure

- The need to provide reticulated water and sewerage services and drainage improvements to many of the smaller towns and coastal villages to encourage population growth in the towns.
- The need to improve and maintain existing roads and infrastructure in order to support the future needs of the community, promote economic growth and protect the environment.
- Large population fluctuations in some of the holiday towns and villages, which places different demands on infrastructure and services.

SOUTH GIPPSLAND PLANNING SCHEME

- The lack of public transport opportunities, which restricts movement by residents through and from the Shire and limits the number of visitors to the area who do not have access to a vehicle.
- The potential for an increase in truck traffic throughout the municipality as timber harvesting activities increase, and the impact this will have on the road network.
- The development of a deep-water port at Barry Beach and promote major economic development opportunities that will benefit from the deep-water port.
- The need to upgrade the South Gippsland Highway, Strzelecki Highway and the need to upgrade Grand Ridge Road for future tourism benefits to the Shire.
- The need to encourage the development of alternative energy sources.
- The lack of a Development Contributions Policy to guide infrastructure provision.

21.02-5

19/01/2006
VC37

Community Services

- Economic pressures that affect the viability of existing community services.
- The need to provide residents with access to community services in an efficient and equitable manner.
- The need to provide additional aged care facilities and services to cater for the needs of the ageing population.
- The need to anticipate and provide for future health and recreational needs.

21.02-6

25/04/2010
C51

Rural areas

- The need to preserve rural land for commercial scale agricultural production.
- The need to avoid landscape and servicing issues arising from the development of dwellings not reasonably connected to agricultural activities.

21.03 VISION

25/07/2010
C46

21.03-1 South Gippsland Shire Council – Council Plan 2008-2012

25/07/2010
C46

The South Gippsland Shire Council – Council Plan sets out the key future directions of the Council. The vision of the Plan is *“To effectively plan and provide for the social, built, economic and natural environment that ensure the future wellbeing of South Gippsland communities”*. The Municipal Strategic Statement is being developed so that it is consistent with and enhances the vision of the Council Plan.

21.03-2 Vision

25/07/2010
C46

The vision for South Gippsland is to:

Environment and cultural heritage

- Ensure that the environment and cultural heritage of the Shire is retained and is protected, managed and promoted in a way that adds to, rather than diminishes, its significance.
- Protect and promote the coastal environment for its environmental, recreational, cultural, economic, heritage and landscape values.
- Ensure the proper management of Council-controlled public areas, including their interface with private land.
- Promote the proper management of other public areas, including their interface with private land.
- Promote land management practices that are environmentally sustainable.
- Ensure that development on floodplains is compatible with the level of flood risk,

Economy

- Encourage investment and development to facilitate population growth and employment.
- Encourage ingenuity and innovation in both private and public sector development.
- Encourage diversity in the region’s agricultural base to enhance our status as one of the key agricultural regions in Australia.
- Encourage service and value-adding industries relevant to the rural sector.
- Promote the region as a food bowl supplying clean, high quality food.
- Promote tourism, by building on the Shire’s heritage assets, coastline, environmental qualities, rural landscape and agricultural produce.
- Capitalise on the Shire’s proximity to Melbourne.

Settlement

- Promote high quality and diverse lifestyle opportunities.

Transport and infrastructure

- Promote and improve the urban environment of towns.

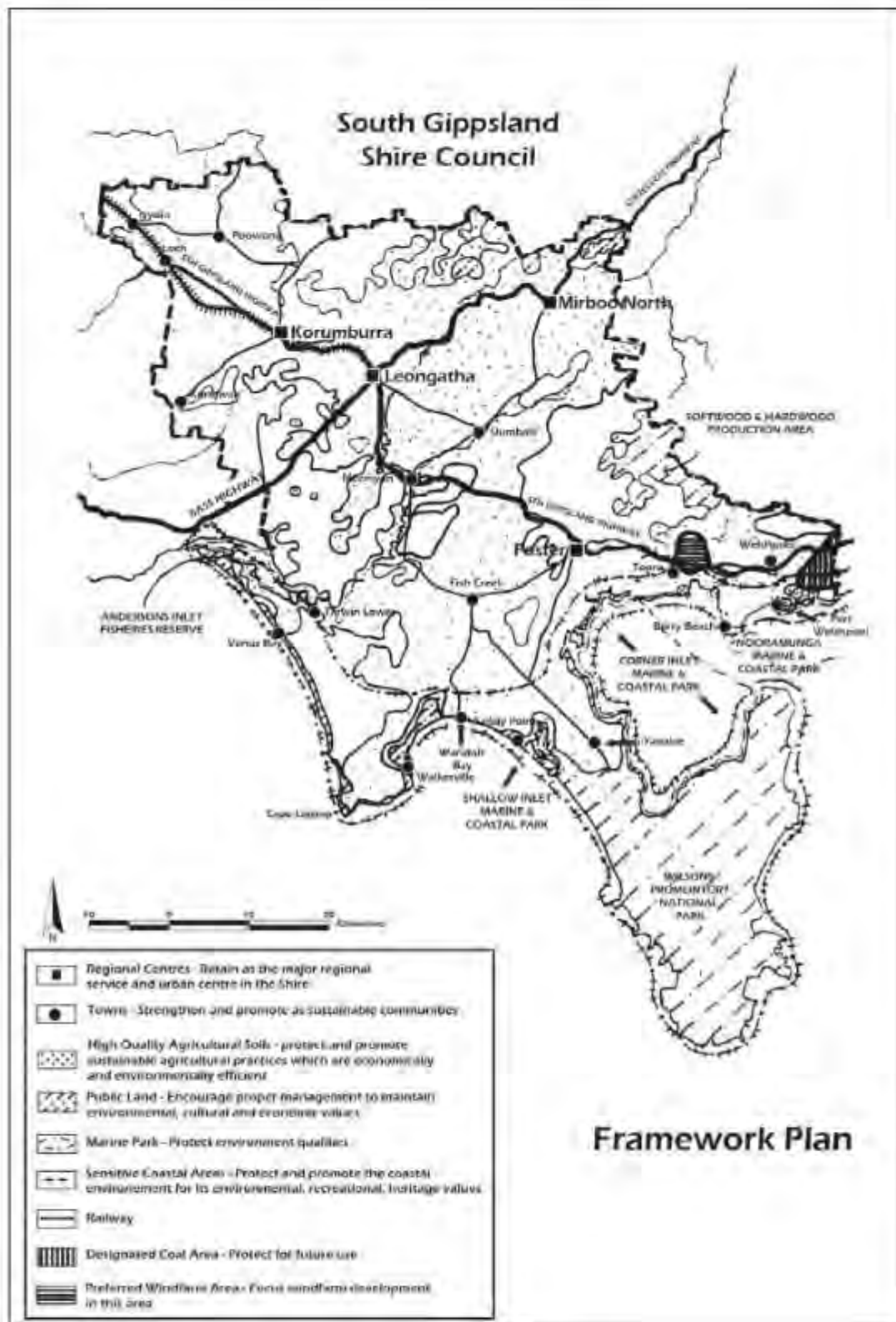
SOUTH GIPPSLAND PLANNING SCHEME

- Maintain and improve the road network to support economic development and the future needs of the community.
- Maintain and improve physical infrastructure in order to support the future needs of the community.
- Develop new public transport and freight facilities within the Shire to improve accessibility.

Community Services

- Provide and facilitate a range of community services in an efficient and equitable manner.
- Continually monitor the demographic profile of the Shire and provide for changes in service needs.
- Encourage the development and provision of services that support the Shire's youth.
- Encourage the development and provision of services that support older persons.
- Develop a range of recreational facilities to meet the needs of the community.
- Promote and continuously improve the quality of health services.
- Raise the awareness of the needs of people with disabilities, and ensure these needs are met.
- Raise the community's awareness of the range of services available.

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21.04
28/02/2013
C70

OBJECTIVES, STRATEGIES & IMPLEMENTATION

21.04-1
08/03/2012
C63

Environment and cultural heritage

Overview

Environment

Since European Settlement, there has been a steady decline in biodiversity in Australia (biodiversity refers to the variety of life forms: the different plants, animals and micro-organisms, the genes they contain and the ecosystems they form). South Gippsland Shire has mirrored this trend with only approximately 15% of the native vegetation existing prior to 1750 remaining (with the exception of Wilson's Promontory Bioregion). Much of the Shire's remaining native vegetation is now found on private property and roadsides. The protection, enhancement and linking of remnant vegetation on private and public land is an important issue facing the community.

Ensuring that sustainable land use and development occurs is also essential to the community's future standard of living. Areas within the Shire, particularly coastal areas, face increasing environmental pressure from residential development. This pressure for development also poses a threat to the character and significance of the coastal landscapes within the Shire, which is separately addressed in Clause 21.04-16. This pressure is likely to continue in the foreseeable future, given the Shire's relatively close proximity to Melbourne and natural beauty.

The environmental values taken for granted, being fresh air, clean drinking water, forested hills and viable native flora and fauna populations are all intrinsically linked. Land and water degradation issues facing the Shire include soil erosion, pest plants and animals, water quality and salinity. Interaction with the natural environment directly and indirectly impacts on the community's lifestyle and standard of living. It is important to ensure that the Shire's natural resources are protected and actively promoted for the benefit of current and future generations.

The effects of climate change on the local environment are also 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 wildfire, and decreased water security for human settlements and activities.

Additional impacts on the coastline are also predicted, with the draft *Victorian Coastal Strategy* (2007) considering climate change to be a future challenge on the basis that it is a 'real and serious threat... (with) impacts which are already apparent on Victoria's coast'. Sea level rise is an important issue for consideration for coastal communities. The *Intergovernmental Panel on Climate Change Fourth Assessment Report: Synthesis Report* (UNESCO 2007) predicts that sea levels will rise between 0.4 to 0.8 metre by the year 2050 and the *Victorian Coastal Strategy 2008* predicts a sea level rise of no less than 0.8m during the remainder of this century. 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).

Cultural heritage

The *South Gippsland Heritage Study 2004* has identified and assessed the rich and diverse cultural heritage of South Gippsland Shire, which is demonstrated by many different places

SOUTH GIPPSLAND PLANNING SCHEME

that illustrate the unique history of the South Gippsland region. The heritage places of the Shire include buildings, trees, railways, and public infrastructure. They have one thing in common:

These are places worth keeping because they enrich our lives — by helping us understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.¹

Apart from the important cultural and social values of heritage places, they may also provide significant economic benefits by enhancing the appeal of the Shire as a place to live, work and visit. It is therefore important that:

- Cultural heritage places are conserved and protected from inappropriate development that would diminish their significance.
- Assistance is provided to owners and custodians of these places to enable them to understand and preserve their significance.
- Existing community support is fostered, and greater understanding and awareness of the importance of heritage is developed in the broader community.
- Cultural heritage becomes an integral part of tourism promotion and marketing in the Shire.

If our important heritage is to be preserved and enhanced for the benefit of future generations then it will require careful management as part of the comprehensive Conservation Strategy set out in the *South Gippsland Heritage Study 2004* - Element 4 outlines some ways that this will be achieved.

Element 1 - Coastal landscape character and significance

The *Coastal Spaces Landscape Assessment Study* (2006) assessed the coastal landscapes of the Shire and identified six perceptibly different Character Areas. These are shown on the 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).

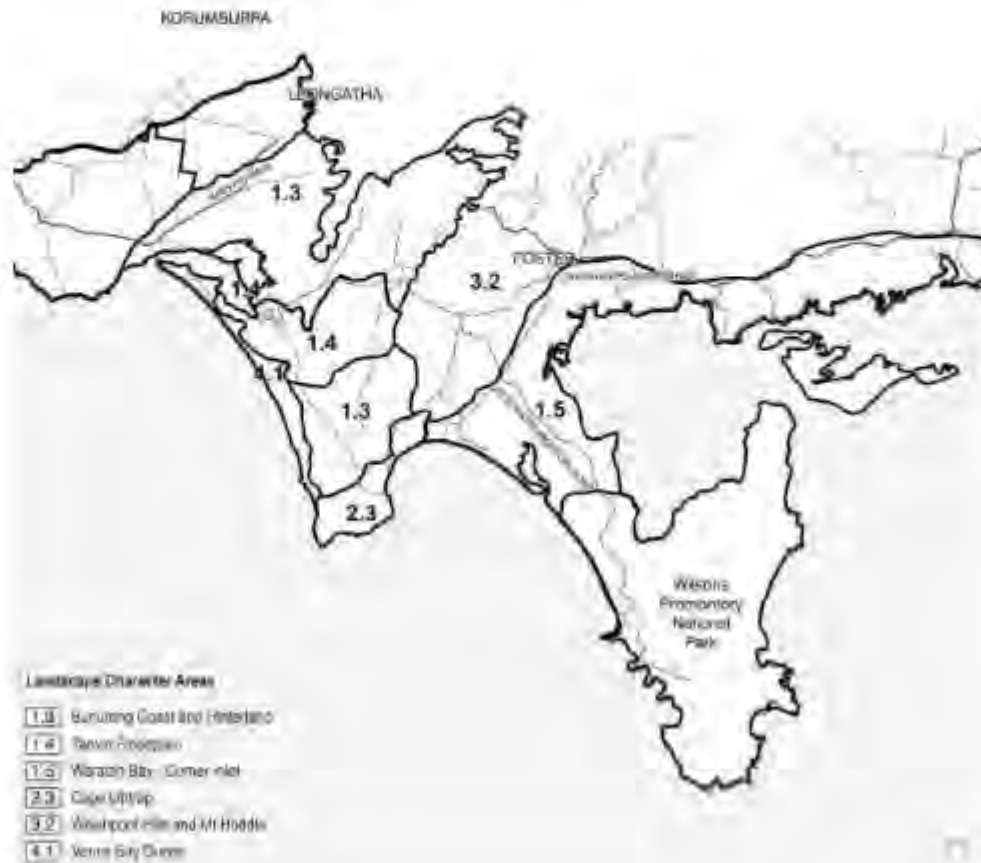
The Landscape Character Areas Map has been derived from the *Coastal Spaces Landscape Assessment Study* (2006)

In addition 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 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 permit applications for development in these areas. The design objectives and decision guidelines of the relevant Significant Overlay Schedule should be met when assessing permit applications in areas affected by the Overlay.

¹ Australia ICOMOS Burra Charter, 1999

SOUTH GIPPSLAND PLANNING SCHEME



General Objectives

- To ensure that coastal related development 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.
- To implement the recommendations of the *Coastal Spaces Landscape Assessment Study 2006*.
- To respond to the desired future landscape character directions and management guidelines for each of the Landscape Character Areas outlined in the *Coastal Spaces Landscape Assessment Study 2006*.

General Strategies

Vegetation:

- 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.

Key Views and Vistas:

- Protect locally significant views and vistas that contribute to the character of coastal and coastal hinterland areas.
- 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.

Edges of Settlements:

- 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.
- Utilise existing landscape features, where they exist, (e.g. 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.

Ridges and Hill Slopes:

- 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.

Between Settlements – Coastal Locations:

- 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.
- 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.

Between settlements – Hinterland Locations:

- 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, set buildings 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.

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- Retain trees that form part of a continuous canopy beyond the property, and plant new trees in a position where they will add to such a continuous canopy.

Signage and Infrastructure:

- Minimise the visual impact of signage and infrastructure, and avoid further visual clutter across the landscape, such as large, visually intrusive or brightly coloured signage and advertising signage at settlement entrances and exits.
- Site 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.

Specific Character Area Objectives and Strategies

Bunurong Coast and Hinterland (Character Area 1.3)

This Character Area includes the diverse and rugged Bunurong coastline between Kilcunda and Inverloch and a largely cleared, rolling pastoral hinterland extending inland to the Strzelecki Range and east to Cape Liptrap (including the Bald Hills). Along the Bass Strait coast throughout much of this Character Area 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. This Character Area extends across the Bass Coast Shire and the South Gippsland Shire and is split into two parts, separated by the Tarwin Floodplain.

Objectives

- To retain clear views of the coastal dunes, cliffs and formations from coastal areas, including the Cape Patterson Scenic Drive and other coastal roads.
- To ensure that the natural landscape dominates the coastal edge and foreshore of the settlements of Kilcunda, Cape Patterson and Inverloch.
- To maintain the dominance of the natural landscape along the coastline, on hill slopes visible from main roads and settlements and prominent slopes adjoining Anderson Inlet.
- To protect the undeveloped character of the coastal strip between Kilcunda and Cape Paterson and Cape Paterson and Inverloch.

Strategies

- Protect and enhance the character of the near-coastal hinterland by encouraging the progressive revegetation of rural land adjoining coastal reserves, and siting developments set long distances back from the coast and out of view of key viewing locations including Cape Paterson Scenic Drive.
- 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.

Tarwin Floodplain (Character Area 1.4)

A wetland environment with very flat topography surrounding the Tarwin River Estuary and part of Anderson Inlet primarily utilised for agricultural purposes. The Character Area extends inland to include the flood plains of the Bald Hill Creek and Fish Creek and their

SOUTH GIPPSLAND PLANNING SCHEME

confluence with the Tarwin River. Open views are experienced throughout owing to lack of topographic and vegetative screening. The township of Tarwin Lower also occurs in the Character Area.

Objectives

- To 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.
- To protect the flats between Townsend Bluff and Tarwin Lower from visually dominant development.
- To retain the sense of uncluttered openness throughout the Character Area.

Strategies

- 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.

Waratah Bay/Corner Inlet (Character Area 1.5)

This low-lying, flat Character 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.

Objectives

- To protect the rural character and views that create a scenic 'gateway' to Wilsons Promontory (especially along Foster – Promontory Road).
- To ensure that long stretches of the coastal strip remain free of development of any kind.
- To reduce the visibility of buildings or structures, within the coastal strip, outside settlements.
- To protect the rural character and views that create a scenic 'gateway to Wilsons Promontory (especially along Foster – Promontory Road).

Strategies

- Protect the rural character and views in and throughout the 'gateway' to Wilsons Promontory by restricting linear urban sprawl or the cluttering of built development, particularly in landscapes visible from Foster – Promontory Road.
- 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 (Port Albert and 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.

Cape Liptrap (Character Area 2.3)

This elevated Character Area consists of a broad rocky headland with flat undulating plateau creating a unique landscape unit extending from Cape Liptrap to the township of

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Waratah Bay. Natural landscape features including rugged coastal cliffs and 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. Nonetheless, historic built elements including Cape Liptrap Lighthouse and limestone kilns at Walkerville add character to the wild natural landscapes.

Objectives

- To maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout the Character Area.
- To preserve an appropriate landscape setting for landmarks or features of cultural heritage significance, such as the Cape Liptrap Lighthouse and limestone kilns at Walkerville.

Strategies

- Strictly control the design and siting of development in Walkerville / Walkerville South to minimise visual intrusion of development into public use areas on the beach, maintain continuous indigenous vegetation canopy and reduce distant visibility (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.

Welshpool Hills and Mount Hoddle (Character Area 3.2)

This hilly Character 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. While much of the Character Area has a cultural landscape quality contributed to by a pattern of cleared land and exotic vegetation, 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.

Objectives

- To 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 Yarram.

Strategies

- Encourage development to be tucked into the inland rolling topography and away from prominent viewing locations and skylines.
- Large scale infrastructure should avoid prominent locations and be sited out of the coastal viewshed wherever possible.

Venus Bay Dunes (Character Area 4.1)

Extending from Point Smythe at the mouth of Anderson Inlet almost to Cape Liptrap, this Character Area contains large coastal dune landforms extending for up to one kilometre inland. A large portion of the Character 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 Character Area is largely inaccessible except by four-wheel drive however, the high dunes are a background landscape feature to the inland agricultural plains for much of the length of the Area.

Objectives

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- To retain the natural and undeveloped character of the Bass Strait Coastal edge.
- To strengthen the dominant vegetated character of the Venus Bay Peninsula as viewed from Anderson Inlet.

Strategies

- Retain the wild and natural character by avoiding any visible buildings and structures outside the settlements
- Ensure buildings integrate better with their surroundings by use of darker colours and landscaping around dwellings to minimise contrast and distant visibility, particularly on the eastern edge of the Character Area.

Planning Scheme Response

The Objectives and Strategies of this Clause apply to the Character Areas. The Significant Landscape Overlay has been applied to private land within the landscapes of regional and State significance.

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006), Planisphere
Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006), Planisphere

Element 2 - Biodiversity

Objective

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

Strategies

- 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 in accordance with the recommendations of the Strzelecki Biodiversity Study and that the Forest Industry compliance with the Code of Forest Practices for Timber Production.
- Encourage private landholders to protect remnant vegetation on their land by fencing off areas of native vegetation and excluding stock.

Actions for implementation

- Develop and implement a Remnant Indigenous Vegetation Protection Policy.
- Implement the strategies and actions contained in the South Gippsland Shire Council Environment Strategy, when adopted.

Planning scheme response

- The *Rural Conservation Zone* has been applied to Estate no. 3 at Venus Bay to protect and enhance the area's environmental values.
- The *Environmental Significance Overlay – Areas of Natural Significance* has been applied to areas comprising significant flora and fauna.

SOUTH GIPPSLAND PLANNING SCHEME

Element 3 - Urban environment

Objective

- To continuously improve all aspects of the urban environment.

Strategies

- Promote the benefits of planting retaining enhance areas of remnant vegetation within urban areas.
- Promote the use of passive and active energy efficient systems for residential and commercial/industrial development.
- 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.
- Ensure that expansion of the existing residential zoned land within the settlement boundaries of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower only occurs subject to the achievement of the “5 Development Prerequisites” contained within the Strategies for each settlement set out in Clauses 21.04-9, 21.04-10, 21.04-11 and 21.04-12.

Actions for implementation

- Develop and apply environmentally responsive standards and controls for residential, commercial and industrial building design.
- Provide areas of open space for active and passive recreation.
- Implement the strategies and actions contained in the South Gippsland Shire Council Environment Strategy, when adopted.

Planning scheme response

- The *Environmental Significance Overlay – Coastal Areas* has been applied to the coastal areas to ensure that development is sensitive to the environmental values of the area.
- The *Design and Development Overlay Schedule* has been applied 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.

Element 4 - Catchment Management

Objective

- To achieve a measurable improvement in the health of the Shire’s land and water resources.

Strategies

- Ensure development in water catchments is consistent with the South Gippsland Water - Water Supply Catchment Development Policy 1997.
- Ensure development is consistent with the West Gippsland Regional Catchment Management Strategy and associated Action Plans.
- Ensure integrated catchment management principles are applied when managing the Shire’s land and water resources.
- Promote appropriate land use and management principles and ensure that changes in land use do not lead to a decline in land and water resources.

SOUTH GIPPSLAND PLANNING SCHEME

- Support and promote efforts to improve water quality, aquatic and riparian ecosystems (riparian refers to the aquatic ecosystem and the portions of the adjacent terrestrial ecosystem that directly affect or are affected by the aquatic environment. This includes streams, rivers, lakes, bays and their adjacent side channels, floodplain and wetlands).

Actions for implementation

- Implement and support relevant catchment management strategies and action programs.
- Retain 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.
- Implement the strategies and actions contained in the South Gippsland Shire Council Environment Strategy, when adopted

Planning scheme response

- The *Environmental Significance Overlay – Water Catchments* has been applied to water supply catchments to protect water quality.
- The *Environmental Significance Overlay – Areas Susceptible to Flooding* has been applied to defined floodways.
- The *Land Subject to Inundation Overlay* to areas known to be subject to flooding or on the flood fringe.
- The *Environmental Significance Overlay – Areas Susceptible to Erosion* has been applied to protect land subject to erosion.
- The *Erosion Management Overlay* has been applied to areas identified as being susceptible to landslip and erosion.

Element 5 - Cultural heritage

Objectives

- To ensure that the cultural heritage of the Shire is demonstrated by a variety of heritage places, which enable the key historic themes in the development of the Shire to be understood and interpreted.
- To ensure that heritage places in the Shire are used, managed and developed in a way that conserves or reveals the cultural significance of the place.

Strategies

- Providing support, advice and assistance to owners and custodians of heritage places to enable them to conserve and maintain heritage places.
- Improving community awareness and understanding of the importance of heritage places.
- Engaging the services of a Heritage Officer, as required, to consider planning applications for heritage places.
- Supporting the on-going viable use of heritage places as an essential part of their conservation and management.

Actions for implementation

- Undertake an education program to raise the community's awareness about the value and importance of heritage places.

SOUTH GIPPSLAND PLANNING SCHEME

- Prepare Conservation Management Plans for heritage places, where this is a specific recommendation of the *South Gippsland Heritage Study 2004*.
- Undertake further studies to identify, document and assess places of cultural landscape, archaeological and aboriginal heritage significance.
- Using the Heritage local policy at Clause 22.07 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.

Planning scheme response

- The *Heritage Overlay* is applied 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.

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Economy

Overview

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. Lower operational costs for businesses and the unique lifestyle that the Shire offers should be promoted to attract new employment opportunities and population growth.

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

Future opportunities such as the re-opening of the South Gippsland railway for freight transport and the development of a deep-water port and industrial precinct at Barry Point will improve access to national and international markets, and be an important catalyst for economic development within the Shire. Port Welshpool will concentrate on re-developing its existing infrastructure to contribute to domestic trade, tourism and recreational activities.

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 sector. The promotion of the Shire to these groups and to those seeking improved lifestyle living will lead to population and economic growth.

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.

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, Wilson's 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 Heritage Village, Grand Ridge Road scenic drive, Grand Ridge Brewery and the Nyora Speedway. Nature appreciation and tourism are important and intertwined activities and growth opportunities exist in eco-tourism. Various types of agricultural and farming activities can also provide services to the tourism industry through the development of agri-tourism.

Element 1 General Agriculture

Objectives

- To maintain a viable and sustainable agricultural industry as the corner stone to the Shire's economy and its future well being.
- To encourage and promote new and existing diverse and sustainable agriculture industry as an important contributor to the Shire's economy, including promoting the region as a premium 'green' products food bowl.

Strategies

- Protect high quality agricultural land for primary production.
- Strongly discourage rural residential use of land on lots over 4.1ha in agricultural areas.
- Strongly discourage the development of houses in old Crown township areas except where such lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure.
- Provide essential services to support agricultural production and economic development.
- Promote effective land management and the 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.
- Consider land capability when assessing applications for the use and development of rural land.

Actions

- Considering applications for land use or development with reference to the Regional Catchment Strategies and the *South Gippsland Rural Land Use Strategy 2011*
- 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*.

Element 2 - Primary Industry

Objectives

- To support developing marine industries, such as wild harvest and aquaculture ventures.
- To encourage the development of farm forestry in appropriate locations.
- 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.

Strategies

- 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.
- 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.

SOUTH GIPPSLAND PLANNING SCHEME

- Ensure that applications for land use and development in the north-west of the Shire are assessed with reference to the Lang Lang to Grantville Regional Sand Extraction Strategy.
- Promote sand extraction, quarrying and mining activities that do not have a significant adverse impact on the environment.
- Ensure the appropriate rehabilitation of mines and extractive industry sites at the completion of their use.
- Consider land capability when assessing applications for the use and development of rural land.

Actions for implementation

- Council request DSE to prepare a plan of the Gippsland Coalfields Policy Area as part of an overall framework plan or alternatively as a separate plan attached in the reference to the Brown Coal area.
- Support and facilitate the development of the aquaculture industry in appropriate locations.
- Commission 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 statewide protection of stone resources.

Planning scheme response

- The *Farming Zone* has been applied to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses.
- In the Schedule to the *Farming Zone*, there is no area specified for which a permit is required to use land for timber production.
- The *Rural Activity Zone* has been applied to areas outside the towns to protect land for primary production and to facilitate diversity in tourism based uses in an agricultural context.

Element 3 - Processing and manufacturing

Objectives

- To attract and develop value adding opportunities to diversify the industry base and maximise employment opportunities.
- To encourage the location of industries within existing industrial precincts.
- To ensure that industries in rural areas specifically support the agricultural sector.
- To encourage industrial development that enhances the visual amenity of the neighbourhood, is designed and constructed to responsive environmental standards and is safe and functional in its layout and to improve the appearance and amenity of industrial areas to make them more attractive to new industries seeking to establish in the Shire.

Strategies

- Encourage and facilitate limited value adding of primary produce at the source.
- 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 to new manufacturing industries.

SOUTH GIPPSLAND PLANNING SCHEME

- Encourage opportunities for the expansion of industry and the provision of the related infrastructure, in accordance with the South Gippsland Strategic Profile and Infrastructure Audit.
- Encourage the provision of communal shared infrastructure, such as car parking, power and telecommunications and ensure adequate car parking, at a rate appropriate for a rural and regional area, is provided for all new industrial development.
- 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.
- Maximise the economic benefits of timber production to the municipality by supporting value adding opportunities within the Shire.

Actions for implementation

- Investigate the potential for development of industries within the industrial zoned land at Barry Point that will support the proposed deep-water port facility.
- Using the Industrial Development local policy at Clause 22.05 to ensure that new industrial developments are designed and sited to improve visual amenity and solar efficiency and provide adequate on-site car parking and vehicular access

Planning scheme response

- The *Industrial 1 and 3 Zones* have been applied to existing and serviced industrial areas to accommodate existing and future industrial development.

Element 4 - Alternative resource-based industry

Objectives

- To promote emerging natural resource-based industries.

Strategies

To encourage the use of wind, tidal, solar and methane as alternative energy sources.

- Encourage the development of tourism and education packages based on sustainable energy projects.
- 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.

Element 5 - Technology and service industry

Objectives

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

Strategies

- Encourage service industries to locate in towns to support the local population and provide employment opportunities.
- Support increased development of regional transaction centres at strategic locations throughout the Shire.

SOUTH GIPPSLAND PLANNING SCHEME

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

Actions for implementation

- Investigate the feasibility of establishing a Technology Park within the Shire.

Element 6 - Transport and logistics

Objectives

- To develop the region as a strategic base for transport and logistics companies for state and interstate activities.

Strategies

- 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 expansion of the terminal facility at Port Welshpool for recreation, passenger and freight activities.
- Encourage increased usage of the Leongatha Aerodrome for commercial and tourism activities.

Actions for implementation

- Develop and implement the recommendations of the South Gippsland Rail Review, including freight, storage, passenger and port issues.

Element 7 - Office and retail

Objectives

- To encourage businesses which generate employment opportunities and provide goods and services to meet the needs of the community.
- To strengthen existing town centres by encouraging commercial development within identified precincts.
- To support commercial development that enhances the amenity of the towns, and is safe and functional in its layout.

Strategies

- Encourage retail and office activities to locate in precincts identified in the local structure plans for each town.
- Encourage establishment of new offices to service the region.
- Encourage the visual improvement of town centre business precincts to attract new commercial development.
- Discourage the establishment of office and retail developments outside the existing business precincts.
- Encourage retail facilities offering higher order goods within Korumburra and Leongatha.
- Encourage and support new investment through the redevelopment of existing retail facilities within town centres identified on the township framework plans and the

SOUTH GIPPSLAND PLANNING SCHEME

promotion of new retail facilities on key redevelopment sites within established town centres.

Actions for implementation

- Maintain a high visual standard for main approaches to towns and investigate the need to apply a *Design and Development Overlay* to the entrances to all towns within the Shire.
- Develop a Commercial development Policy to ensure that the design and siting of commercial development is of a high standard and enhances the amenity of the surrounding area.
- Using the Advertising Sign local policy at Clause 22.04 to ensure that the design and siting of advertising signs complements the streetscape and individual building lines, particularly in heritage places and precincts.

Planning scheme response

- The *Business 1 Zone* has been applied to the existing commercial areas of the major towns to concentrate office, retail and other commercial activities within the existing commercial centres.
- The *Township Zone* has been applied to the existing commercial areas of the small towns to concentrate commercial and retail activities within and adjacent to the existing town centres.
- The *Design and Development Overlay* has been applied to the Leongatha town entrance to provide an attractive and distinctive town approach.

Element 8 - Tourism

Objectives

- To recognise tourism as an industry that is integral to the future economic development and image of South Gippsland.
- To promote the tourism industry, building on the Shire's heritage assets, coastline, environmental qualities, rural landscape, agricultural produce and proximity to Melbourne.
- To encourage the development of a diverse range of tourism accommodation.
- 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.

Strategies

- Protect and promote the natural environment and landscapes of the Shire for their tourism values.
- Promote the development of new or expanding tourism enterprises that are ecologically sustainable.
- Support the tourism industry in South Gippsland as a whole to be competitive against other destinations.
- Encourage a high standard of streetscape amenity for residential and commercial centres within the region.
- Encourage the development of eco-tourism and agri-tourism, building on the Shire's natural assets and agricultural land uses.
- Encourage the development of a major tourist accommodation facility within reasonable proximity of Wilson's Promontory.

- Encourage the development of bed and breakfast, cabin, homestead and motel accommodation, and convention centre facilities in appropriate locations.
- Promote and encourage outdoor education and adventure type tourism activities.

Actions for implementation

- Implement the policy contained in the Rural Tourism Development Strategy 2009 and those aspects of the Rural Land Use Strategy 2011 related to tourism.

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Settlement

Overview

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.

Currently, the majority of housing for permanent residents is being constructed in the larger towns of Leongatha and Korumburra, however there is significant housing development within coastal towns such as Venus Bay and the rural hinterland. The Shire also contains a network of vibrant small rural townships, which provide a quality 'village' lifestyle for their communities and create an additional tourism attraction for the Shire. Townships in the west of the Shire, particularly Loch, Nyora and Poowong are expected to experience residential growth pressures due to their proximity to Melbourne and imminent connection to a reticulated sewerage network. These growth pressures will have to be carefully managed to ensure that where growth occurs, it is sustainable and sympathetic to the existing character of these townships.

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. It is also important to contain urban development, therefore settlement boundaries have been established for the coastal settlements of Venus Bay, Tarwin Lower, Sandy Point and Waratah Bay. These boundaries provide adequate urban land to meet current demand for housing, demarcate areas for future growth or investigation, while also protecting the sensitive rural hinterland.

As with current national trends, the number of households is increasing, partly due to decreasing household sizes and an ageing population. These trends have resulted in changes to the housing needs of the community. It is expected that there will be a growing need for affordable and easily maintainable housing with good accessibility to facilities and services for older persons, and increased demand for smaller dwellings, such as medium density accommodation. 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. Promoting the development of medium density housing within the larger towns of Leongatha, Korumburra, Foster and Mirboo North will assist in strengthening and reinforcing those towns by increasing housing choice to meet changing lifestyle needs.

During the holiday periods, significant numbers of people visit the Shire to enjoy the vast areas of natural beauty, beaches and other tourist activities. This trend is placing further pressure on coastal infrastructure along the coast, particularly in the towns of Venus Bay, Walkerville, Sandy Point and Waratah Bay. It is expected that the occupancy rates of dwellings in these coastal areas will increase as retirees and others seek to live permanently or spend more time at their holiday home location. It is important that adequate services are provided to these residential areas to accommodate future development, and that the design and siting of dwellings compliments the coastal environment. As pressure for development continues to increase, improved guidelines and planning controls have become necessary to achieve this, as well as to protect the character of these settlements.

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All new housing should be encouraged to incorporate energy efficient principles in its design. The orientation and design of dwellings and the retention of vegetation reduces fossil fuel energy use by making use of natural ventilation, daylight and solar energy.

Element 1 - Housing choice

Objectives

- To encourage diversity in housing types to meet the changing needs of the population.
- To promote new housing that provides for the retention and development of sustainable communities throughout the Shire.
- To encourage consolidated residential development adjacent to central activity districts of towns to achieve a more efficient use of urban infrastructure.

Strategies

- Encourage diversity in dwelling type and size to provide greater choice and affordability.
- Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North.
- Discourage medium and high density housing in areas without reticulated water or sewerage.
- Support the development of vacant, serviced residential land, in accordance with the areas indicated on town structure plans.
- Discourage the development of dwellings on small lots in old Crown township areas except where such land is zoned *Township*, *Rural Living* or is adjacent to existing urban development.
- Encourage the development of retirement villages, hostel accommodation and medium density housing for older persons, in appropriate locations.

Actions for implementation

- Use the Township Framework Plans to guide township development and allocate sufficient land in these towns to accommodate future residential development.
- Review the Mirboo North Structure Plan and Nyora Urban Design Framework.
- Develop structure plans for those townships serviced (and proposed to be serviced) by reticulated water and sewerage currently without a plan.

Planning scheme response

- The *Residential 1 Zone* and *Township Zone* has been applied to the existing serviced residential areas and small additional areas to ensure that there is sufficient residential land (i.e. at least a ten year supply), particularly around the larger towns in accordance with the town structure plans.
- The *Low Density Residential Zone* and *Rural Living Zone* have been applied to the existing and serviced low density residential and rural living areas to consolidate development and limit urban growth into rural areas.
- The *Mixed Use Zone* has been applied to areas on the periphery of the commercial centres of Leongatha and Korumburra to encourage residential opportunities close to town centres.

Element 2 - Housing design

SOUTH GIPPSLAND PLANNING SCHEME

Objectives

- To encourage dwellings that incorporate energy efficiency and environmentally sustainable principles and innovative and creative housing design.
- To ensure that dwellings in rural and coastal areas are of a type, scale and design, which recognises and does not detract from the natural beauty and environmental quality of the surrounding area.
- To promote retention and planting of indigenous vegetation in rural and coastal areas to adequately screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public spaces.

Strategies

- Encourage the orientation and siting of all dwellings that optimises the use of passive solar energy and energy efficiency principles, solar heating and natural daylight.
- Promote dwellings that are innovative and creative in design and positively contribute to the character of the surrounding area.
- Encourage dwellings that incorporate high standards of access, amenity, on-site car parking and landscaping.
- Encourage dwellings in coastal areas 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 dwellings in rural areas to use exterior building materials, finishes and colours that compliment the surrounding environment.
- Promote and encourage the retention and planting of appropriate indigenous vegetation in conjunction with dwelling developments, to provide screening and assist in decreasing greenhouse gas emissions.
- Encourage all new dwellings to achieve a house-energy rating of at least three and a half stars as recommended by the Sustainable Development Authority.

Actions for implementation

- Develop a Coastal Development Policy to guide the design and siting of dwellings in coastal areas.
- Using the Alternative Domestic Energy Supply local policy at Clause 22.02 to encourage the use of alternative energy technologies for domestic electricity supply

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Leongatha

Overview

Leongatha is the principal township of the South Gippsland Shire and a centre of State significance in the dairy milk processing industry. As the largest provider of retail, professional, industrial and social services, Leongatha plays a central role as a service provider to the South Gippsland community with elements such as leisure, health and educational services, fulfilling a broader regional role. Situated between the coastal development fringe of Bass Coast and the industry of the Latrobe Valley, and within comfortable driving distance of Melbourne, Leongatha retains a rural township feel unique to the region. Key issues in Leongatha include establishing a Town Centre heavy vehicle bypass; the development of a bulky goods retail precinct; the provision of additional industrial land and development of the surplus railway precinct land.

Leongatha's future will depend on consolidating and growing its commercial sector, promoting residential development and by defining and building upon Leongatha's broader role within the greater West Gippsland region.

SOUTH GIPPSLAND PLANNING SCHEME

Objectives

- To retain Leongatha as the major regional service centre in the Shire.
- To ensure that sufficient areas of residential land, at a range of densities, is available to accommodate future township growth.
- To achieve sequential and staged residential development that integrates with existing infrastructure networks.
- To maintain the primacy of the Town Centre as the retail and service hub of the township.
- To provide adequate areas of commercial and industrial land.
- To provide strong pedestrian and cycling connectivity to the Town Centre and key community assets.
- To improve heavy vehicle and highway traffic movement through and around the township.

Strategies

- Promote the use and development of land in accordance with the strategic direction in the Leongatha Framework Plan and the Leongatha Town Centre Framework Plan.
- Monitor the availability and development of residential land and encourage the rezoning of appropriate areas identified in the Leongatha Framework Plan to maintain an estimated 10-year residential land supply.
- Require the preparation of development plans for new residential estates that establish appropriate integration with existing residential areas and infrastructure; provide pedestrian and cyclist connectivity to the Town Centre and protect the environmental values of the land.
- Promote higher density residential development and retirement living within a 400m radius of the existing commercially zoned land in the Town Centre.
- Ensure a high standard of building design, layout and landscaping for all new development, and particularly at the highway entrances to the town.
- Ensure that adequate land is available to accommodate additional retail, social, community, commercial and entertainment facilities within 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.
- Discourage the development of retail uses outside of the Town Centre where such uses may weaken the principal role of the Town Centre.
- 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.
- Focus industrial development within existing industrial areas and 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.
- Pursue the establishment of a highway bypass of the Leongatha Town Centre by the diversion of South Gippsland Highway traffic along Long Street and Hughes Street in accordance with the Leongatha Town Centre Framework Plan.

SOUTH GIPPSLAND PLANNING SCHEME

- Pursue options to improve heavy vehicle traffic movements from the South Gippsland Highway to the industrial estate.
- Ensure new development and road traffic improvements do not compromise the longer-term potential return of rail services to Melbourne.

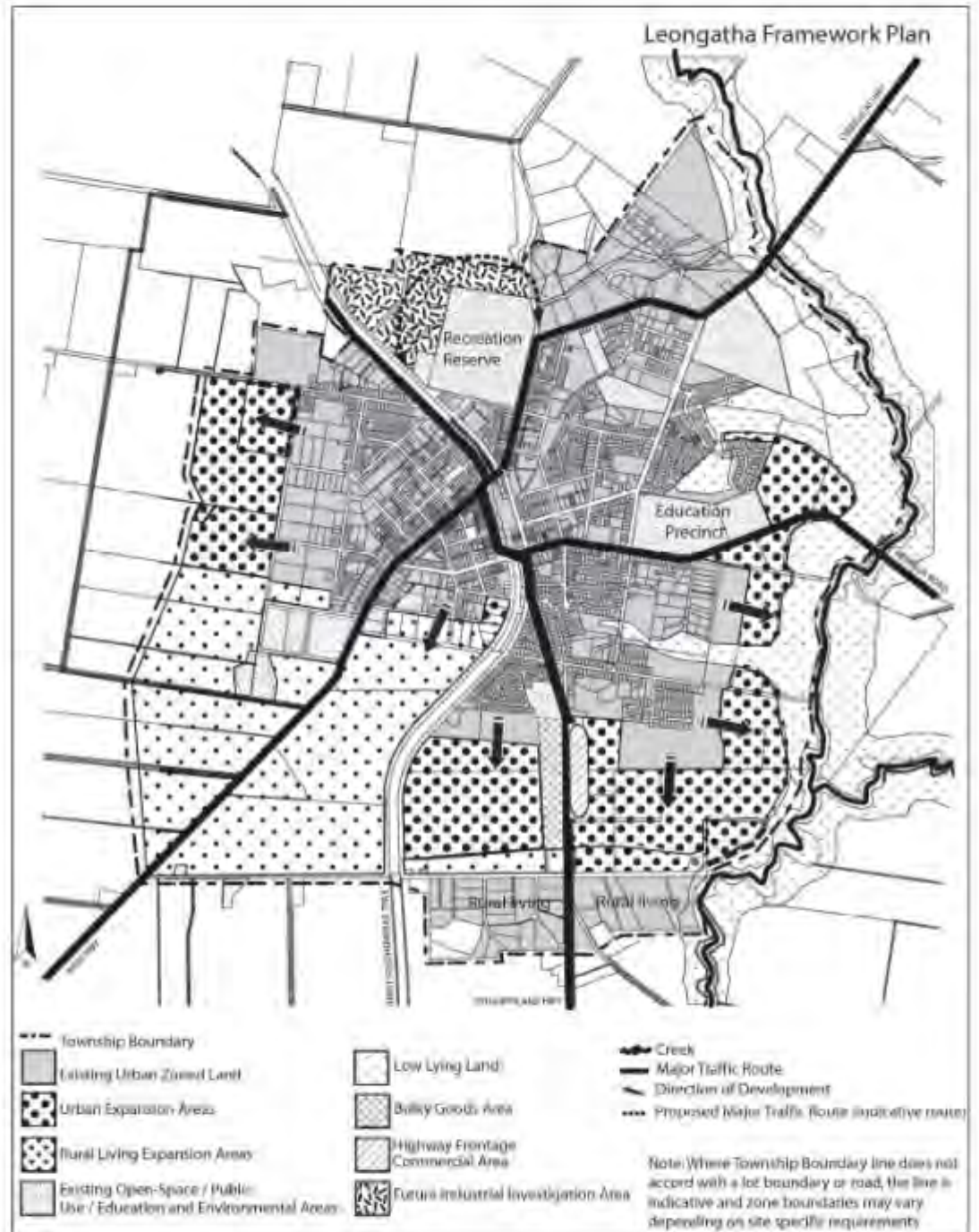
Actions for implementation

- Prepare an outline development strategy to guide the integrated planning of the proposed residential and commercial land uses between areas north of Boags Road and Simons Lane and the established township.
- Review the existing zoning of the Town Centre and immediate surrounds and prepare a detailed strategic plan for the Town Centre which includes consideration of the areas identified as 'Town Centre Expansion Investigation Areas' and 'Future Commercial Investigation Area'.

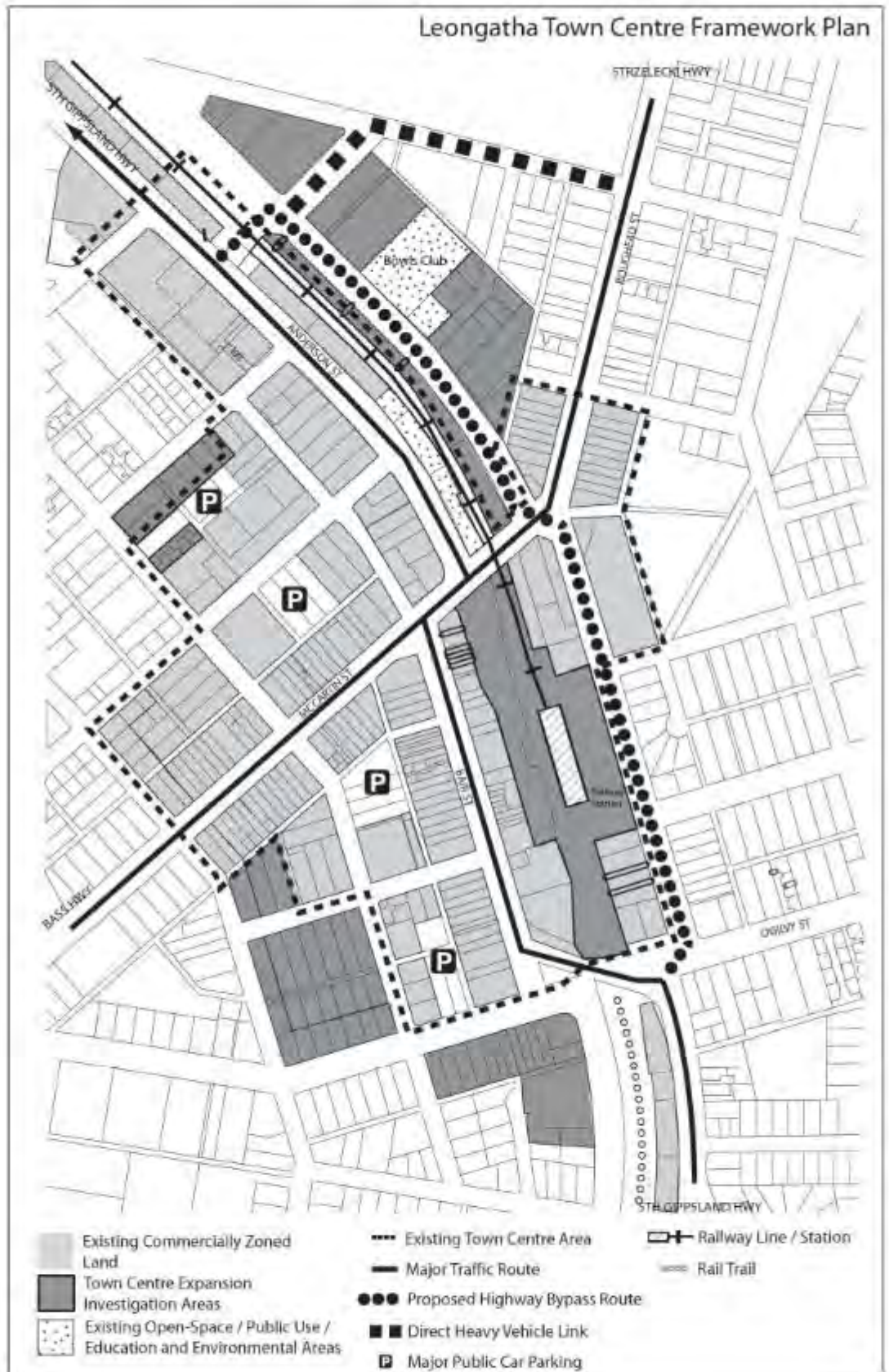
Reference Document

Leongatha Structure Plan, June 2008

SOUTH GIPPSLAND PLANNING SCHEME



Leongatha Town Centre Framework Plan



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Korumburra

Overview

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 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.

Objectives

- To maintain and promote Korumburra as a significant industrial, retail, service, residential and tourism centre in the Shire.
- To maintain the primacy of the Town Centre as the retail and service hub of the town.
- To actively support the establishment of new retail opportunities in the Town Centre Retail Core.
- To ensure that sufficient residential land, at a range of densities, is available to accommodate future township growth.
- To achieve sequential and staged residential development that integrates with existing infrastructure networks.
- To improve highway traffic movement through the town.
- To provide strong pedestrian and cycling connectivity to the Town Centre, key community assets and the schools.

Strategies

- Promote the use and development of land in accordance with the strategic directions in the Korumburra Framework Plan and the Korumburra Town Centre Framework Plan maps.
- Maintain a compact, convenient and well connected Town Centre that is the primary activity hub of the town.
- Actively encourage major retail, office and community developments to concentrate in the Town Centre Retail Core, comprising the blocks bounded by Commercial Street, King Street, Victoria Street and Bridge Street.
- Encourage the consolidation of sites in the Town Centre Retail Core to accommodate new large floor space developments.
- Promote development in the Town Centre that improves pedestrian connectivity and the layout and operation of car parking, and enhances the amenity of the streetscape.
- Strongly discourage the development of new retail uses outside of the Town Centre Retail Core where such uses may weaken the principal role of the Town Centre.
- Monitor the availability and development of residential land and encourage the rezoning of appropriate areas identified in the Korumburra Framework Plan map to maintain an estimated 15-year residential land supply.

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- 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.
- 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 western highway entrances to the town.
- Focus industrial development within the established industrial areas, and at the site of the former Korumburra Saleyards. Development of the 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 milk manufacturing operations in the Station Street Industrial Area on rezoning proposals that allow, or intensify, the establishment of sensitive land uses in the immediate area surrounding the manufacturing operations.
- Discourage land uses that may compromise the proposed highway realignment at the south east entry to the town.
- Support the protection of the town's heritage buildings and streetscapes in recognition of their central role in protecting the 'rural township' character and 'sense of place' of Korumburra.
- Support tourism developments that promote Korumburra as a tourist destination and plan for the provision of services and features that support highway tourism traffic.
- Ensure new development and road traffic improvements do not compromise the longer-term potential return of rail services to Melbourne.

Actions for implementation

- Prepare an updated Town Centre Framework Plan to encourage major retail, office and community proposals to concentrate in the Town Centre Retail Core in accordance with the principles established in the Priority Development Panel (PDP) report May 2010.
- Investigate with VicRoads plans for traffic management, calming and pedestrian safety improvements along South Gippsland Highway and Radovick Street within the Town Centre in accordance with the PDP's recommendation.
- In consultation with affected landowners and the community, prepare Development Plans that respond to the requirements of the Development Plan Overlays for Korumburra's residential growth areas.
- Review the existing application of the Mixed Use Zone in response to the stated 'Objective' to maintain the primacy of the Town Centre for retail development.
- Investigate the implementation of a planning policy to assist long term management of the amenity interface issues between the Station Street milk manufacturing operations and surrounding residential areas.
- Investigate applying a Restructure Overlay over the old Crown Township to the south-east of the town.
- Continue implementation of the recommendations of the South Gippsland Heritage Study 2004 in consultation with affected landowners.

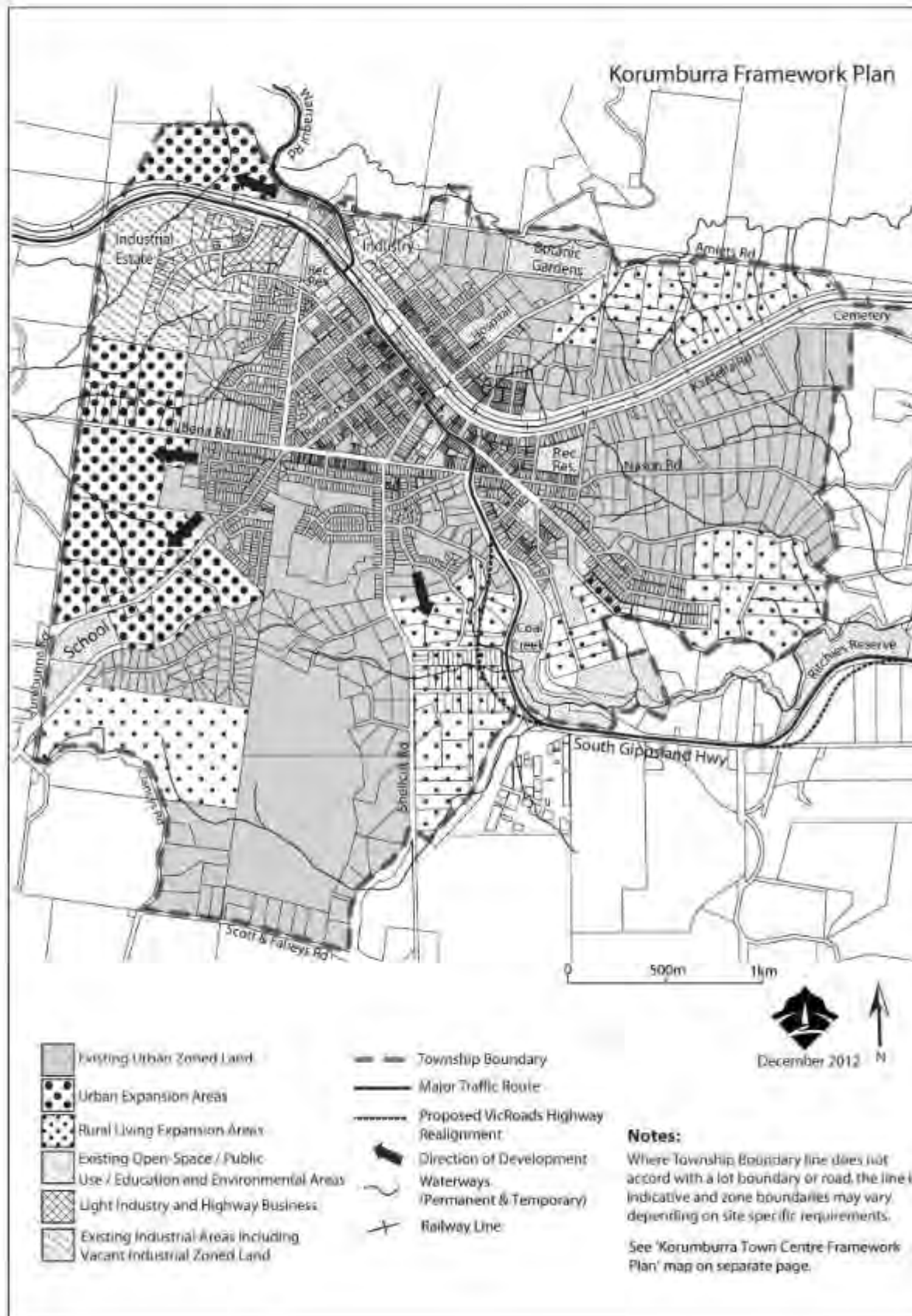
SOUTH GIPPSLAND PLANNING SCHEME

Reference Document

Korumburra Structure Plan, July 2010 (as amended)

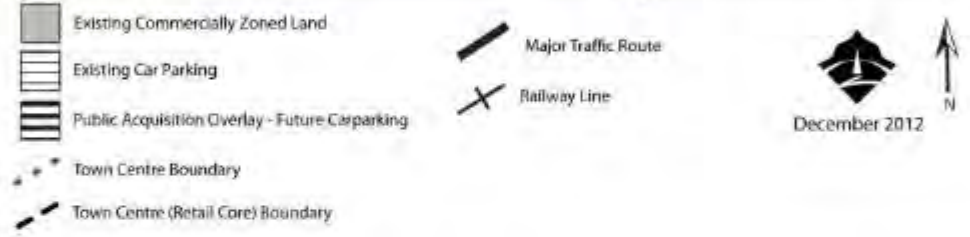
South Gippsland Paths and Trails Strategy 2010 (as amended)

SOUTH GIPPSLAND PLANNING SCHEME



SOUTH GIPPSLAND PLANNING SCHEME

Korumburra Town Centre Framework Plan



21.04-6

25/07/2010
C46

Mirboo North

Overview

Mirboo North is the principal township in the north of the municipality and sits approximately mid way between the heart of South Gippsland and the Latrobe Valley. Situated within the fertile rolling hills and native vegetation patchwork of the Strzelecki Ranges, the township enjoys a picturesque landscape in a region of high environmental significance. Servicing the surrounding agricultural activities and rural population are mainstays of the local economy however, with its location on the 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.

Objectives

- To strengthen and promote Mirboo North as a sustainable community and the principal town in the north of the Shire.
- To promote the growth of Mirboo North through the protection and enhancement of its distinctive village atmosphere and picturesque location within the Strzelecki Ranges.
- To promote tourism and other economic development that complements the natural environment and landscape values of the region.
- Retain a compact Town Centre which promotes high quality urban design.

Strategies

- Promote the use and development of land in accordance with the strategic direction in the Mirboo North Framework Plan.
- Encourage new commercial and economic development opportunities that support the needs of the local community.
- Promote higher 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 increase with distance from the Town Centre.
- Build upon Mirboo North's public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre.

Actions for implementation

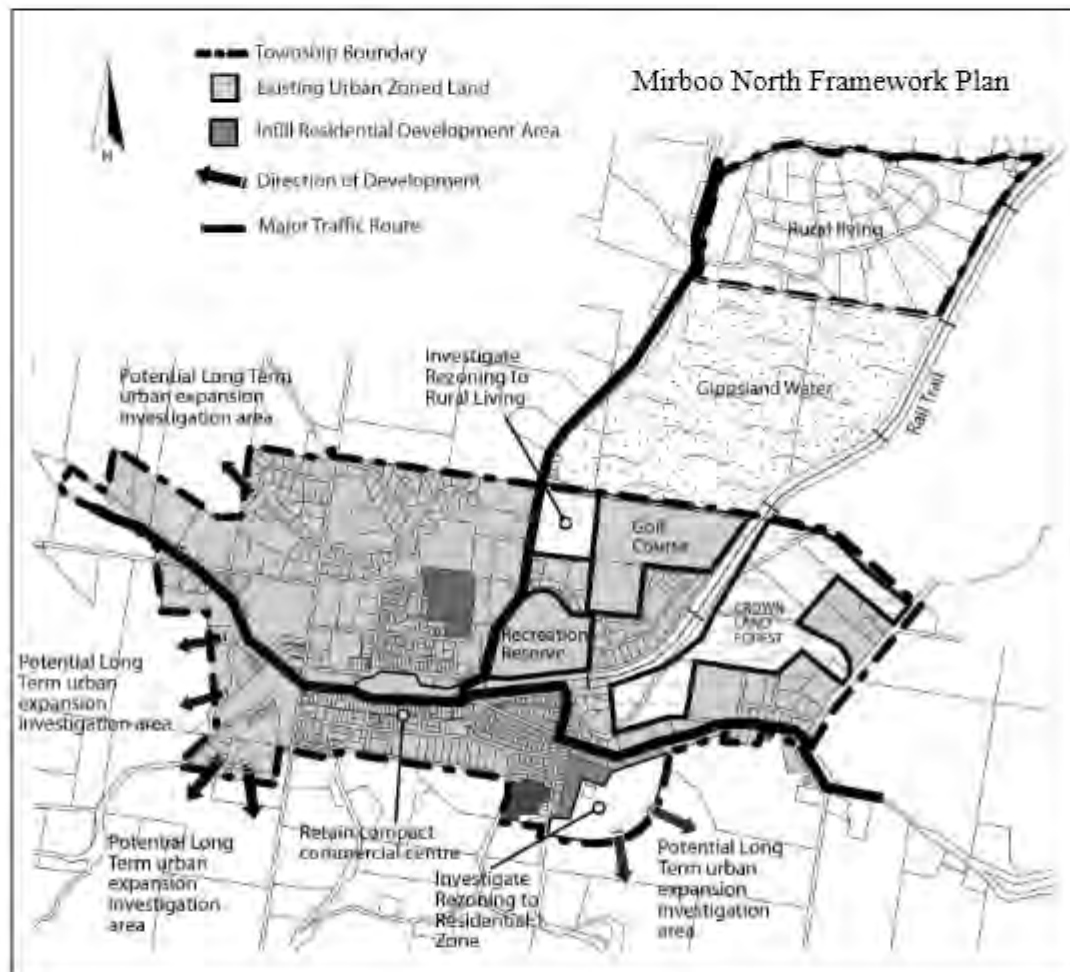
- Review the residential development growth options in the Mirboo North Structure Plan 2004 to provide increased certainty around future land releases.
- Retain the main street for retailing and other commercial development and investigate the development of a Master Plan to improve the layout and function of the Town Centre.

SOUTH GIPPSLAND PLANNING SCHEME

- Investigate the application of a planning scheme overlay control to protect native vegetation within the township boundaries.

Reference Document

Mirboo North Structure Plan, November 2004



21.04-7 Foster

28/07/2010
C46

Overview

Situated on Stockyard Creek and within short distance of Corner Inlet, Foster is the principal township in the eastern half of the Shire. A compact township rich in heritage, Foster benefits from a range of education, health and community services that would be the envy of many townships of similar size. In addition to its role servicing surrounding communities and the agricultural sector, Foster's close proximity to Wilsons Promontory has secured the township 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.

SOUTH GIPPSLAND PLANNING SCHEME

Objectives

- To consolidate Foster's role as the key commercial and community service provider to the eastern region of the municipality.
- To strengthen and promote Foster's role as a regional tourism service provider and gateway to Wilsons Promontory.
- To protect and enhance the compact qualities of the Town Centre.
- To promote a range of residential options that respects the small town character and landscape values of Foster.
- To promote economic development that complements the social and high quality environmental values of the township.

Strategies

- Promote the use and development of land in accordance with the strategic guidance provided in the Foster Framework Plan.
- Encourage new commercial and economic development opportunities that support the needs of the local community.
- Build upon Foster's existing consolidation of key community and retail functions in the Town Centre.
- Support the expansion of the Town Centre to appropriate contiguous land when demand requires and strongly discourage the establishment of uses outside of the Town Centre that may weaken the primacy of the Town Centre.
- Encourage greater tourism promotion and co-ordination within the town and build upon Foster's role as the gateway to Wilsons Promontory.
- Promote higher density residential development and retirement living within 200m 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.
- Discourage low density and rural residential development in areas close to the township unless the land has constraints inappropriate to higher density development.
- Build upon Foster's expansive public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre.
- Ensure a high standard of building design, layout and landscaping for all new development, particularly at the main entrance points to the town.
- Consider the impacts of climate change in recognition of Foster's location at the frontline of rising sea levels and the demands this may make on the township as a safer alternative to coastal township development.

Actions for implementation

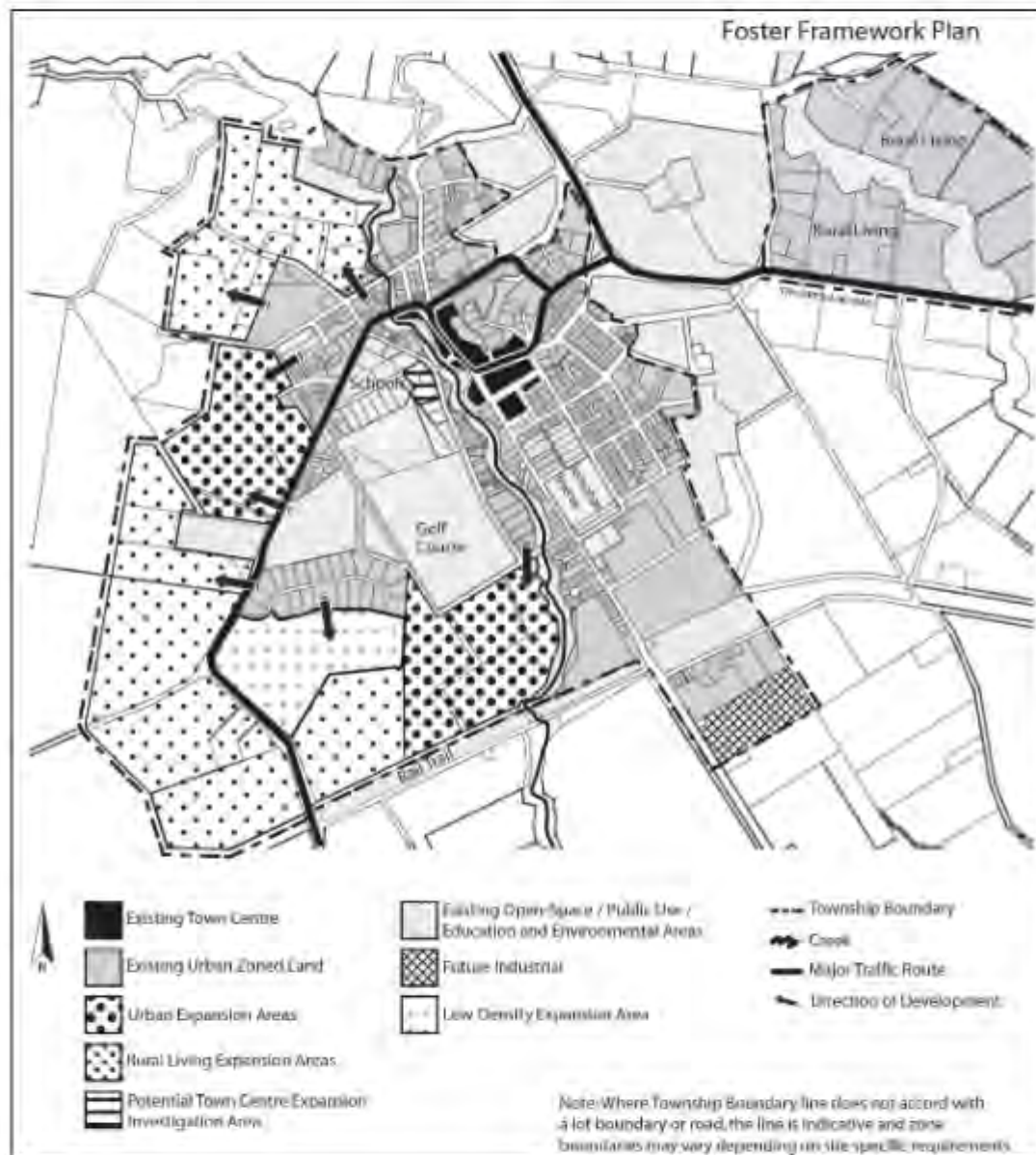
- Review the existing zoning of the Town Centre and immediate surrounds and prepare a detailed physical framework plan for the Town Centre including the area identified as 'Potential Town Centre Expansion Investigation Areas' in the Foster Framework Plan.

SOUTH GIPPSLAND PLANNING SCHEME

- Review the extent and appropriateness of the existing Mixed Use Zone at the northern entry to the town to ensure appropriate development at the main township entry point and to control the establishment of inappropriate uses that may weaken the primacy of the Town Centre.

Reference Document

Foster Structure Plan, June 2008.



21.04-8

Nyora

12/07/2007
C36

Objectives

- To strengthen Nyora as a sustainable low-density community through the promotion of economic growth and the provision of a quality lifestyle.

SOUTH GIPPSLAND PLANNING SCHEME

- To promote Nyora as the Gateway to the Shire.

Strategies

- Encourage the development of public transport facilities to improve access to community services and employment.
- Maintain and upgrade Yannathan Road and McDonalds Track to ensure that they can accommodate future needs.
- Discourage development in areas susceptible to water logging.
- Strongly discourage medium density housing until reticulated sewerage becomes available.
- Encourage land owners to plant indigenous tree species, particularly along street frontages.
- Encourage new light industrial activities to locate within the designated industrial area in Watts Road.

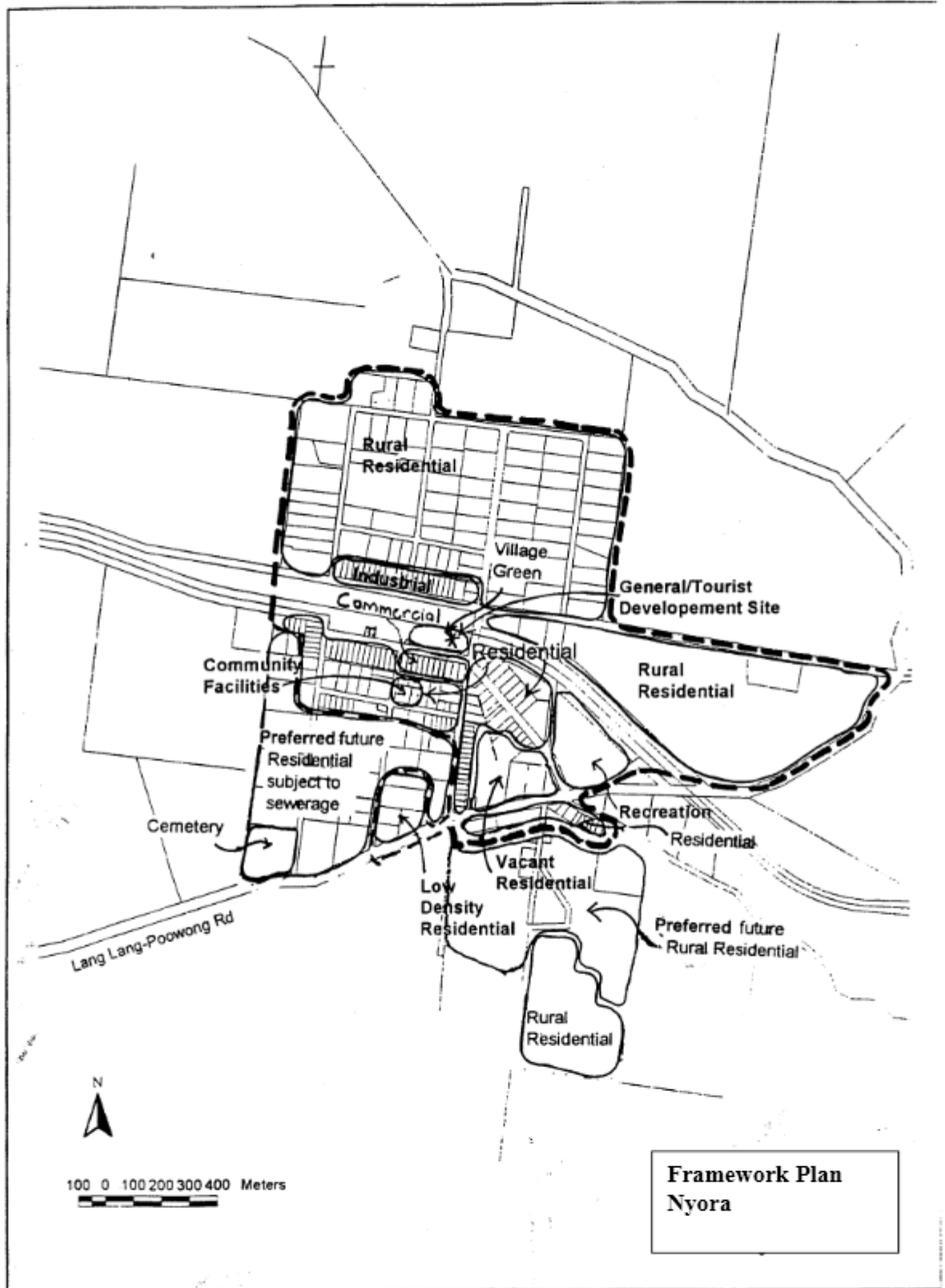
Actions for implementation

- Prepare a Local Structure Plan to coordinate future development in and around the town.
- Investigate promoting McDonalds Track as the western gateway to the Shire.
- Provide pedestrian and cyclist paths throughout the town, including a shared off-road path to the primary school.
- Investigate the future use of the public hall.
- Investigate the potential for the railway land immediately opposite the town centre to be used for commercial development incorporating a village green.
- Develop drainage improvements through the development of a stormwater management plan.
- Develop and implement urban design plans for the improvement of the town's visual image.
- Implement a street planting program, particularly in the cleared southern areas of the town.

Planning scheme response

- The *Township* and *Low Density Residential Zones* have been applied to the existing town centre and residential areas.
- The *Industrial 3 Zone* has been applied to the existing industrial estate to north of the railway line to focus industrial development in this area.
- The *Rural Living Zone* has been applied to the existing rural residential areas to the north-west and south of the town.
- The *Farming Zone* has been applied to land outside the existing town boundary until such time as the majority of existing vacant residential land within the town is developed.

SOUTH GIPPSLAND PLANNING SCHEME



21.04-9
25/07/2010
C46

Loch

Overview

The township of Loch enjoys an idyllic rural location nestled in the rolling green hills and rich agricultural lands of South Gippsland. Located 105km south east of Melbourne, Loch is the first 'real country town' along the South Gippsland Highway in the Shire. The character and design of the built form provides a critical component to the overall image and identity of the township and underpins both its tourism role and village atmosphere.

The township has a residential population of approximately 200 people. Opportunity has been identified in the Loch Urban Design Framework 2005 for the population of Loch to grow significantly in the future. Growth should be supported, provided the essential compact 'village' character can be maintained.

Objectives

- To establish Loch as a small thriving rural township.
- To retain Loch as a township that has a rich array of heritage architecture.
- To promote a distinctive garden village character in Loch.

Strategies

- Strongly discourage residential rezoning of land within the Township Boundary until reticulated sewerage is provided.
- Improve the tourist services and facilities in the township.
- Improve community services and facilities in the township.
- Create an integrated network of pedestrian and bicycle pathways linking all features and facilities in and around the township.
- Identify design and development principles to ensure that future development will maintain the desired character and image.
- Identify the Town Centre as the preferred focus for all business, community and tourist services and facilities.
- Retain the existing character, design and built form of the buildings along Victoria Street, recognising their contribution to the overall image of Loch.

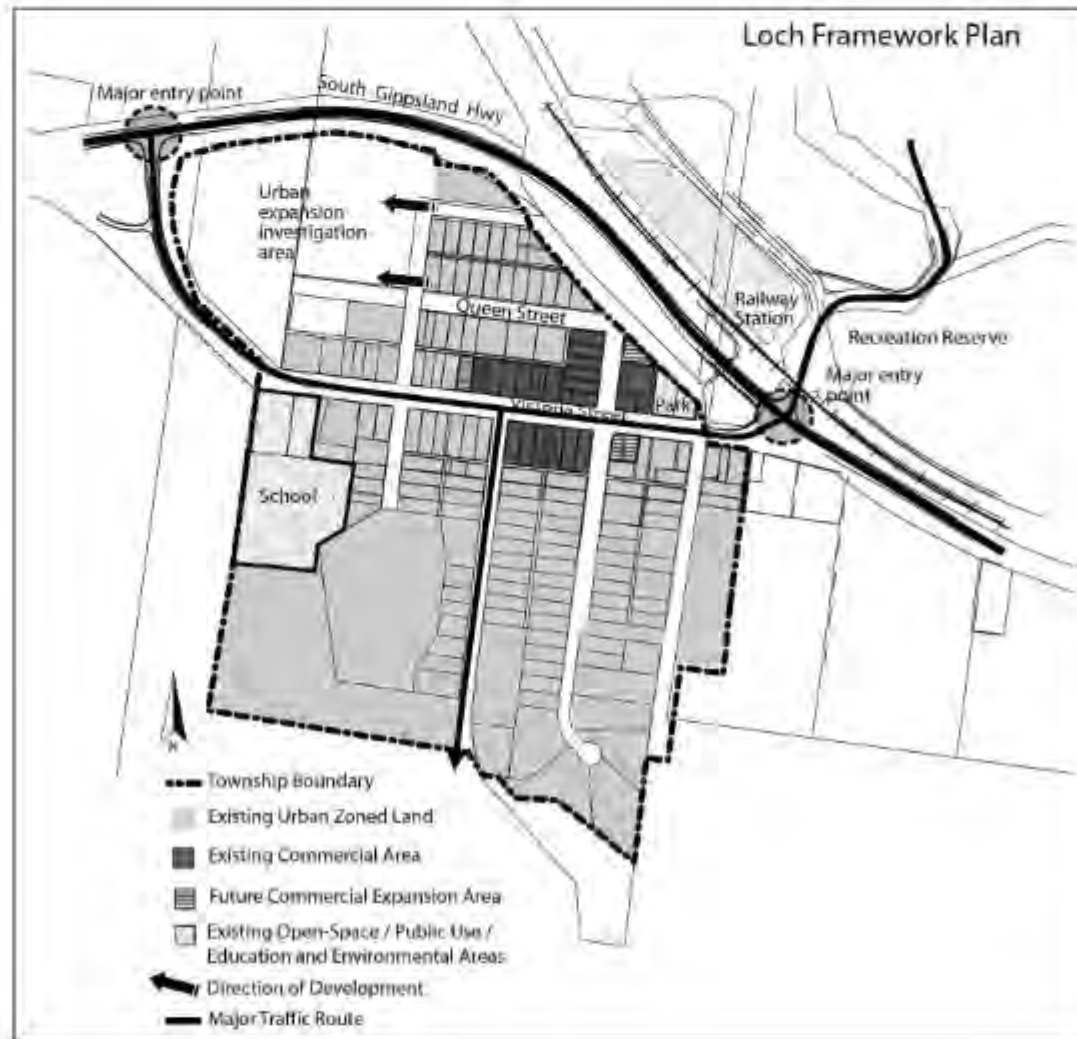
Actions for Implementation

- Following the provision of reticulated sewerage, replace the Township Zone with the appropriate urban zones in accordance with the principles established in the Loch Urban Design Framework 2005.
- Investigate the areas identified for urban expansion in the Loch Urban Design Framework 2005, refine where required, and rezone when demand is demonstrated.
- Apply a Design Development Overlay to residential areas to promote residential development in keeping with the village character of the township.
- Investigate the application of a Design and Development Overlay to protect and enhance the village character and streetscape of the Town Centre.

Reference Document

SOUTH GIPPSLAND PLANNING SCHEME

Loch Urban Design Framework May 2005



21.04-10 Venus Bay

25/07/2010
C46

Overview

In the future, Venus Bay will be known as a small coastal village that supports a small permanent population and is seen as an attractive holiday destination. Future population growth will be promoted within the existing zoned land and in the growth areas defined on the Framework Plan when required. 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 village.

Objectives

- Maintain the low key holiday character of the village and preserve the different styles of each estate.
- Promote development that will respect and enhance the coastal character of the village.
- Facilitate development within the existing urban and residential zoned land and within the potential urban expansion investigation areas when demand can be demonstrated and the 5 'Development Prerequisites' (see Strategies) achieved.
- Protect the environmental values of Anderson Inlet and Cape Liptrap Coastal Park.
- Promote environmentally sustainable principles within the village
- Protect the identified landscape values of the area.

Strategies

- Implement a Design and Development Overlay Schedule and policy provisions to achieve design objectives relating to built form, building heights, siting, setbacks, site coverage, materials, colours, fencing, landscaping treatments and soil disturbance.
- Discourage development in areas susceptible to erosion.
- Maintain current housing density.
- Limit projected residential growth to the long term development areas identified on the Venus Bay Framework Plans that forms part of this clause.
- Ensure that any expansion into the long term development areas, identified on the Venus Bay Framework Plans that forms part of this clause, does not occur until the following 5 Development Prerequisites have been met:
 - That any immediate rezoning should only occur when a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone has been developed;
 - Reticulated water and sewerage is available;
 - Further investigation is undertaken to confirm the extent of potential problems associated with acid sulfate 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.
- Maintain the rural buffer between the first, second and third estates of Venus Bay as well as between Venus Bay and Tarwin Lower.

SOUTH GIPPSLAND PLANNING SCHEME

- Encourage the use of best practice water sensitive urban design measures for new developments.
- Ensure that each site is capable of on-site waste disposal that does not prejudice groundwater quality.
- Promote ecologically sustainable and attractive forms of development that complement the natural environmental characteristics of Venus Bay.
- To maintain areas of indigenous and native vegetation where possible in new development.

Actions for implementation

- Investigate a flood study for the Venus Bay, and translate the findings into a Local Policy or overlay control within the Planning Scheme. The study should include a reference to climate change impacts.
- Review the suitability of planning controls to land potentially affected by flooding, acid sulfate soils and sites of known cultural heritage significance. Develop amended or new controls as appropriate.
- Develop a Master Plan, which clearly defines the boundaries of commercial development, and planning controls to ensure that the design of commercial areas is consistent with preferred town character.
- Investigate rezoning land to the south of Jupiter Boulevard, Venus Bay, from Township Zone to Business 1 Zone as shown in the Framework Plan that forms part of this clause, in order to focus the commercial use and development into a central precinct and reduce the incidence of these uses taking place amongst residential uses.
- Investigate rezoning the Business 1 Zone land in Black Avenue in Venus Bay Estate 2 to Township Zone, in order to recognise and support the existing role of the commercial area in Venus Bay Estate 1.

Planning scheme response

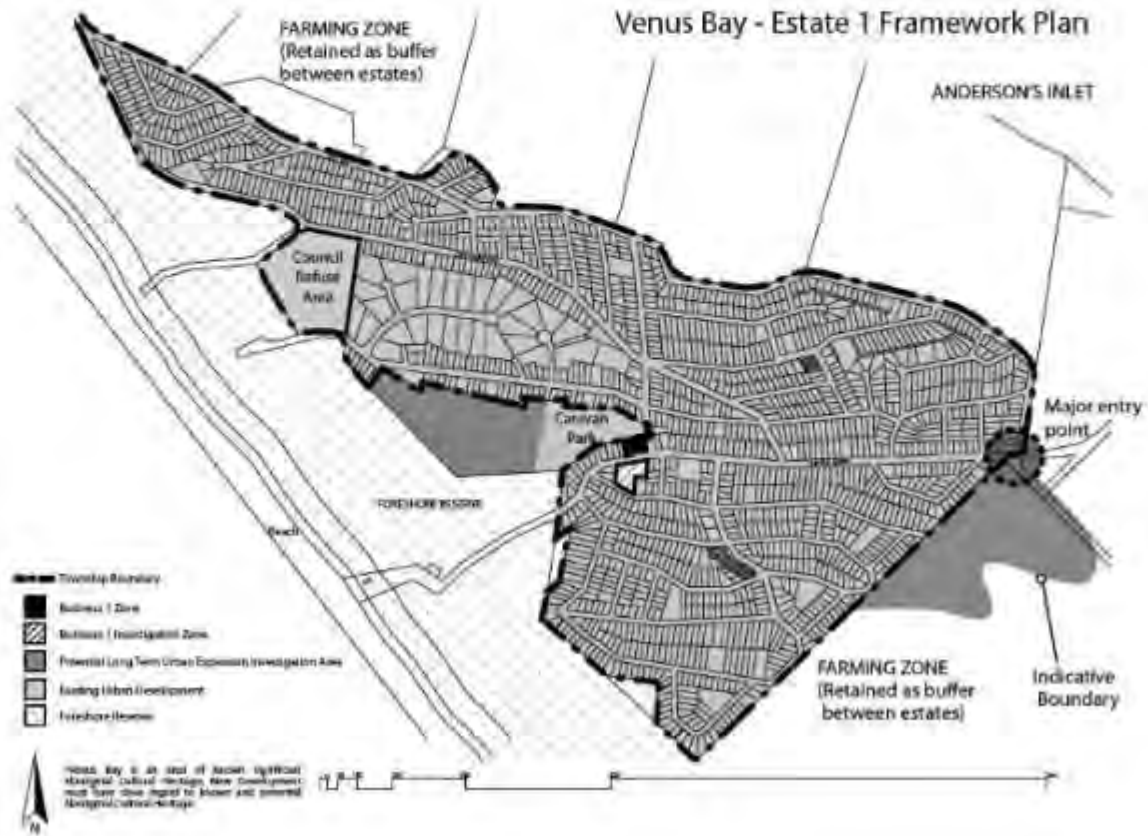
- The *Business 1 Zone* has been applied to the existing commercial centres of Estates 1 and 2 to focus commercial development in this area.
- The *Township Zone* has been applied to most of Estates 1 and 2 to facilitate a mix of urban uses.
- The *Low Density Residential Zone* has been applied to the existing rural residential area on the western side of Estate 1 to limit further residential subdivision.
- The *Rural Conservation Zone* has been applied to Estate 3 to recognise its environmental conservation values.
- A *Design and Development Overlay Schedule* has been applied to the *Township Zone* and the *Low Density Residential Zone* in Estates 1 and 2 in order to improve the design of new development and to protect the coastal settlement character of Venus Bay.

Reference Document

Urban Design Framework: Settlement Background Paper, Venus Bay (2006), Connell Wagner

SOUTH GIPPSLAND PLANNING SCHEME

Venus Bay - Estate 1 Framework Plan



Venus Bay - Estate 2 Framework Plan



INVESTIGATE REZONING BUSINESS 1 ZONE TO TOWNSHIP ZONE AND APPLICATION OF THE RESTRUCTURE OVERLAY (RO)

21.04-11 Waratah Bay23/07/2010
C46**Overview**

In the future, Waratah Bay will be known as a small, coastal holiday hamlet that supports a small permanent population and is a peaceful holiday destination. Views of Waratah Bay, Wilson's Promontory and Cape Liptrap Coastal Park are key features. 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 Framework Plan when required. It will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities.

Objectives

- Maintain the low-key, unobtrusive coastal character of the hamlet.
- Facilitate development within the existing urban and residential zoned land, and within the potential urban expansion investigation area when demand can be demonstrated and the 5 'Development Prerequisites'(see Strategies) achieved.
- Maintain the low level of commercial development within the hamlet.
- 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 hamlet.
- Protect the identified landscape values of the area including the views across Waratah Bay, Wilson's Promontory and Cape Liptrap Coastal Park.

Strategies

- Implement a Planning Scheme response to achieve design objectives relating to built form, building heights, siting, setbacks, site coverage, materials, colours, fencing, landscaping treatments and soil disturbance and vegetation retention.
- Define long term development areas in Waratah Bay through implementation of the Framework Plan which forms part of this Clause.
- Maintain the rural buffer between Waratah Bay and Sandy Point
- Develop a network of habitat corridors and vegetation linkages throughout the town.
- Maintain current housing density.
- Ensure that any expansion into the long term development areas, identified on the Waratah Bay Framework Plan that forms part of this clause, does not occur until the following Development Prerequisites have been met:
 - That any immediate rezoning should only occur when 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; and
 - Further investigation is undertaken to confirm the location of sites of recognised environmental significance.

SOUTH GIPPSLAND PLANNING SCHEME

- That any proposed development or subdivision in long term expansion areas include plans to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape; and
- That any proposed development or subdivision in long term expansion areas include plans to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape.

Actions for Implementation

- Rezone land at Waratah Avenue and Caringal Street, Waratah Bay, known as Lots 1, 2 and 3 of LP147252, from *Farming Zone* to *Rural Conservation Zone*, in order to better protect the environmental significance of the area.
- To maintain areas of indigenous and native vegetation where possible in new development.

Planning Scheme Response

- The *Township Zone* has been applied to facilitate a mix of urban uses within the towns.
- The *Low Density Residential Zone* has been applied to provide alternative opportunities for low density living adjacent to the services of the *Township Zone*.
- A *Design and Development Overlay Schedule* has been applied to the *Township Zone* and the *Low Density Residential Zone* to improve the design and new development and to protect the coastal settlement character.

Reference Document

Urban Design Framework: Settlement Background Paper, Waratah Bay (2006), Connell Wagner

Waratah Bay Framework Plan



21.04-12 Sandy Point

29/07/2010
CAB

Overview

In the future, Sandy Point will be known as a small, coastal holiday village that supports a small permanent population and is seen as an attractive holiday destination. Future population growth will be promoted within the existing zoned land and in the growth areas defined on the Framework Plan when required. It 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 village.

Objectives

- Maintain the low key holiday character of the village and enhance the character of the commercial precinct.
- Promote development that will respect and enhance the coastal character of the village.
- Facilitate development within the existing urban and residential zoned land and within the potential urban expansion investigation area when demand can be demonstrated and the 5 'Development Prerequisites' (see Strategies) achieved.
- Promote long term development areas in locations which maintain pedestrian accessibility to the nearby foreshore and commercial centre.
- Promote environmentally sustainable principles within the village.

SOUTH GIPPSLAND PLANNING SCHEME

- Protect the identified landscape values of the area.

Strategies

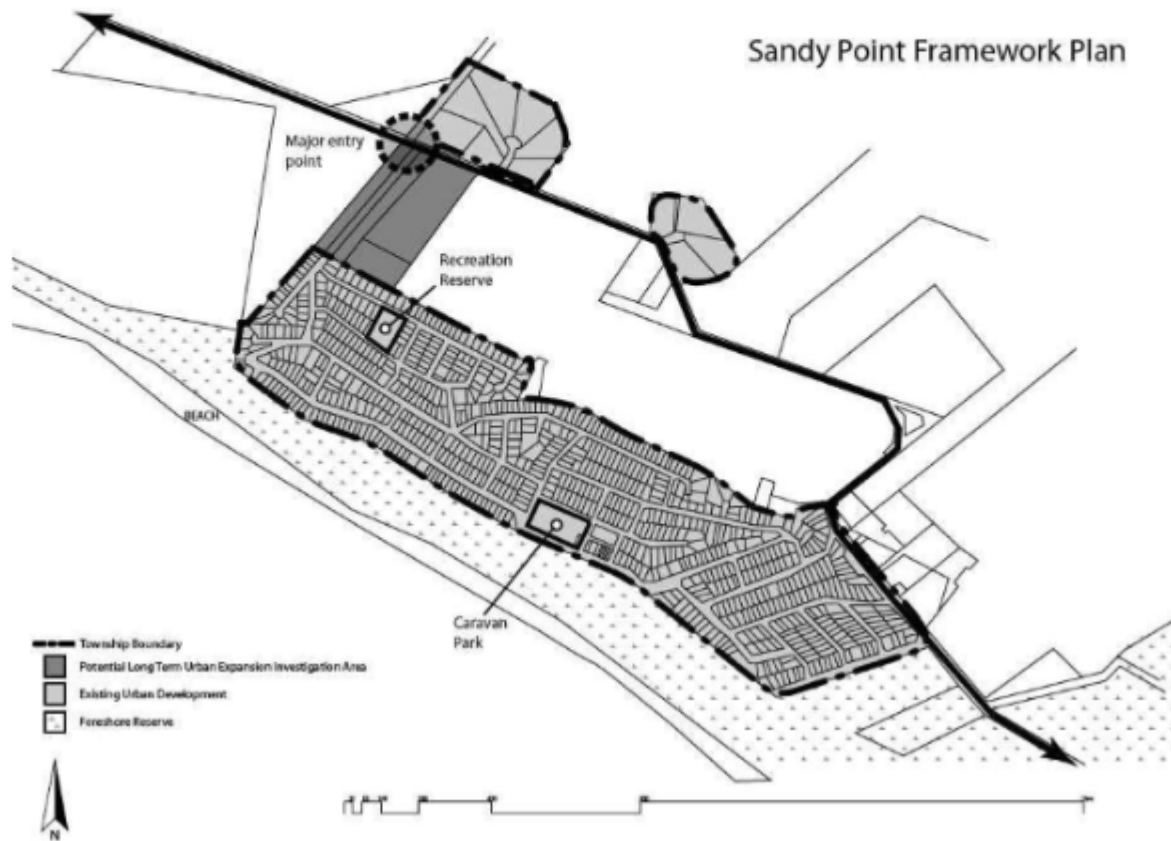
- Implement a Planning Scheme response to achieve design objectives relating to built form, building heights, siting, setbacks, site coverage, materials, colours, fencing, landscaping treatments and soil disturbance and vegetation retention.
- Ensure that any expansion into the long term development areas, identified on the Sandy Point Framework Plan that forms part of this clause, does not occur until the following Development Prerequisites have been met:
 - That any immediate rezoning should only occur when a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone has been developed;
 - Reticulated water and sewerage is available;
 - Further investigation is undertaken to confirm the extent of potential problems associated with acid sulfate 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.
 - Maintain current housing density.
 - Maintain the rural buffer between Sandy Point and Waratah Bay.
 - Use best practice water sensitive urban design measures for new developments.

Planning Scheme Response

- The *Township Zone* has been applied to facilitate a mix of urban uses within the settlement.
- The *Design and Development Overlay Schedule* has been applied to the *Township Zone* area within Sandy Point to improve the design of new development and to protect the coastal settlement character.

Reference Document

Urban Design Framework: Settlement Background Paper, Sandy Point (2006), Connell Wagner



21.04-13 Tarwin Lower

29/07/2010
C46

Overview

In the future, Tarwin Lower will be known as a small, country hamlet with a healthy commercial precinct providing services to Venus Bay and surrounding rural areas. The community will have access to infrastructure such as local schools, sporting facilities, aged care and health care. Future population growth will be promoted within the existing zoned land and in the growth areas defined on the 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 hamlet.

Objectives

- Promote Tarwin Lower as an important local centre serving the needs of the local community and tourists in the southern portion of the Shire.
- Facilitate development within the existing urban and residential zoned land, and when demand can be demonstrated, investigate rezoning land defined for this purpose on the Tarwin Lower Framework Plan which forms a part of this Clause, subject to the detailed investigation of issues including the extent of flooding and acid sulfate soils.
- Maintain the low-key rural character of the hamlet and enhance the character of the commercial precinct.
- Promote development that will respect and enhance the rural character of the hamlet.

SOUTH GIPPSLAND PLANNING SCHEME

- Promote environmentally sustainable principles within the hamlet.
- Protect the environmental values of the Tarwin River environment and Anderson Inlet.

Strategies

- Implement a Planning Scheme response to achieve design objectives relating to built form, building heights, siting, setbacks, site coverage, materials, colours, fencing, landscaping treatments and soil disturbance and vegetation retention.
- Focus new commercial and industrial use and development within the existing commercial precinct in Evergreen Road between Walkerville Road and School Road, and discourage commercial and industrial use and developments within the residential areas.
- Ensure that any expansion into the long term development areas, identified on the Waratah Bay Framework Plan that forms part of this clause, does not occur until the following Development Prerequisites have been met:
 - That any immediate rezoning should only occur when 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; and
 - Further investigation is undertaken to confirm the location of sites of recognised environmental significance.
 - Encourage infill development of suitable vacant lots within the Township Zone and Low-Density Residential Zone.
 - Maintain the rural buffer between Tarwin Lower and Venus Bay.
 - Encourage the use of best practice water sensitive urban design measures for new developments.
 - To maintain areas of indigenous and native vegetation where possible in new development.
 - Maintain current housing density.

Actions for Implementation

- Review the suitability of *Environmental Significance Overlay 6* control and develop amended or new controls as appropriate, to address land potentially affected by flooding.
- Review the suitability of planning controls relating to land potentially affected by acid sulfate soils. Develop amended or new controls as appropriate.

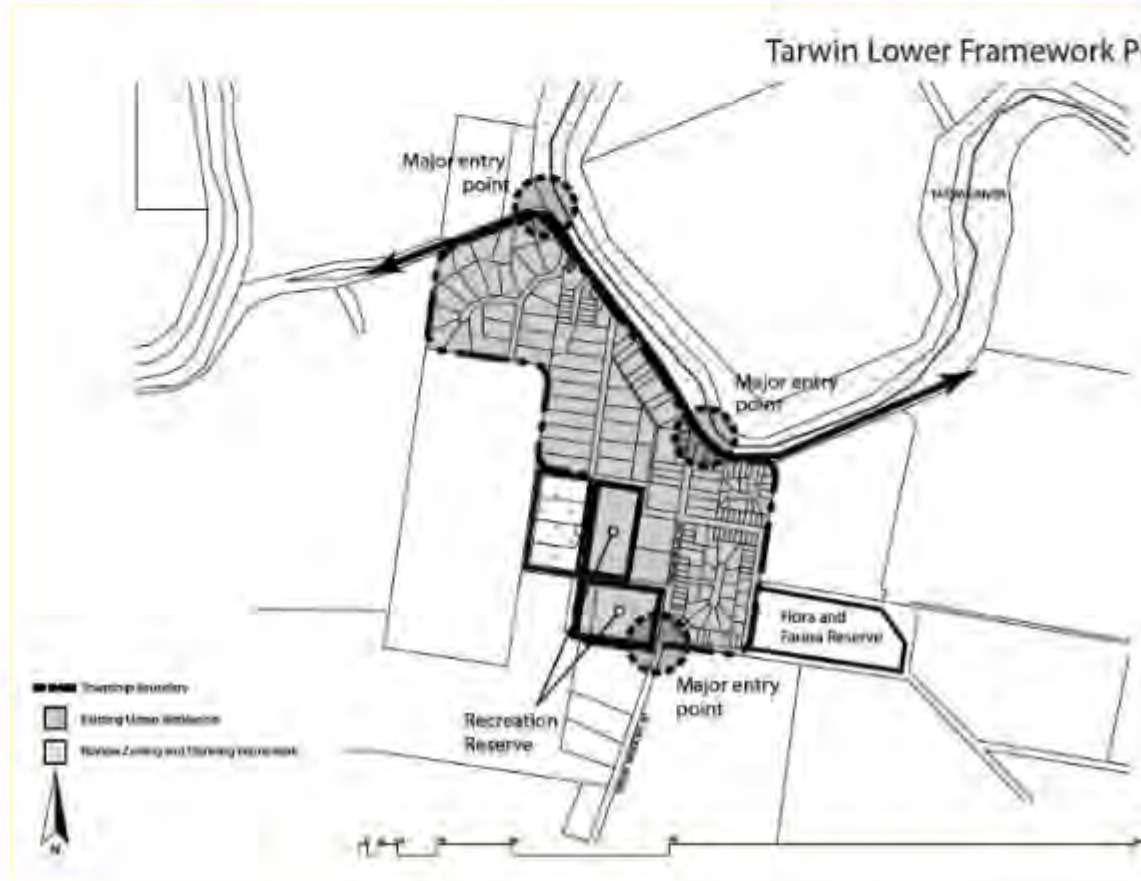
Planning Scheme Response

- The *Township Zone* has been applied to facilitate a mix of urban uses within the towns.
- The *Low Density Residential Zone* has been applied to provide alternative opportunities for low density living adjacent to the services of the *Township Zone*.
- A *Design and Development Overlay Schedule* has been applied to the *Township Zone* and *Low Density Residential Zone* within Tarwin Lower to improve the design of new development and to protect the coastal settlement character.

SOUTH GIPPSLAND PLANNING SCHEME

Reference Document

Urban Design Framework: Settlement Background Paper, Tarwin Lower (2006), Connell Wagner



21.04-14 Small towns

29/07/2010
C46

Objectives

- To maintain a network of small towns with a range of roles and services designed to cater for the needs of residents and visitors to the Shire.
- To provide an attractive and safe residential environment and strengthen the economic future of the small towns within the Shire.

Strategies

- Encourage small towns to identify niche business sectors that can be used to exploit the tourist market.
- Continuously monitor and readjust the current level of access to community services and infrastructure within the small towns.
- Promote ecologically sustainable and attractive forms of development that complements the natural environmental characteristics of the small coastal towns.
- Encourage development in all towns that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Encourage aquaculture and other marine related activities at Port Welshpool.
- Implement streetscape improvement works to enhance the appearance of Port Welshpool and to improve the linkages with Welshpool.
- Encourage self-contained tourist development within Yanakie.
- Discourage any further commercial development in the Walkerville, Walkerville North and Promontory Views Estate area 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.
- Ensure detailed planning in the Cape Liptrap area to ensure preservation of its complex and unique plant communities.
- Improve the visual amenity of the western entrance to Fish Creek.
- Recognise the importance of Yanakie's strategic location in respect to Wilson's Promontory by developing policies and actions for the future development of the town and surrounding area.
- Maintain Walkerville, Walkerville North and the Promontory Views Estate as principally unserviced holiday destinations.
- Promote equine related land uses between Stony Creek and Meeniyah.

Actions for implementation

- Develop Local Structure Plans for each town to coordinate future development in and around the towns.
- Investigate options to provide low cost reticulated sewerage to all small towns.
- Develop Stormwater Management Plans for all towns.
- Investigate applying a Restructure Overlay over the old Crown Township areas to the west of Meeniyah.
- Investigate the future use of the railway land within the town centre of Meeniyah.
- Investigate rezoning land to the east of Meeniyah to *Rural Living* to link up with the Stony Creek township.

SOUTH GIPPSLAND PLANNING SCHEME

- Investigate the need to apply a Restructure Overlay over the land south of Toora in the vicinity of Grip Road, and the old Crown Township areas to the west of Port Franklin.
- Investigate the future use of the railway line land within Toora.
- Investigate the rezoning of land south of Victoria Street in Toora from Township to Public Conservation Resource Zone.
- Undertake an investigation of the existing system of laneways within Toora.
- Investigate rezoning of the small allotments at the western entrance to Toora to Township Zone.
- Investigate the possible rezoning of land in Yanakie to a Comprehensive Development zone to facilitate a large scale conference centre/tourist accommodation development.
- Investigate applying a Restructure Overlay over land to the west of Welshpool in Slades Hill Road.
- Remove the Airport Environs Overlay from the former Port Welshpool, as it is no longer in commercial use.
- Rezone privately owned land at the eastern end of Ross Street in Port Welshpool from Public Conservation Resource Zone.
- Investigate Crown Land along the Foreshore Reserve in Port Welshpool, which does not have a zone.
- Investigate applying a Restructure Overlay over the old Crown Township area to the west of Stony Creek.
- Investigate formally closing the old alignment of the South Gippsland Highway – Stony Creek Road in Stony Creek.
- Investigate rezoning of land between township and racecourse to Low Density Residential Zone and Rural Living.
- Investigate the rezoning of land to the west of Koonwarra to Low Density Residential or Rural Living Zone.
- Promote the “Environmental” theme that has been established in Koonwarra.
- Rezone Council owned land adjacent to new waste management facility in Koonwarra-Inverloch Road to Public Conservation Resource Zone to recognise its significant vegetation and habitat.
- Rezone land in Falls Road currently used for commercial purposes from Public Conservation Resource Zone to Township.
- Investigate applying a Restructure Overlay to the old Crown Township to the north-east of Fish Creek.
- Investigate applying a Restructure Overlay to the town of Hedley and the old Crown Township to the west of the town.

Planning Scheme Response

- The *Township Zone* has been applied to facilitate a mix of urban uses within the towns.
- The *Rural Living Zone* has been applied to the existing rural residential areas surrounding small towns.
- The *Farming Zone* has been applied to land outside the existing town boundaries to restrict the expansion of the towns.

21.04-15 Transport and infrastructure

25/07/2010
C46

Overview

A range of transport services and physical infrastructure is required to support the existing and future needs of the community, facilitate economic growth and protect the environment.

Many of the roads within the Shire are facing increased usage by large transport vehicles associated with agriculture, timber haulage and other industries. This trend is expected to continue and will lead to increased road maintenance, pavement construction and reconstruction and the need to upgrade these roads in the near future.

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, such as rail and bus, are required to improve accessibility for both the resident population and the wider community.

Ongoing development of freight transport opportunities is required for the future economic prosperity of the Shire. The possible re-opening of the South Gippsland railway line and the development of a deep-sea port at Barry Point will create important national and international transport links. The Leongatha aerodrome is the only commercially operating 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.

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

Element 1 - Transport

Objectives

- To maintain and improve the road network to support the needs of the community and economic development opportunities.
- To improve the range of passenger transport services within the Shire.
- To encourage new freight transport facilities that will improve economic development opportunities.

Strategies

- Ensure that the use and development of land does not prejudice the safety and efficiency of roads.
- Regularly obtain statistics from VicRoads regarding the total number of commercial and passenger vehicles on declared main roads within the Shire.
- Ensure that adequate provision is made for transport interchange facilities.
- Ensure that development on roads and road reserves complies with Council's Obstructions on Roads and Road Reserves Policy.
- Encourage the development of road underpasses for the movement of stock.
- Ensure that tourism signage on road reserves complies with the Tourism Victoria and VicRoads "Tourist Signing Guidelines."
- Using the Advertising Sign local policy at Clause 22.04 to ensure that the design and siting of advertising signs does not interfere with the safety or efficiency of a road or public way

SOUTH GIPPSLAND PLANNING SCHEME

- 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.
- Encourage the development and subdivision of the Leongatha aerodrome in accordance with the aerodrome master plan.
- Encourage the use and development of the Port Welshpool port facilities.

Actions for implementation

- Encourage for the development and improvements to the South Gippsland and Strzelecki Highways.
- Develop and implement a policy for road standards within the Shire, and ensure that all new roads are constructed in accordance with this policy.
- Develop and implement a Development Contributions Policy to levy contributions for the financing of improvements and additions to physical infrastructure such as roads and bridges, where new development is likely to impact on the capacity of existing infrastructure.
- Formally close unmade road reserves within the Shire that are no longer required to provide access, in conjunction with other relevant government agencies, and facilitate the sale and consolidation of the land to adjoining owners.
- That Council review the significance of the Melbourne to Leongatha Railway Line to the Shire.

Planning scheme response

- The *Airport Environs Overlay* has been applied 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* has been applied to land identified for future road infrastructure development.
- The *Road Zones – Category 1 & Category 2* have been applied according to the function of the road.

Element 2 - Waste disposal

Objectives

- To ensure that waste disposal facilities are located, designed and managed in accordance with the Gippsland Regional Waste Management Plan.
- To protect waste transfer and landfill assets from incompatible development within the recommended buffer distances in Clause 52.10.

Strategies

- Provide 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.

Actions for implementation

Planning scheme response

SOUTH GIPPSLAND PLANNING SCHEME

- The *Public Use – Local Government Zone* has been applied to municipal transfer stations and landfills.

Element 3 - Wastewater

Objectives

- To plan for the provision of efficient and effective waste water management systems to all towns within the Shire.

Strategies

- Ensure that wastewater disposal and drainage infrastructure for existing development is, where necessary, 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 waste water system design, testing and management.

Actions for implementation

- Develop and implement a Wastewater Management Strategy for the whole Shire.
- Investigate the development of waste disposal systems that are specifically designed to suit the local environment and community needs.

Planning scheme response

- The *Environmental Significance Overlay – Sewerage Treatment Plant and Environs* has been applied to land containing and surrounding sewerage treatment plants.

Element 4 - Stormwater drainage

Objective

- To implement stormwater drainage standards that minimises impacts on the environment.

Strategies

- 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.

Actions for implementation

- Develop and implement a Development Contributions Policy to levy contributions for the financing of improvements and additions to physical infrastructure such as drainage, where new development is likely to impact on the capacity of existing infrastructure.
- Develop stormwater drainage strategies for all the major towns and for rural areas.

Planning scheme response

- The *Environmental Significance Overlay – Water Catchments* has been applied to land within a water supply catchment to protect water quality.

Element 5 - Vehicle and pedestrian management

Objective

- To ensure that adequate car parking facilities are provided to support land use and development.
- To provide interconnected pedestrian, bicycle and bridle paths throughout the Shire.

Strategies

- Using the Car Parking local policy at Clause 22.06 to ensure that there is adequate provision of car parking with any use and development, suitable to a rural and regional area.

Actions for implementation

- Develop Traffic Management Plans for towns to provide guidance for vehicular management and car parking.
- Develop car parking precinct plans for the central activity districts of Leongatha Korumburra, Foster and Mirboo North.
- Implement a Development Contributions Policy to levy contributions for the financing of improvements and additions to physical infrastructure such as car parking and footpaths, where new development is likely to impact on the capacity of existing infrastructure.
- Develop and implement a Pedestrian and Bicycle Strategy for the Shire.

Element 6 - Electricity and gas

Objectives

- To promote the use of alternative energy sources in the provision of electricity.

Strategies

- Encourage reticulated electricity to be provided by underground cabling.
- Promote the use of alternative energy sources, such as wind, tidal and solar power.

Actions for implementation

- Using the Alternative Domestic Energy Supply local policy at Clause 22.02 to encourage the use of alternative energy technologies for domestic electricity supply.

21.04-16
29/07/2010
C46

Community services

Overview

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. Adequate provision of community services assists in sustaining the Shire's population, and attracting new residents to the region. There is a co-relation between the well being of the community and the economic prosperity of the region.

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 services in an efficient and equitable manner. Our driving principle is the community development model, with an emphasis on partnerships with a wide range of stakeholders. Continual

SOUTH GIPPSLAND PLANNING SCHEME

improvements to the quality and type of community services and facilities available are also required to meet the changing needs of the community.

Element 1 - Education

Objectives

- To encourage a range of education opportunities throughout the Shire to meet the needs of the community.
- To facilitate the retention and improvement of existing educational facilities.
- To promote joint planning with all stakeholders in providing for a range of education facilities.

Strategies

- Promote Leongatha as the centre for educational excellence, as a means of attracting and retaining tertiary and technical training programs.
- Promote the provision of tertiary and technical training programs as means of providing for the educational and employment needs of young people.

Actions for implementation

- Consult with the community on a regular basis to establish ongoing education needs.
- Work in conjunction with relevant authorities to facilitate new education opportunities within the Shire.
- Work with adult and community education providers to identify suitable sites for the provision of services.

Element 2 - Health

Objectives

To ensure that the community has access to a range of quality health services, including Community Health Centres that address the health needs of the community.

Strategies

- Ensure that the objectives and provisions of the South Gippsland Municipal Health Plan are taken into consideration when planning any new development within the Shire.
- Support and promote the development of preventive health measures.
- Encourage the joint usage of existing health facilities within the Shire.

Actions for implementation

- Work in partnership with state, regional and local agencies in the development of new health services and facilities and upgrade of existing services.

Element 3 - Recreation and leisure

Objectives

- To facilitate the provision of a wide range of recreation opportunities to meet the needs of the community.

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Strategies

- Continually monitor future recreation needs.
- Encourage the provision of multi-purpose meeting venues for use by community groups.

Actions for implementation

- Implement the South Gippsland Shire Recreation and Open Space Strategy.
- Work with state and regional authorities and the community to identify priorities for the provision of leisure and recreation facilities and programs.
- Upgrade amenities at existing leisure and recreation facilities to improve physical access and use.
- Improve community awareness of recreational opportunities throughout the Shire.
- Develop a strategy for the provision and maintenance of public amenities.

Element 4 - Older persons

Objectives

- To ensure that a range of health, recreational support and social programs are provided to maintain the independence and well-being of older persons.

Strategies

- Plan for and identify quality service solutions that meet the diverse needs of older persons and encourage the joint usage of existing older person facilities within the Shire.

Actions for implementation

- Undertake short and long term planning for the provision of community services within the Shire.

Element 5 - Youth

Objectives

- To encourage the development of facilities and services which increase opportunities for young people in leisure and recreation, education and employment.

Strategies

- Promote the provision of sustainable tertiary and further technical training and employment opportunities as means of providing for the needs of young people.
- Encourage a diverse range of recreational and social activities for young people.

Actions for implementation

- Develop and implement a long-term Youth Services Strategy.
- Consult with youth on their relevant needs in relation to programs and facilities.

Element 6 - Family and children

Objective

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- To promote a range of services that meets the needs of families and children within the Shire.

Strategies

- Facilitate the provision of a range of family and childcare services across the Shire.

21.04-17

08/03/2012
CES

Rural areas

Overview

Element 1 – Primary production

Objectives

- Ensure that the resource of agricultural land is protected and retained in primary production.
- Support existing and emerging agricultural activities and associated rural industries that will maintain and build on this element of the economic base of the Shire

Strategies

- Protect the long term farming future of the Shire.
- Protect the rural farmland landscape.
- Strongly discourage dwellings not related to commercial scale agriculture in rural areas on lots over 4.1ha.

Actions for implementation

- Develop and implement a *Housing and Settlement Strategy*.
- Implement the strategies and action of the *Rural Tourism Development Strategy 2009*.

Planning Scheme Response

- Strategies and actions of the *South Gippsland Rural Land Use Strategy 2011* implemented.
- Rural dwellings policy at clause 22.08
- Rural subdivision policy at clause 22.09
- Rural Activity Zone policy clause 22.10

21.05

19/01/2006
VC37

MONITORING AND REVIEW

The Municipal Strategic Statement is intended to provide a strategic framework to guide decision making within South Gippsland Shire. The Municipal Strategic Statement must be reviewed every three years in accordance with the Planning and Environment Act 1987.

Council is committed to continual refinement and review of its Municipal Strategic Statement (MSS). In order to ensure that the strategic framework remains relevant, it is necessary to monitor how it assists decision-making and review it on a regular basis. To monitor and review the MSS, the following actions will be carried out:

- Undertake regular department meetings with Council officers to discuss approaches to applications, ensure that relevant sections of the Local Planning Policy Framework are used in the decision making process as well as any referral or incorporated documents.
- Undertake a regular review of decisions made based upon the MSS and local policies to ensure consistency in decision-making, interpretation of objectives, policies and actions.
- Highlight areas within the Local Planning Policy Framework, referral or incorporated documents that are not of assistance to the day to day decision making process and identify gaps for future reviews of the respective documents.
- Continual monitoring of performance and tracking of applications through computer software.
- Undertake an annual review of actions under each strategy to determine what actions Council has undertaken throughout the year to achieve its objectives and what remains to be undertaken in following years.
- Undertake an annual review to ensure that suitable mechanisms have been introduced to achieve objectives and to delegate responsibility to relevant sections of Council.
- Work with surrounding municipalities and relevant authorities to assess region-wide and cross municipal boundary issues and impacts.

22
15/01/2006
VC37

LOCAL PLANNING POLICIES

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22.01
19/01/2006
VC37

[NO CONTENT]

22.02
19/01/2006
VC37

ALTERNATIVE DOMESTIC ENERGY SUPPLY

This policy applies to the use of alternative energy technology in the supply of electricity to dwellings.

Policy basis

The Municipal Strategic Statement identifies the need to protect and enhance the environment. One way to achieve this is by encouraging the use of alternative energy as a source of electricity for dwellings to eliminate, for example, the need to remove native vegetation to facilitate the extension of the reticulated electricity supply. 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. There is a need to ensure that the design and siting of structures associated with energy production are done in a sensitive manner taking into account the surrounding characteristics of the land and adjoining properties. This policy seeks to ensure that the use of these technologies does not have a detrimental impact on the surrounding environment.

Objectives

- To encourage use of alternative energy technology.
- To ensure that the use of alternative, renewable energy technology does not detrimentally affect the surrounding environment.
- To ensure the design and siting of structures associated with energy production does not detrimentally affect the character of the area.
- To discourage tall structures on ridgelines or in view corridors.

Policy

Exercising discretion

Where a permit is required for a dwelling, and it is proposed to use a alternative energy source, it is policy to require detailed information to be submitted, indicating:

- The siting and design of the structures associated with energy production.
- 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.

Decision guidelines

It is policy that the responsible authority consider, as appropriate:

- the design and siting of any structure associated with the energy installation.
- the visual impact on the landscape, including visual corridors and sight lines.
- the potential impact on the existing physical and ecological relationships of flora and fauna and the need for appropriate mitigation techniques.
- the potential impact on public health and safety, including fire hazard.

22.03

19/01/2006
VC37

DAMS

This policy applies to the construction of dams that require a permit.

Policy basis

The construction of dams is often necessary to support the agricultural or residential use of land. The Municipal Strategic Statement refers to the 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.

The Water Act 1989 requires that specified dams require a licence, which, in the South Gippsland Shire, are issued by Southern Rural Water.

Objectives

- To ensure that the construction of dams on waterways does not detrimentally affect environmental flows and the amount of water available to downstream users.
- To ensure that the siting and construction of dams minimises the potential for dam failure and damage to adjacent infrastructure, such as roads.
- To ensure that the siting and construction of dams minimises the potential for leakage of contaminants into groundwater.
- To ensure that dams are constructed using appropriate dam construction and soil conservation techniques.
- To minimise vegetation removal and maximise retention and use of top soil in the construction of dams.
- To discourage the construction of dams in environmentally sensitive areas.

Policy

Exercising discretion

Where a permit is required for the development of a dam, it is policy to:

- ensure that the siting and design of the dam is consistent with the recommendations of any relevant land or water management plan.
- 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 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.
- if appropriate, notify applications to the Department of Sustainability and Environment, Southern Rural Water and any relevant Water Authority and Catchment Management Authority, under Section 52 of the Planning and Environment Act 1987.
- refer applications for dams within 100 metres of a Road Zone – Category 1 to VicRoads for comment under Section 52 of the Planning and Environment Act 1987.

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- require detailed plans to be submitted, indicating:
 - 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.
 - landscape plan indicating proposed revegetation works.

Where a permit is required for the development of a dam that is either on a waterway, or diverts water from a waterway, it is policy to:

- require an environmental impact statement prepared by a suitably qualified consultant to be submitted after consultation with DSE and Southern Rural Water, detailing:
 - 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.
 - impact on biodiversity values, including instream aquatic and riparian environment.

Performance measures

It is policy that proposals are assessed against the following performance measures:

- dam spillways should be of a sufficient capacity to cater for a 1 in 50 year storm flow, and be at a level that maintains an adequate freeboard.
- 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.
- exposed soils should be revegetated with perennial grasses and appropriate indigenous vegetation at the completion of construction.
- dams should be setback a minimum of 20 metres from any road.

Proposals that do not meet these criteria may still meet the objectives of the policy.

Decision guidelines

It is policy that the responsible authority consider, as appropriate:

- the views of the Department of Sustainability and Environment, 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.
- the suitability of the size and capacity of the dam with regard to the catchment area of the site.
- the suitability of the soil on the site for dam construction and water retention.

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- protection of infrastructure, such as roads, from the impact of potential dam failure.

22.04
15/01/2006
VC37

ADVERTISING SIGNS

This policy applies to all advertising signs that require a permit.

Policy basis

Advertising signage is an important means of communication and promotion. However, the inappropriate design or placement of signs can have a significant effect on the visual amenity of an area.

Advertising signs should not only be effective in advertising a product or promoting a business or event, but also compliment the surrounding environment. The Municipal Strategic Statement supports the need for signs to be designed and located so that they enhance the appearance of urban, rural and coastal areas of the Shire.

Objectives

- To encourage signs that will enhance the visual amenity of the built and natural environment.
- To ensure that signs relate to the use and development of land on which they are located.
- To ensure that signs do not obscure significant architectural qualities and features of buildings.
- To ensure that signs achieve maximum effectiveness without being excessive in their size, number or appearance.
- To reduce visual disorder and clutter caused by signs competing for exposure.
- To ensure that signs do not interfere with the safety and efficiency of a road, railway or other public way.

Policy

Exercising discretion

Where a permit is required for an advertising sign, it is policy to:

- strongly discourage signs that do not relate to the use or development of the land on which they are sited (third party promotion signs).
- ensure that the size, design and colour of signage do not detract from the visual amenity of the surrounding environment.
- ensure that the location, design and size of signage compliments the architectural character of the building on which it is fixed.
- ensure that the sign does not dominate the building on which it is fixed or the land on which it is sited.
- encourage the rationalisation of existing signs.
- discourage signs above parapets, fascias or rooflines of buildings.
- limit the number of suspended under-verandah signs per shopfront to ensure both equity to shop owners and visibility.
- discourage signs that are hazardously located or highly illuminated so that they inhibit or obscure driver or pedestrian views of a road, railway or other public way.

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- discourage signs that obscure or otherwise interfere with the function of traffic signals and necessary directional signage.
- require detailed plans to be submitted, indicating:
 - the location of the proposed sign on the land including setback distances from property boundaries.
 - elevations above ground level and dimensions of the sign.
 - where relevant, the structure of the sign and the method of support.
 - the colour, content and lettering style of the sign.
 - where relevant, details of the proposed type of illumination.
 - where relevant, the location and size of any existing signage on the site, including details of any signs to be removed as part of the proposal.
 - for a sky sign, panel sign or major promotion sign, a streetscape perspective showing the relationship of the proposed sign to the existing building or site, surrounding buildings or land and other signage in the immediate vicinity.

Performance measures

It is policy that proposals are assessed against the following performance measures:

- signs should not obscure architectural features and detailing, windows and door openings or verandahs, particularly on buildings of identified heritage significance or in Heritage Overlay areas.
- suspended under-verandah signs should be limited to one per shopfront, except on large premises where the limit should be one per ten (10) metres of shopfront.
- above-verandah signs should not be mounted directly to a verandah, but mounted to the building upper fascia or parapet at right angles to the road.
- signs should not project above the skyline or profile of a building.
- home occupation signs should not be illuminated or exceed one (1) square metres in size.
- pole signs should not exceed the building height of adjacent buildings or project over a footpath or road formation.

Proposals that do not meet these criteria may still meet the objectives of the policy.

Decision guidelines

It is policy that the responsible authority consider, as appropriate:

- whether the sign will detract from the architectural style and/or heritage significance of a building or the visual amenity of the surrounding environment.
- whether the existing signage on the building or land is adequate.
- whether it is proposed to rationalise a number of existing signs on the building or land.
- whether the sign relates to the use and development of the land on which it is proposed to be located.
- the location of other signs in the immediate vicinity and the need to avoid visual clutter.
- whether the sign will obscure traffic signals and other necessary control and directional signs.
- whether the sign will inhibit or obscure driver or pedestrian views of a road, railway, or other public way.

22.05
15/01/2006
VC37

INDUSTRIAL DEVELOPMENT

This policy applies to all industrial development that requires a permit.

Policy basis

The Municipal Strategic Statement refers to the need to improve the appearance and overall amenity of industrial areas to make them more attractive to new industries seeking to establish within the Shire. The appearance and function of industrial areas can be improved by particular attention to the layout of the site, building materials, screening and landscaping. All industrial development is encouraged to incorporate responsive environmental design standards for improved energy efficiency.

Objectives

- To encourage well designed industrial development, which is safe and functional in its layout.
- To encourage industrial development that does not detract from the amenity of surrounding area.
- To ensure that industrial development is designed and constructed to responsive environmental design standards.

Policy

Exercising discretion

Where a permit is required for industrial development, it is policy to:

- require a site analysis to be submitted, indicating:
 - built form and scale of development on adjoining land.
 - variation in ground levels between the site and adjoining land.
 - location and height of walls built to the boundary on adjoining sites.
 - solar access enjoyed by surrounding developments.
- encourage all new buildings and building additions to incorporate passive solar and energy efficient design principles in their siting and design.
- encourage the use of non-reflective building materials for all new buildings and additions to existing buildings.
- ensure that external storage areas are located at the rear of sites.
- encourage external storage areas, loading bays and parking areas at the rear of sites to be screened from the road.
- encourage buildings to be setback in line with existing buildings on adjoining properties.
- ensure that the area between the building and the frontage is utilised for landscaping, accessways and car parking.
- ensure that new buildings and building additions are designed so that their height and bulk enhances the visual amenity of the surrounding area.
- ensure that car parking, access and loading areas are constructed to an all-weather standard.

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- ensure that sites are drained adequately.

Performance measures

It is policy that proposals are assessed against the following performance measures:

- external finishes of walls and roofs of buildings should be brick, stone, concrete, colour impregnated steel cladding ("colourbond") or other non-reflective material as approved by the responsible authority.
- a minimum two metre wide strip of landscaping should be provided along the front title boundary (principal road frontage) of the site.
- the area of the site between the landscaping strip and building envelope should be designated for customer car parking.
- staff car parking areas should be located at the rear of the site.
- car parking and access areas, including loading & unloading areas, should be sealed with an all weather surface, such as asphalt, concrete, brick pavement or other similar treatment approved by the responsible authority.
- car parking areas should be designed so that vehicles are able to enter and exit the site in a forward motion.
- external storage areas should be surfaced in either a gravel or all-weather surface such as asphalt, concrete or other similar treatment approved by the responsible authority.
- external storage areas should be screened from view from adjoining sites or nearby roads through the use of landscaping or fencing.
- fencing along the frontage of the site should be a minimum of fifty percent (50%) transparent, not exceed 1.8 metres in height and be constructed out of non -reflective materials.
- landscaping should be provided on each site which:
 - is used in place of fencing along the frontage.
 - is low maintenance.
 - uses indigenous vegetation.
 - screens areas where visibility for safety is not essential.
 - defines areas of pedestrian and vehicular movement.
- on-site infiltration trenches, incorporated into landscaping areas, should be used to minimise stormwater run-off from the site.
- stockpiles should be located at least 10 metres away from drainage lines and surrounded by batter(s) and silt fences.
- buildings should be setback from the frontage generally in line with the setback of buildings on adjoining properties.
- where no adjoining buildings exist, buildings should be setback no closer than seven metres to the frontage of the site.
- buildings should be designed and sited to maximise the use of natural light and solar energy.
- north-facing windows should be maximised to improve solar efficiency.
- sites adjacent a Residential or Township zone containing residential development should be landscaped along the boundaries to screen the activities on the site.

Proposals that do not meet these criteria may still meet the objectives of the policy.

SOUTH GIPPSLAND PLANNING SCHEME

Decision guidelines

It is policy that the responsible authority consider, as appropriate:

- any adopted outline development or concept plan that applies to the subject land.
- the layout of the development and building materials proposed to be used.
- whether the development incorporates energy efficient principles in its siting and design.
- the impact of the development on the solar access enjoyed by adjoining development.
- the design and treatment of car parking, access and loading areas.
- the type and extent of landscaping proposed.

22.06
15/01/2006
VC37

CAR PARKING

This policy applies to the use and development of land.

Policy basis

The provision of adequate, accessible and functional car parking is an integral part of land use and development. This policy seeks to encourage the orderly and proper provision of car parking across the Shire.

Generally, land uses should provide on-site car parking facilities, however circumstances may arise where car parking needs to be provided off-site or the parking requirement is waived and/or provided by cash-in-lieu contribution. It is also recognised that for some land uses in regional areas, car parking demand may be less than required in metropolitan areas as indicated in the Car Parking Table to Clause 52.06-6.

This policy specifies reduced car parking rates for particular land uses, and circumstances whereby car parking requirements may be reduced, waived or paid for by cash contribution.

Objectives

- To recognise that the provision of car parking facilities is a function of providing access to land use activities.
- To ensure the adequate provision of car spaces having regard to the use of the land and the nature of the locality.
- To ensure that the use of land generally caters for car parking demand through on-site provision in accordance with Clause 52.06 and, where appropriate, the lesser provision for those uses included in the Table to this policy.
- To provide an equitable, efficient and consistent approach in considering applications to reduce or waive car parking requirements.
- To allow flexibility when buildings are re-developed or re-used for new purposes.
- To promote the efficient use of car spaces through the consolidation of car parking facilities.

Policy

Exercising discretion

It is policy to require the car parking provision in accordance with Clause 52.06. Where a planning permit is required to reduce or waive requirements under Clause 52.06 for the uses identified in the following table, the table provides a car space measure which more appropriately reflects regional requirements as a guide.

USE	CAR SPACE MEASURE	RATE
Shop	Car spaces to each 100m ² of leasable floor area	6
Plant Nursery, Saleyard, Store, Timber Yard	Car spaces to each 100m ² of total sales and storage area	2

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USE	CAR SPACE MEASURE	RATE
Betting Agency	Car spaces to each 100m ² of leasable floor area	4
Office	Car spaces to each 100m ² of leasable floor area	2
Industry, Motor Repairs, Fuel Depot	Car spaces to each 100m ² of leasable floor area	2
Warehouse (other than specified in this table)	Car spaces to each 100m ² of leasable floor area	1
Place of Assembly	Car spaces to each seat or to each square metre of net floor area, whichever is greater	0.25
Funeral Parlour	Car spaces to each seat or to each square metre of net floor area, whichever is greater	0.25
Restaurant	Car spaces to each seat available to the public	0.25
Hotel-Lounge	Car spaces to each seat	0.25
Hotel-Bar	Car spaces per 100m ² of bar floor area	10
Swimming Pool, other than in conjunction with a dwelling	Car spaces to each 100m ² of site	2.5
Medical Centre	Car spaces per Practitioner	3

Decision guidelines

It is policy that the responsible authority consider, as appropriate:

In relation to car parking demand management:

- the distinction between 'staff' and 'customer' car parking, of which the two user types exhibit quite different needs and behaviours.
- the efficiencies of shared and consolidated car parking supply facilities.
- the efficiencies of time sharing of car parking facilities.

In relation to the reduction or waiving of car parking requirements:

- that credit for car parking spaces for existing buildings be considered in the context of past provision based on previous land use activity, compared to the proposed use activity and generation of parking demand.
- any relevant car parking precinct plan.
- the availability of car parking in the locality.
- the availability of public transport in the locality.

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- the effect of time sharing of car parking demand amongst the uses in the locality.
- the reductions in car parking demand associated with shared car parking provision.
- the actual car parking demand of the use.
- the existing car parking deficiencies associated with existing use of the land.
- local traffic management.
- local amenity, including pedestrian amenity.

In regard to cash-in-lieu contributions:

- the principles of need, nexus, equity and accountability for the funds and for developments.
- the cost per calculated car parking space is to be at a rate per parking space determined, and reviewed annually, by the responsible authority.
- the cash-in-lieu rate is to reflect a proportional cost of providing additional car parking infrastructure, having consideration for the need to encourage appropriate development and to provide consolidated car parking infrastructure in appropriate locations.
- cash-in-lieu contributions may be used to fund improvements to existing car parking facilities as well as for the provision of additional car parking.

22.07
25/01/2007
CS(Part 1)

HERITAGE

This policy applies to all heritage places included in the Heritage Overlay.

Policy Basis

This policy applies the MSS objectives in Clause 21.04-1 in relation to heritage places and implements the findings of the *South Gippsland Heritage Study 2004*. Key recommendations of the *South Gippsland Heritage Study 2004* have been included to ensure that the management and development of heritage places will assist in conserving or revealing the cultural heritage significance of the place.

Objectives

- To ensure that the future conservation, development and management of heritage places is guided by the reasons for their significance as set out in the *South Gippsland Heritage Study 2004*.
- To ensure that the cultural significance of heritage places identified by the *South Gippsland Heritage Study 2004* is not diminished by:
 - The loss of any fabric which contributes to the significance of the heritage place.
 - Inappropriate new development.
- To promote the conservation of heritage places in accordance with the principles and procedures recommended by the *Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter)*.

Policy

Exercising discretion

Where a permit is required to demolish a building (or part of a building) it is policy to:

- Discourage the demolition of a building that contributes to the significance of a heritage place unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
 - It will assist in the long term conservation of the place, or
 - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be of primary significance.

Where a permit is required for development or works it is policy to:

- encourage development of a heritage place that would assist in revealing the significance of the place.
- discourage development of a heritage place that would alter, destroy or conceal any fabric that contributes to its significance, except where it can be demonstrated to the satisfaction of the responsible authority that any alteration is reversible.
- ensure that the siting, size, height, setback, materials, form and colour of new development are sympathetic to the elements that contribute to the significance of a heritage place, including its context.

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- ensure that new development can be distinguished from old and, whilst being sympathetic, does not simply mimic or copy an earlier style.

Information requirements

It is policy that the following information is required to support an application, as appropriate, unless the application is for minor works that, in the opinion of the responsible authority, will not diminish the significance of the heritage place:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place. This report should:
 - As part of a Site Analysis, describe the significant elements of the place having regard to the relevant citation in the *South Gippsland Heritage Study 2004* and how these have been considered in the preparation of the application.
 - If the application includes demolition, an assessment of whether the fabric is significant and, if so, provides reasons why it is to be removed.
 - Assessment how the application will affect the significance of the heritage place.

Note: It is possible that there may be significant fabric not specifically identified by the *South Gippsland Heritage Study 2004*. Any additional fabric identified should be noted and assessed as part of the report.

Decision Guidelines

It is policy that the responsible authority consider, as appropriate:

- The significance of the heritage place as described in the *South Gippsland Heritage Study 2004* and whether the proposed buildings or works will assist in revealing significance or will adversely affect the cultural significance of the heritage place.
- Whether the proposed demolition, buildings, works or subdivision will assist in the short or long term conservation of the place by:
 - maintaining, protecting, restoring, repairing or stabilizing significant fabric.
 - supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency.
 - allowing an alternative use (where this is permitted by the zoning or in accordance with the Heritage Overlay Schedule) when the original use of the building is no longer viable.
- Whether the proposed buildings or works will have an adverse effect upon a significant tree identified by the *South Gippsland Heritage Study 2004*, or any tree that contributes to the setting of a heritage place.

References

- *South Gippsland Heritage Study 2004*
- *Draft Guidelines for the Assessment of Heritage Planning Applications (Heritage Victoria, 2000)*
- *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance 1999*

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CES**RURAL DWELLINGS POLICY**

This policy applies to applications for the use and development of dwellings in the Farming Zone.

Policy basis

South Gippsland Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk as well as beef, prime lamb and vegetables. Agriculture and its associated processing and service industry underpin the Shire's economy. The future outlook for agriculture in the Shire is strong with the advantages of high rainfall, soil and land types suited to producing a wide range of agricultural commodities. With issues of climate change and water scarcity at hand, there is likely to be increasing demand for the Shire's high quality agricultural land from producers in less fertile areas. Existing farming activities in the Shire will need to have the capacity to grow and expand and will require access to affordable land unencumbered by unwanted infrastructure.

The settlement and subdivision history of the Shire has left a legacy of small lots scattered amongst larger farming lots. There are approximately 12,000 lots in the Farming Zone, including a large number of small lots in old Crown Townships and remnant vacant lots arising from early subdivisions. These lots are often isolated, or in strips along road sides and surrounded by agricultural uses. Multi-lot farms (tenements) are the most common structure of land tenure in the Shire, with commercially viable production areas being formed by the aggregation of smaller lots.

The Shire's significant environmental and landscape assets make the area attractive for rural residential lifestyles. The northern and western areas of the Shire are particularly popular for rural living, primarily due to the proximity to Melbourne and the area's attractive pastoral and forested landscapes. There is a significant level of *ad hoc* rural lifestyle development already in the rural areas of the Shire. The conversion of agricultural land into rural residential land use activities results in a net loss to agriculture due to permanent land use changes. In the absence of a planned approach to rural residential development, detrimental impacts on the landscape, environmental and agricultural values of the Shire may arise.

Objectives

- To discourage the proliferation of dwellings not associated with agriculture on lots over 4.1ha.
- To discourage the proliferation of dwellings on lots over 4.1 ha where the agricultural use of the land does not require the presence of a land manager.
- To ensure that the development of dwellings on rural land does not prejudice existing agricultural activities on surrounding land.
- To ensure that agricultural land is maintained for the cost-effective production of food and raw materials.
- To retain the open farmed landscape as the defining visual characteristic of the Shire.
- To ensure the cost-effective servicing of towns and communities across the Shire by avoiding the impacts of a dispersed population base.
- To provide a consistent basis for considering planning permit applications for the use and development of dwellings in rural areas.

Policy**Development of dwellings on lots in association with or without Agriculture**

The use and development of dwellings where not genuinely required for the ongoing operation of a commercial agricultural activity can have adverse implications on agricultural output through the conversion of land to residential or hobby-farm use. Applications will therefore require substantial demonstration that any new dwelling on a lot

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of over 4.1ha is genuinely required for the enhancement and ongoing growth of agricultural production in South Gippsland.

It is policy that:

- The grant of a permit for a dwelling in the Farming Zone is strongly discouraged unless any of the following apply:
 - The dwelling is proposed for rural-residential purposes on a lot less than 4.1ha.
 - The dwelling is proposed in association with agriculture on a lot greater than 4.1ha in area.
 - The dwelling is proposed on a lot that is predominantly occupied by remnant Native Vegetation (remnant vegetation or regrowth over 15 years old and at least 50% cover).
- It must be clearly demonstrated that the dwelling on a lot over 4.1ha is genuinely required to carry out a long-term agricultural activity on the land.
- New dwellings on lots over 4.1ha will only be approved in order to support rural activities and production and are not to meet rural lifestyle objectives that may be in conflict with the rural use of the land.
- An application for a dwelling on a lot over 4.1ha must demonstrate net benefit to agricultural productivity on the land.
- Development of the land for the purposes of a dwelling should be compatible with and not adversely impact upon:
 - Any existing agricultural activities on surrounding land.
 - The environmental characteristics of the surrounding area.
 - The rural character and landscape values of the area, including visual impact.
 - Natural systems, water quality or water quantity in the locality.
- Dwellings in association with Extensive Animal Husbandry (grazing), and calf rearing, on lots between 4.1ha to 40ha are strongly discouraged.
- Dwellings in association with agricultural activities on lots over 4.1ha other than Extensive Animal Husbandry (grazing), or calf rearing will be assessed taking into account the following:
 - Whether a dwelling is reasonably required on the land having regard to the size, intensity and ongoing nature of the proposed agricultural activity.
 - Whether the dwelling is secondary to the use of the land for agriculture (as opposed to the agricultural activity being secondary to the use of the land for a dwelling.)
 - Whether the land requirements of the proposed agricultural activities compromise the commercial agricultural activities of the existing farm through a reduction in the size of the existing farm, which may include a tenement or multi-lot holding.
 - Whether the agricultural activity can be reasonably managed from an off-site location.
 - Whether the objectives of planning will be assisted by the use of permit conditions or s.173 Agreements to require the construction of supporting agricultural infrastructure.

Development of second and subsequent dwellings

In assessing an application for a second or subsequent dwelling on a lot or in connection with a multi-lot farming property, in addition to the requirements above it is policy that:

- Second and subsequent dwellings on lots less than 40ha will be strongly discouraged.
- Second and subsequent dwellings on multi-lot farming properties should be located on the same lot as the existing dwelling.
- Consideration be given to the need for consolidation of existing lots in order to ensure that the dwelling(s) remain connected to the agricultural use of the land.
- Consideration be given to the need for a s.173 Agreement to prevent the excision of the dwelling from the land through subdivision.

Development of dwellings in association with native vegetation and biodiversity outcomes

It is policy that:

- Dwellings in association with the management of biodiversity and native vegetation on lots less than 40ha will only be supported where all of the following circumstances apply:
 - The lot is predominantly occupied by remnant native vegetation or regrowth at least 15 years old, where there is no or highly limited potential for an agricultural activity to occur,
 - There is no or limited native vegetation removal required to facilitate the construction of a dwelling with associated bushfire protection measures, including those required to implement the defendable space and vehicle access requirements of the planning scheme.
- Where a permit is granted, a condition of the permit will require that the landowner enter into a s.173 Agreement or similar binding mechanism for the developments and implementation of a land management plan which provides for the ongoing protection and management of the native vegetation and biodiversity on site. This will also include the ongoing vegetation management associated with maintaining defendable space.

Development of lots in old crown townships / settlements

It is policy that:

- A permit must not be granted to use land for a dwelling under Section 2 of the Table of uses to Clause 35.07-1 if the lot is within an historic crown township or settlement. This includes the following Farming Zoned areas:
 - Welshpool/ Hedley
 - Port Franklin
 - Hoddle
 - Whitelaw
 - Newcastle
 - Bennison
 - Jeetho
 - Jumbunna
 - Outtrim

Application Requirements

An application for a dwelling must include:

- A site analysis outlining notable features of the site and surrounding area including topography, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features.
- A Whole Farm Plan with any application to use and develop a lot for a dwelling in association with an agricultural activity.
- A report that addresses this policy.
- A detailed set of plans, drawn to scale, showing:
 - Site layout, including property access.
 - Floor plans and elevations.
 - External building materials and colours.
 - Location of wastewater system and effluent fields.

Policy reference

South Gippsland Rural Land Use Strategy, 2011

22.09

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CS3

RURAL SUBDIVISION POLICY

This policy applies to applications to subdivide and re-subdivide land in the Farming Zone.

Policy basis

The rural areas of South Gippsland have experienced a high level of land fragmentation, arising from both historical settlement patterns and less stringent planning policies under earlier planning schemes. Left unchecked, further fragmentation through land subdivision could have considerable implications for agricultural production, landscape, and the servicing of populations in outlying areas.

The agricultural sector dominates the economy of South Gippsland, with food production and processing accounting for significant employment. With high quality soils and generous rainfall relative to other parts of the State, this sector is likely to continue to dominate the local economy and further expand as farmers and processors seek secure land for the production of food and materials. It is necessary that farmers have access to sufficient areas of land to carry out food and fibre production in a cost-effective manner. The subdivision of land into smaller lots, including house lot excisions, can have ongoing implications for the supply of affordable agricultural lots by driving up land prices beyond the productive value of the land.

South Gippsland already has a considerable supply of lots at a range of sizes, such that further subdivision for genuine agricultural reasons will rarely be necessary. Many areas that have experienced high levels of fragmentation may require consolidation or re-structure through boundary realignments in order to create economically competitive land units. Likewise, expanding farming businesses may find it necessary to remove surplus dwellings from the land through house lot excisions. There is a compelling need for clear and robust planning criteria around such practices in order to ensure the fair, sustainable and economic use and development of rural land.

Objectives

- To limit the further fragmentation of rural land by subdivision.
- To ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.
- To encourage the consolidation of rural lots.
- To limit the cumulative impact of house lot excisions, including serial small lot subdivisions.
- To ensure that house lot excisions are undertaken for legitimate reasons related to agriculture.
- To provide a consistent basis for considering planning permit applications for the subdivision of rural land.

Policy

Subdivision of land to accommodate an existing dwelling

The following policy identifies that the excision of a dwelling through subdivision can take place by either of two methods. Firstly, through the re-subdivision of existing lots such that the number of lots does not increase, or secondly through the creation of an additional lot on the land such that the number of lots is increased.

It is policy that:

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- Any proposal for the subdivision of land to accommodate an existing dwelling must demonstrate that:
 - The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term; and
 - There are beneficial agricultural outcomes for the land by excising the dwelling; and
 - The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area.
- Any proposal for the excision of an existing dwelling must be undertaken by the re-subdivision of existing land titles where that potential exists. Former road reserves, lots under 49ha created by consolidation or other subdivision process not requiring a planning permit, and historic lots on former inappropriate Crown settlements and townships, may not be used for this purpose.

A permit that approves the excision of an existing dwelling by re-subdivision where the balance (remaining) lot is less than 40 ha will contain a condition requiring that the land owner enter into an Agreement under s.173 of the Act that prevents the development of any additional dwelling on the balance lot.

- Where the application seeks to excise a dwelling by increasing the number of lots:
 - There must be no opportunity available for re-subdivision of the balance lot(s); and
 - The subject dwelling proposed for excision must have existed on the land on or before 16 December 1999; and
 - The balance (remaining) lot must be greater than 40 hectares in area.
- Where a dwelling has been excised from the land since 29 May 2009, further subdivision (by any method) to accommodate another existing dwelling from that land will be strongly discouraged.
- An application proposing an area of greater than 2 hectares for the dwelling lot will be strongly discouraged.
- Excisions that result in 'axe-handle' or island style lots will be strongly discouraged.
- A house lot excision that is likely to lead to a concentration of lots that would change the general use and character of the rural area will be strongly discouraged.
- An adequate distance must be maintained around dwellings to limit impacts on agricultural activities.

Re-subdivision of existing lots without a dwelling

Applications to re-subdivide land for purposes other than house lot excisions will be assessed in accordance with the criteria below.

It is policy that:

- An application to re-subdivide existing lots must demonstrate that the proposal enhances existing or proposed agricultural activities.
- An application to create a lot under 4.1ha is not permitted unless for the purposes of a non residential use. A permit that approves a lot under 4.1ha shall contain a condition requiring that the land owner enter into an Agreement under s.173 of the Act that prevents the development of any dwelling on the lot.

Application Requirements

An application to subdivide land must include:

SOUTH GIPPSLAND PLANNING SCHEME

- A site analysis outlining notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features.
- A report that addresses this policy.
- A proposed plan of subdivision drawn to scale showing proposed boundaries, lot sizes and dimensions.

Policy reference

South Gippsland Rural Land Use Strategy, 2011

22.10

08/03/2012
CS3

RURAL ACTIVITY ZONE POLICY

This policy applies to all land within the Rural Activity Zone (RAZ).

Policy Basis

The South Gippsland Rural Land Use Strategy (2011) noted that a range of tourism based uses could be considered or encouraged in the area identified for the application of the Rural Activity Zone.

In the RAZ, all new dwellings on lots under 40ha will require a permit. As the RAZ is primarily to provide for agriculture and compatible uses it does not seek to provide for rural residential outcomes on lots above 4.1 ha. Increased dwelling development will ultimately compromise the values of the areas identified for application of the RAZ as suitable for agriculture and rural-based tourism. The land within the RAZ is already substantially subdivided and to avoid further fragmentation of land, boundary realignments and re-subdivision will be assessed against the subdivision policy in this clause. In terms of uses, the types of tourism activities to be promoted are to be primarily accommodation and low key activities in conjunction with agriculture rather than activities which could readily be accommodated in nearby towns.

Policy Objectives

- To promote and encourage a diverse range of agricultural activities.
- To promote and encourage tourism use and development that is compatible with agricultural production and the environmental attributes of the area.
- To discourage uses that can be reasonably accommodated in an urban zone.
- To protect the rural character of the Shire by minimising the visual intrusion of new buildings on the natural landscape.
- To encourage the retention of productive agricultural land, and
- To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.

Policy

Land Use

It is policy that:

The following land uses are encouraged in the Rural Activity Zone if decision guidelines in the Rural Activity Zone and Policy are met:

- Agriculture;
- Leisure and recreation;
- Group accommodation associated with tourist or recreational activities (including backpacker accommodation, camping and caravan park, cabins, residential hotel / motel etc);
- Restaurant (but only in association with a tourist / recreational activity).
- Primary Produce sales
- Winery

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The following uses are discouraged in the Rural Activity Zone:

- Cattle feedlot
- Convenience shop
- Intensive animal husbandry
- Landscape and gardening supplies
- Manufacturing sales other than products made from local rural produce
- Place of assembly where land is to be used for more than 10 days in a calendar year
- Hotel
- Store
- Tavern
- Timber production

RAZ Dwellings Policy

Dwellings on lots 4.1 ha or less in size are encouraged if in conjunction with a separate tourism venture on the lot. The location of the dwelling on the lot will be considered against whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

Dwellings on lots over 4.1 ha will be considered in the Rural Activity Zone based on the decision guidelines of the Zone;

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

and;

- Dwellings in association with Extensive Animal Husbandry (grazing), and calf rearing, on lots between 4.1ha and 40ha will not be supported.

It is policy that:

When considering a permit application for the construction of a dwelling, the landowner is required to enter into an agreement under section 173 of the Planning and Environment Act (1987) to prevent the subdivision of the lot containing the dwelling.

RAZ Subdivision Policy

Subdivision of land to accommodate an existing dwelling

The following policy identifies that the excision of a dwelling through subdivision can take place by either of two methods. Firstly, through the re-subdivision of existing lots such that the number of lots does not increase, or secondly through the creation of an additional lot on the land such that the number of lots is increased.

It is policy that:

- Any proposal for the subdivision of land to accommodate an existing dwelling must demonstrate that:

SOUTH GIPPSLAND PLANNING SCHEME

- The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term; and
 - There are beneficial agricultural outcomes for the land by excising the dwelling; and
 - The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area.
- Any proposal for the excision of an existing dwelling must be undertaken by the re-subdivision of existing land titles where that potential exists. Former road reserves, lots under 49ha created by consolidation or other subdivision process not requiring a planning permit, and historic lots on former inappropriate Crown settlements and townships, may not be used for this purpose.

A permit that approves the excision of an existing dwelling by re-subdivision where the balance (remaining) lot is less than 40 ha will contain a condition requiring that the land owner enter into an Agreement under s.173 of the Act that prevents the development of any additional dwelling on the balance lot.

- Where the application seeks to excise a dwelling by increasing the number of lots:
- There must be no opportunity available for re-subdivision of the balance lot(s); and
 - The subject dwelling proposed for excision must have existed on the land on or before 16 December 1999; and
 - The balance (remaining) lot must be greater than 40 hectares in area.
- Where a dwelling has been excised from the land since 29 May 2009, further subdivision (by any method) to accommodate another existing dwelling from that land will be strongly discouraged.
- An application proposing an area of greater than 2 hectares for the dwelling lot will be strongly discouraged.
- Excisions that result in 'axe-handle' or island style lots will be strongly discouraged.
- A house lot excision that is likely to lead to a concentration of lots that would change the general use and character of the rural area will be strongly discouraged.
- An adequate distance must be maintained around dwellings to limit impacts on agricultural activities.

Re-subdivision of existing lots without a dwelling

Applications to re-subdivide land for purposes other than house lot excisions will be assessed in accordance with the criteria below.

It is policy that:

- An application to re-subdivide existing lots must demonstrate that the proposal enhances existing or proposed agricultural activities.
- An application to create a lot under 4.1ha is not permitted unless for the purposes of a non residential use. A permit that approves a lot under 4.1ha shall contain a condition requiring that the land owner enter into an Agreement under s.173 of the Act that prevents the development of any additional dwelling on the lot.

Application Requirements

An application to subdivide land must include:

- A site analysis outlining notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features.
- A report that addresses this policy.

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Policy Decision Guidelines

All applications for use or development including subdivision and buildings and works will be assessed according to the policy objectives of this clause.

All applications for use or development should be:

- Of modest scale, that is relevant to the land size, surrounding uses and the ability to blend with the landscape;
- Subservient to the landscape so as not to detract from the quality of the landscape;
- Capable of net gain environmental outcomes, and
- An application will be required to demonstrate how the proposal will be self-sufficient in the provision of relevant infrastructure and associated development costs.

Policy reference

South Gippsland Rural Land Use Strategy, 2011



AGENDA APPENDIX
Council Meeting
Wednesday 24 April 2013

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.16 PLANNING SCHEME AMENDMENT C68 - MUNICIPAL STRATEGIC STATEMENT POLICY-NEUTRAL REVIEW

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21.01 MUNICIPAL STRATEGIC STATEMENT

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The Municipal Strategic Statement (MSS) sets out the vision, objectives and strategies for managing the use and development of land within the municipality of South Gippsland. It provides the basis for the application of the local policies, zones and overlays and other provisions in the South Gippsland Planning Scheme.

The MSS must be considered in the assessment of planning applications or a plan approval. It must also be taken into account by planning authorities in preparing amendments to the South Gippsland Planning Scheme.

Themes

The objectives and strategies for South Gippsland are set out under the following themes:

- Settlement (Clause 21.05)
- Environmental and landscape values (Clause 21.06)
- Environmental risks (Clause 21.07)
- Natural resource management (Clause 21.08)
- Built environment and heritage (Clause 21.09)
- Housing (Clause 21.10)
- Economic development (Clause 21.11)
- Transport (Clause 21.12)
- Infrastructure (Clause 21.13)
- Community services (Clause 21.14)

Local areas

Detailed objectives and strategies for specific local areas of South Gippsland are provided in Clause 21.15

21.02 MUNICIPAL PROFILE

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21.02-1 Location

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The South Gippsland Shire covers an area of approximately 3297 square kilometres and is located about 100 kilometres south east of metropolitan Melbourne. It is situated on the south western boundary of the Gippsland region and abuts five municipalities: Baw Baw and Latrobe City to the north, Wellington to the east, Bass Coast to the south-west and Cardinia to the west. The Strzelecki Ranges form much of the Shire's northern boundary, while the coastline delineates the southern boundary.

21.02-2 History

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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.

21.02-3 People and settlement

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The Shire's population of 27,506 (ABS 2011 Estimated Resident Population) 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 6,667 (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, Leongatha and Kongwak
- 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

21.02-4 Environment

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C68

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

21.02-5 Natural resource management

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C68

The South Gippsland Shire's natural resources are essential for biodiversity, agriculture, industry and recreation. The Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk and milk products as well as beef, prime lamb and timber products. Other forms of agricultural production include vegetables (for example, potatoes and snow peas), cereal cropping and grape growing. The relatively abundant rainfall and high quality agricultural soils of the area will likely continue to make the Shire attractive to agricultural producers.

21.02-6 Built environment and heritage

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C68

The South Gippsland Shire is characterised by a variety of built 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 of heritage places include war memorials, which include Avenues of Honour, routes of early explorers such as McDonald's Track, and significant cultural landscapes such as Mossvale Park and the former Mossvale nursery.

21.02-7 Economic development

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C68

Agricultural and associated manufacturing and service industry underpin the Shire's economy. The agricultural industry is supported by large dairy processing plants at Leongatha and Korumburra, with some value adding such as cheese production occurring on farms. Major saleyards are located at Koonwarra and abattoirs are at Foster

and Poowong. Boutique farming is a small but emerging sector with activities such as alpaca rearing, olives, native bush food and organic food production have been introduced into the municipality in recent years.

Other important industries are timber production, the ESSO terminal at Barry Beach (which services the off-shore oil and gas platforms in Bass Strait) and extractive industry (sand and gravel). Manufacturing and retail sectors provide employment in the major towns and through value-adding activities.

Tourism also plays an important role in the Shire's economy, particularly within the major towns and coastal areas. The Shire's outstanding natural features, heritage significance and agricultural production leave it well placed to achieve growth in agri-tourism and eco-tourism.

21.02-8 Transport

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C68

Three State highways—the South Gippsland, Bass and Strzelecki highways—serve South Gippsland. V-line buses serve commuters along the South Gippsland Highway to and from Melbourne throughout the week, and services also connect Leongatha to the Latrobe Valley via Mirboo North. Council community buses and cars in some towns provide additional services. Part of the former Great Southern Railway line still exists through much of the Shire and a tourist train operates between Nyora and Leongatha. The Shire contains one aerodrome located in Leongatha.

Although rail services to Melbourne remain discontinued, it is essential for the long term economic and social planning of the Shire that the option remains to return rail services in the future.

The Shire contains one aerodrome, located in Leongatha.

21.02-9 Infrastructure

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C68

The towns of Korumburra, Leongatha, Foster, Mirboo North, Toora, Welshpool and Port Welshpool are serviced by reticulated sewerage and water. Other towns and coastal areas are only serviced by reticulated water or are not serviced.

21.02-10 Community services

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C68

The Shire contains a range of community facilities and services to meet the needs of the community. Hospitals are located within the larger towns of Korumburra, Leongatha and Foster, while family, maternal and child health services are also provided in some of the smaller towns. Aged care facilities, such as nursing homes, are located at Korumburra, Leongatha, Foster, Mirboo North, Loch and Toora. A range of other facilities and organisations are provided throughout the Shire, including childcare centres, schools, community houses, libraries, public parks and reserves, community halls, sporting clubs and youth groups.

21.03 KEY ISSUES

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C68

The key issues for the South Gippsland Shire are:

21.03-1 Settlement

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- 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 demarcate settlement boundaries and provide improved design guidance and control over development in coastal settlements, in order to protect settlement and coastal character as the pressure for development in these areas continues to increase
- The need to plan for housing and facilities to cater for anticipated population growth in the north-west of the Shire

21.03-2 Environmental and landscape values

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C68

- The need to conserve the region's biological diversity
- The poor integration of public and private land management to provide a diversity of flora and wildlife refuge areas
- The need to closely regulate industry and farming practices to ensure environmental standards are maintained

21.03-3 Environmental risks

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C68

- The anticipated impact of climate change on the local environment, and the need to monitor and continue to plan for these impacts in the context of broader climate change policy and new knowledge
- Pressures for development and subdivision along the coast and other environmentally sensitive areas, and the associated impacts of vegetation clearing, introduction of pest plants and animals, erosion and a decrease in 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 fire hazard to population and property in certain areas
- The negative impacts of pest plants and animals on the ecology of the area

21.03-4 Natural resource management

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C68

- The need to protect and promote the importance of a strong agricultural base to the Shire's economy
- The need to preserve rural land for commercial scale agricultural production
- The diversification and restructuring of the agricultural industry through the development of more intensive farming, value-adding opportunities and the decline of traditional forms of agricultural employment

21.03-5 Built environment and heritage

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C68

- The need to protect of the character and significance of sensitive coastal landscapes, particularly landscapes of State or regional significance where there is a high level of pressure for development
- The total loss or detrimental damage to heritage places through inappropriate alterations or other works

21.03-6 Housing

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C68

- The need to raise the awareness of people who choose to live in rural areas that they must expect rural land uses and infrastructure levels as well as a rural amenity and lifestyle, while supporting living opportunities in rural areas throughout the Shire
- The need to provide diversity in housing types to accommodate decreasing household sizes and the ageing population
- The increasing pressure for housing development along the coast
- The need to avoid landscape and servicing issues arising from the development of dwellings in rural areas that are not reasonably connected to agricultural activities

21.03-7 Economic development

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C68

- The increasing interest in developing timber plantations on cleared farmland
- The need to provide sufficient industrial land to accommodate and encourage existing and future industrial opportunities based on the clean and green image set by the Shire
- Commercial pressures that may result in the fragmentation of the core commercial areas of the main towns
- The changing roles and functions of some of the small towns and villages and the need to encourage each town to develop its own identity to facilitate economic development
- The steady exodus of youth to larger centres to pursue employment and educational opportunities
- The need to improve education and employment opportunities for young people within the Shire
- The strong contribution of the tourism industry to the State and local economies
- The steady increase in the number of tourists visiting the area
- The significance of the natural and cultural environment and nature based activities for tourism
- The lack of large tourist accommodation facility in the area, particularly in the vicinity of Wilson's Promontory

21.03-8 Transport

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C68

- 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 lack of public transport opportunities, which restricts movement by residents through and from the Shire and limits the number of visitors to the area who do not have access to a vehicle
- The potential for an increase in truck traffic throughout the municipality as timber harvesting activities increase, and the impact this will have on the road network
- The development of a deep-water port at Barry Beach and the promotion of major economic development opportunities that will benefit from the deep-water port
- The need to upgrade the South Gippsland Highway, Strzelecki Highway and Grand Ridge Road for future tourism benefits to the Shire

21.03-9 Infrastructure

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C68

- The need to provide reticulated water and sewerage services and drainage improvements to many of the smaller towns and coastal villages to encourage population growth in the towns
- to improve and maintain existing infrastructure in order to support the future needs of the community, promote economic growth and protect the environment
- Large population fluctuations in some of the holiday towns and villages, which place different demands on infrastructure and services
- The need to encourage the development of alternative energy sources
- The development of a development contributions policy to guide infrastructure provision

21.03-10 Community Services

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- 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

21.04 VISION

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21.04-1 South Gippsland Shire Council – Council Plan 2010 - 2014

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The South Gippsland Shire Council – Council Plan sets out the key future directions of the Council. The mission of the Plan is *“To effectively plan and provide for the social, built, economic and natural environments that ensure the future wellbeing of South Gippsland communities”*. The Municipal Strategic Statement is consistent with and enhances the vision of the Council Plan.

21.04-2 Vision

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The visions for South Gippsland are:

Settlement

- Availability of high quality and diverse lifestyle opportunities
- The environment, landscape, built form and heritage of the Shire is retained, managed and promoted in a way that adds to, rather than diminishes, its significance
- Land management practices are environmentally sustainable
- The coastal environment is protected for its environmental, recreational, cultural, economic, heritage and landscape values
- Development on floodplains is compatible with the level of flood risk
- Development in bushfire prone areas is compatible with the bushfire risk
- Council-controlled and other public areas are well managed, including their interface with private land
- The urban environment of the Shire’s towns is of a high quality

Economic development

- Population growth and employment are facilitated through investment and development
- Ingenuity and innovation exist in both private and public sector development
- Diversity in the region’s agricultural base to enhance the Shire’s status as one of the key agricultural regions in Australia
- Prominence of service and value-adding industries relevant to the rural sector
- The region is a food bowl supplying clean, high quality food
- The thriving tourism industry builds on the Shire’s heritage assets, coastline, environmental qualities, rural landscape and agricultural produce
- The Shire capitalises on its proximity to Melbourne

Transport

- A high quality road network supporting economic development and the future needs of the community
- New public transport and freight facilities improve accessibility within the Shire

Infrastructure

- Physical infrastructure supporting the needs of the community

Community services

- A range of community services are provided in an efficient and equitable manner
- The development and provision of services support the Shire's youth
- Services that support older persons are well provided
- The demographic profile of the Shire is monitored for changes in service needs
- A range of recreational facilities are available to meet the needs of the community
- The quality of health services is continuously improving and promoted
- The needs of people with disabilities are understood, and those needs are met
- The community is well informed of the range of services available

21.05 SETTLEMENT

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21.05-1 Growth of towns

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Overview

Currently, the majority of housing for permanent residents is being constructed in the larger towns of Leongatha and Korumburra, however there is also significant housing development within coastal towns such as Venus Bay and the rural hinterland. Townships in the west of the Shire, particularly Loch, Nyora and Poowong are expected to experience residential growth pressures due to their proximity to Melbourne and imminent connection to a reticulated sewerage network. Growth pressures will need to be carefully managed to ensure that where growth occurs, it is sustainable and sympathetic to the existing character of the Shire's towns.

Towns – roles and functions

TOWN	ROLE AND FUNCTION
Leongatha	Principal township of the Shire and a centre of State significance in the milk processing industry. Leongatha plays a central role as a service provider to the South Gippsland community and the broader region with elements such as leisure, health, educational and government services.
Korumburra	Second largest town in the Shire comprising an economic, service and tourism centre. Situated as the South Gippsland Highway's 'western gateway' into the Shire and located on a route between Bass Coast and Central Gippsland.
Mirboo North	Principal township in the north of the Shire, servicing the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor
Foster	Principal township in the east of the Shire, servicing surrounding communities, tourists and the agricultural sector. Foster is an attractive location for retirement living and 'lifestyle change' residential growth.
Nyora	Low density community and closest Shire town to metropolitan Melbourne. Potential for significant growth with provision of reticulated sewerage.
Loch	Small thriving rural township with moderate capacity for growth in the future. A compact, 'garden village' and heritage character with tourism retail facilities set among rolling hills.
Poowong	Small low-density ridge-top town serving surrounding agricultural small communities and containing rural processing industries. Located on route between South Gippsland and central Gippsland. Limited capacity for growth.
Meeniyan	Small rural town located on the South Gippsland Highway 'western gateway' turn off to Wilsons Promontory and the coast. Active volunteer community with tourism and arts services.
Venus Bay	Small coastal village that supports a small permanent population and is an attractive holiday destination. Venus Bay provides

	convenience facilities and is reliant on Tarwin Lower and Leongatha for major retail, industrial and commercial facilities.
Waratah Bay Sandy Point	Small coastal holiday hamlets that support small permanent populations and are attractive holiday destinations relying on Foster and Leongatha for access to major retail, industrial and commercial facilities.
Tarwin Lower	Small country hamlet with a healthy commercial precinct servicing Venus Bay and surrounding rural areas.
Small towns and localities	Small settlements with a range of roles (varying from low-density residential clusters to provision of community and recreation facilities, and retail and educational services). Includes: Agnes, Allambee South, Arawata, Baromi, Bena, Bennisson, Berrys Creek, Binginwarri, Boolarong, Boorool, Buffalo, Dollar, Dumbalk, Fairbank, Fish Creek, Gunyah, Hallston, Hazel Park, Hedley, Jumbunna, Kongwak, Koonwarra, Mirboo, Mt Best, Port Franklin, Port Welshpool, Stony Creek, Toora, Walkerville, Welshpool, Yanakie
Other (part of) small towns and localities	Boolarra South, Darlimurla, Delburn, Thorpdale South, Wonyip

Objectives and strategies

Objective 1 To ensure the growth of towns occurs in accordance with their role and function

- Strategy 1.1 Promote the residential use and development of land in accordance with the township framework and structure plans at Clause 21.15
- Strategy 1.2 Support the development of vacant, serviced residential land, in accordance with the areas indicated on township framework and structure plans
- Strategy 1.3 Encourage consolidated residential development adjacent to central activity districts of towns to achieve a more efficient use of urban infrastructure
- Strategy 1.4 Discourage the development of dwellings on small lots in old Crown township areas except where such land is zoned Township, Rural Living or is adjacent to existing urban development
- Strategy 1.5 Discourage medium and high density housing in areas without reticulated water or sewerage
- Strategy 1.6 Retain undeveloped breaks between towns by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes
- Strategy 1.7 Ensure residential development in small towns is sustainable and sympathetic to the existing character of these areas

Implementation

The strategies relating to the growth of towns will be implemented through the planning scheme by:

Policy guidelines

- Using the township framework and structure plans at Clause 21.15
- to guide development and allocate sufficient land in these towns to accommodate future residential development

Application of zones and overlays

- Applying the Residential 1 Zone and Township Zone to the existing serviced residential areas and small additional areas to ensure that there is sufficient residential land (i.e. at least a fifteen year supply), particularly around the larger towns in accordance with the township framework and structure plans
- Applying the Low Density Residential Zone and Rural Living Zone to the existing and serviced low density residential and rural living areas to consolidate development and limit urban growth into rural areas
- Applying the Mixed Use Zone to areas on the periphery of the commercial centres of Leongatha and Korumburra to encourage residential opportunities close to town centres

Further strategic work

- Developing and implementing a rural *Housing and Settlement Strategy*
- Review the *Mirboo North Structure Plan* and *Nyora Urban Design Framework*
- Developing structure plans for those townships serviced (and proposed to be serviced) by reticulated water and sewerage currently without a plan

21.06 ENVIRONMENTAL AND LANDSCAPE VALUES

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C68

21.06-1 Biodiversity

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Overview

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 the year 1750 remaining (excluding Wilson's Promontory Bioregion). Much of the Shire's remaining native vegetation is now found on private property and roadsides. The protection, enhancement and linking of remnant vegetation on private and public land is an important issue facing the community.

Objectives and strategies

Objective 1 To achieve a measurable net gain in the extent and quality of the Shire's biodiversity

- Strategy 1.1 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
- Strategy 1.2 Ensure forestry management practices enhance the Shire's biodiversity values
- Strategy 1.3 Encourage private landholders to protect remnant vegetation on their land by fencing off areas of native vegetation and excluding stock

Implementation

Strategies for biodiversity implementation through the planning scheme by:

Application of zones and overlays

- 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

21.06-2 Coastal and hinterland landscapes

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C68

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 this clause. 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).

Additionally 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:

- 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:

- 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 implementation through the planning scheme by:

Policy guidelines

- Considering the specific objectives and strategies for the Character Areas at Clause 21.14-12, 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

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

21.07 ENVIRONMENTAL RISKS

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21.07-1 Climate change

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Overview

The effects of climate change on the local environment are also 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).

Objectives and strategies

Objective 1 To manage the impacts resulting from climate change

Strategy 1.1 Consider the impacts of climate change in recognition of Foster's location at the frontline of rising sea levels and the demands this may make on the township as a safer alternative to coastal township development

Implementation

Strategies relating to climate change will be implemented through the planning scheme by application of the Land Subject to Inundation Overlay.

Further actions

- Monitor and continue to plan for the impacts of climate change on the local environment in the context of broader climate change policy and new knowledge
- Update the Land Subject to Inundation Overlay so that development in coastal areas is compatible with the risk of climate change sea level rise and storm surge inundation.

21.07-2 Land and catchment management

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C68

Overview

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.

Objectives and strategies

Objective 1 To achieve a measurable improvement in the health of the Shire's land and water resources

- Strategy 1.1 Ensure integrated catchment management principles are applied when managing the Shire’s land and water resources
- Strategy 1.2 Ensure that changes in land use do not lead to a decline in the quality of land and water resources
- Strategy 1.3 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
- Strategy 1.4 Ensure that development does not reduce the natural functions of floodplains to store and convey floodwaters
- Strategy 1.5 Ensure that development on floodplains is compatible with the level of flood risk
- Strategy 1.6 Reduce sediment and nutrient inputs into the Shire’s waterways

Implementation

Strategies for land and catchment management implementation through the planning scheme by:

Policy guidelines

- Ensuring development in water catchments is consistent with the *South Gippsland Water - Water Supply Catchment Development Policy (1997)*
- Ensuring development is consistent with the *West Gippsland Regional Catchment Management Strategy* and associated Action Plans

Application of zones and overlays

- Applying the Environmental Significance Overlay – Water Catchments to water supply catchments to protect water quality.
- Applying the Environmental Significance Overlay – Areas Susceptible to Flooding to defined floodways
- 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

Further strategic work

- Implement and support relevant catchment management strategies and action programs

21.07-3 Dams

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C68

Overview

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.

Objectives and strategies

Objective 1 To ensure that the construction of dams on waterways does not detrimentally affect environmental flows or the amount of water available to downstream users

Strategy 1.1 Ensure that the siting and design of the dam is consistent with the recommendations of any relevant land or water management plan

Strategy 1.2 Require an environmental impact statement prepared by a suitably qualified expert to be submitted after consultation with the Department of Sustainability and Environment and Southern Rural Water, detailing:

- 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
- impact on biodiversity values, including in stream aquatic and riparian environments

Objective 2 To ensure that the design, siting and construction of dams minimises the potential for dam failure and damage to the environment including adjacent infrastructure

Strategy 2.1 Ensure that dams are designed and constructed in accordance with certified engineering plans

Strategy 2.2 Discourage dams in environmentally sensitive areas, such as bush gullies

Strategy 2.3 Encourage the maximum amount of vegetation to be retained in the construction of the dam

Strategy 2.4 Encourage the revegetation of exposed soils with perennial grasses and appropriate indigenous vegetation

Strategy 2.5 Encourage the retention and use of top soil in the construction of the dam

Strategy 2.6 Discourage dams on sites where soil is not suitable for dam construction and water retention

Strategy 2.7 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

Implementation

Strategies for dams implementation through the planning scheme by:

Policy guidelines

- An application for the construction of a dam must be accompanied by the following information, as appropriate:
 - 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
 - landscape plan indicating proposed revegetation works

- When deciding on applications for dams, the following matters will be considered, as appropriate:
 - views of the Department of Sustainability and Environment, 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
 - protection of infrastructure, such as roads, from the impact of potential dam failure
- An application for a dam should meet the following performance measures:
 - 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
 - dams should be setback a minimum of 20 metres from any road

Proposals that do not meet these performance measures may still meet the objectives of the policy.

Application of zones and overlays

- 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 Environmental Significance Overlay – Areas Susceptible to Flooding to areas which have the greatest risk and frequency of being affected by flooding
- Applying the Land Subject to Inundation Overlay to areas known to be subject to flooding or no the flooding fringe

21.08 NATURAL RESOURCE MANAGEMENT

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C68

21.08-1 Agriculture

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C68

Overview

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.

Objectives and strategies

Objective 1 To maintain a viable and sustainable agricultural industry as the corner stone to the Shire's economy and its future wellbeing

- Strategy 1.1 Protect high quality agricultural land for primary production
- Strategy 1.2 Strongly discourage rural residential land use on lots over 4.1ha in agricultural areas
- Strategy 1.3 Strongly discourage the development of houses in old Crown township areas except where such lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure
- Strategy 1.4 Limit 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
 - residual lot to generally be a minimum of 40 hectares
- Strategy 1.5 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
- Strategy 1.6 Provide essential services to support agricultural production and economic development
- Strategy 1.7 Promote best practice agricultural land management which includes sustainable integration of economic and environmental needs
- Strategy 1.8 Ensure that the road network is capable of serving the transport needs of the farming community on an equitable basis
- Strategy 1.9 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
- Strategy 1.10 Consider land capability when assessing applications for the use and development of rural land

Actions

- Considering applications for land use or development with reference to the Regional Catchment Strategies and the *South Gippsland Rural Land Use Strategy* (2011)
- 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)

Objective 2 To support developing marine industries and farm forestry

- Strategy 2.1 Support and facilitate the development of the marine industry in appropriate locations, such as wild harvest and aquaculture ventures
- Strategy 2.2 Support and facilitate the development of farm forestry in appropriate locations

Implementation

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

Policy guidelines

- 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 Policy at Clause 22.08 to all applications for dwellings in the Farming Zone
- Applying the Rural Subdivision Policy at Clause 22.09 to all applications for subdivision in the Farming Zone
- Considering applications for land use or development with reference to the regional catchment strategies and the *South Gippsland Rural Land Use Strategy*
- 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*

Application of zones and overlays

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

21.08-2 Extractive industry

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Overview

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.

Objectives and strategies

- Objective 1 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**

- Strategy 1.1 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
- Strategy 1.2 Promote sand extraction, quarrying and mining activities that do not have significant adverse impacts on the environment
- Strategy 1.3 Ensure the appropriate rehabilitation of mines and extractive industry sites at the completion of their use

Implementation

Strategies for resource management – extractive industry implementation through the planning scheme by:

Application of zones and overlays

- Applying the Rural Activity Zone to areas outside the towns to protect land for primary production and to facilitate diversity in tourism based uses in an agricultural context

Policy guidelines

- Assess 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*

Further strategic work

- Investigate the preparation of Gippsland Coalfields Area Policy including an overall framework plan for the resource
- Commission 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

21.09 BUILT ENVIRONMENT AND HERITAGE

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21.09-1 Heritage

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Overview

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.

Objectives and strategies

Objective 1 To ensure that heritage places in the Shire are used, managed and developed in a way that conserves or reveals their heritage significance

Strategy 1.1 Protect heritage places from inappropriate development that would diminish their significance

Strategy 1.2 Support the on-going viable use of heritage places as an essential part of their conservation and management

Implementation

Strategies for heritage implementation through the planning scheme by:

Policy guidelines

- 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

Application of zones and overlays

Appropriate zones and overlays in the South Gippsland Planning Scheme, including:

- Apply 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

Further strategic work

- Prepare conservation management plans for heritage places, where this is a specific recommendation in the *South Gippsland Heritage Study 2004*
- Undertake further studies to identify, document and assess places of cultural landscape, archaeological and aboriginal heritage significance

Further actions

- Provide support, advice and assistance to owners and custodians of heritage places to enable them to conserve and maintain heritage places
- Improve community awareness and understanding of the importance of heritage places

- Engage the services of a Heritage Officer, as required, to consider planning applications for heritage places

21.09-2 Urban environment

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Overview

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. Higher 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 Korumburra, Leongatha, Foster, Meeniyah, Mirboo North, Toora, Welshpool and Port 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.

Objective 1 To continuously improve all aspects of the urban environment

- Strategy 1.1 Retain and enhance areas of remnant vegetation within urban areas
- Strategy 1.2 Promote the use of passive and active energy efficient systems for residential and commercial/industrial development
- Strategy 1.3 Provide areas of open space for active and passive recreation
- Strategy 1.4 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

Implementation

The Responsible Authority will implement the objectives and strategies for urban environment by:

Application of zones and overlays

Appropriate zones and overlays in the South Gippsland Planning Scheme, including:

- Apply 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

Further strategic work

- Develop and apply environmentally responsive standards and controls for residential, commercial and industrial building design
- Implement the strategies and actions contained in the *South Gippsland Shire Council Environment Strategy*, when adopted

21.09-3 Signage and infrastructure

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C68

Overview

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.

Objectives and strategies

Objective 1 To minimise the visual impact of signage and infrastructure on the landscape

Strategy 1.1 Avoid visual clutter across the landscape, such as large, visually intrusive or brightly coloured signage and advertising signage at settlement entrances and exits

Strategy 1.2 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

Strategy 1.3 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

Strategy 1.4 Use vegetation to screen infrastructure from key viewing corridors and public use areas

Strategy 1.5 Encourage reticulated electricity to be provided by underground cabling

Implementation

The strategies relating to signage and infrastructure will be implemented through the planning scheme by:

- applying the Local Policy provisions of cl. 22.04
- applying Significant Landscape Overlays

21.10 HOUSING

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21.10-1 Housing choice and diversity

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Overview

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.

Objectives and strategies

Objective 1 To provide diversity in housing types across the Shire to meet the changing needs of the population

- | | |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Strategy 1.1 | Encourage diversity in dwelling type and size to provide greater choice and affordability |
| Strategy 1.2 | Promote new housing that provides for the retention and development of sustainable communities throughout the Shire |
| Strategy 1.3 | Encourage the development of retirement villages, hostel accommodation and medium density housing for older persons, in appropriate locations |
| Strategy 1.4 | Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North |

Implementation

The strategies relating to housing choice and diversity will be implemented through the planning scheme by:

Application of zones and overlays

- 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

Further strategic work

- Development and implementation of town structure plans or urban design frameworks to introduce design objectives and to protect the character of settlements in the Shire

21.10-2 Housing design

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C68

Overview

All new housing should be encouraged to incorporate energy efficient principles in its design. The orientation and design of dwellings and the retention of vegetation reduces

fossil fuel energy use by making use of natural ventilation, daylight and solar energy. This will promote the development of sustainable communities throughout the Shire.

Objectives and strategies

Objective 1 To ensure dwellings incorporate energy efficiency and environmentally sustainable design principles

Strategy 1.1 Encourage the orientation and siting of all dwellings that optimises the use of passive solar energy and energy efficiency principles, solar heating and natural daylight

Strategy 1.2 Promote and encourage the retention and planting of appropriate indigenous vegetation, to provide screening and assist in decreasing greenhouse gas emissions

Strategy 1.3 Encourage all new dwellings to achieve a house-energy rating of at least three and a half stars as recommended by the Sustainable Development Authority

Objective 2 To ensure dwellings are innovative and creative in design and positively contribute to the character of the surrounding area

Strategy 2.1 Encourage dwellings to incorporate high standards of access, amenity, on-site car parking and landscaping.

Strategy 2.2 Encourage dwellings to use exterior building materials, finishes and colours that are non-reflective and blend with the colours and textures of the surrounding natural environment.

Strategy 2.3 Encourage retention and planting of indigenous vegetation to adequately screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public space.

Implementation

The strategies relating to housing design will be implemented through the planning scheme 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.
- Improve 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

Further strategic work

- Develop a Coastal Development Policy to guide the design and siting of dwellings in coastal areas.

21.10-3 Rural residential development

C68

Overview

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.

Objectives and strategies

Objective 1 Ensure that the resource of agricultural land is protected and retained in primary production

- Strategy 1.1 Strongly discourage dwellings not related to commercial scale agriculture in rural and high quality agricultural areas
- Strategy 1.2 Strongly discourage the development of houses in old Crown township areas except where such lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure
- Strategy 1.3 Strongly discourage rural residential use of land on lots over 4.1 hectare in agricultural areas
- Strategy 1.4 Protect the rural farmland landscape from inappropriate dwelling development

Implementation

Strategies for rural residential development implementation through the planning scheme by:

Policy guidelines

- Applying the Rural Dwellings policy at clause 22.05
- Applying the Rural Subdivision policy at clause 22.06
- Applying the Rural Activity Zone 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 and the *South Gippsland Rural Land Use Strategy 2011*
- 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*
- Implementing the strategies and actions of the *Rural Tourism Development Strategy 2009*

Application of zones and overlays

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

Further strategic work

- Develop and implement a rural *Housing and Settlement Strategy*

21.11 ECONOMIC DEVELOPMENT

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C68

21.11-1 Processing and manufacturing

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C68

Overview

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

Objectives and strategies

Objective 1 To attract and develop value adding opportunities to diversify the industry base and maximise employment opportunities

- Strategy 1.1 Encourage the development of meat processing facilities as vital industries supporting the local agricultural sector
- Strategy 1.2 Promote the Leongatha, Korumburra, Foster and Mirboo North industrial precincts as locations for new manufacturing industries
- Strategy 1.3 Encourage opportunities for the expansion of industry and the provision of related infrastructure
- Strategy 1.4 Maximise the economic benefits of timber production to the municipality by supporting value adding opportunities within the Shire
- Strategy 1.5 Encourage the location of industries within existing industrial precincts

Objective 2 To ensure that industries in rural areas specifically support the agricultural sector

- Strategy 2.1 Encourage and facilitate limited value adding of primary produce at the source
- Strategy 2.2 Encourage industries in rural areas that add value to primary produce and/or provide a necessary service to the local agricultural sector
- Strategy 2.3 Encourage the development of equine and horse racing related industries around Stony Creek

Objective 3 To promote emerging natural resource-based industries

- Strategy 3.1 Encourage the use of wind, tidal, solar and methane as alternative energy sources
- Strategy 3.2 Encourage industries that develop products from the reuse and recycling of industrial waste
- Strategy 3.3 Encourage and promote niche industries such as the packaging and export of natural spring water

Objective 4 To encourage well designed, sustainable industrial development that enhances the visual amenity of the neighbourhood

- Strategy 4.1 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

- Strategy 4.2 Promote the use of passive and active energy efficient systems for commercial/industrial development
- Strategy 4.3 Encourage the provision of shared infrastructure such as car parking, power and telecommunications
- Strategy 4.4 Ensure adequate car parking, at a rate appropriate for rural and regional areas, is provided for all new industrial development

Implementation

The strategies relating to processing and manufacturing will be implemented through the planning scheme by:

Policy guidelines

- Using the Industrial Development Policy at Clause 22.05 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
- Using the *South Gippsland Strategic Profile and Infrastructure Audit* when assessing applications for industry and the provision of related infrastructure

Application of zones and overlays

- Applying the Industrial 1 and 3 zones to existing and serviced industrial areas to accommodate existing and future industrial development

Further strategic work

- Investigate the potential for development of industries within the industrial zoned land at Barry Point that will support the proposed deepwater port facility

21.11-2 Technology and service industry

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C68

Overview

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.

Objectives and strategies

Objective 1 To encourage the location of service industries in towns to support the local population and provide employment opportunities

Strategy 1.1 Support increased development of regional transaction centres at strategic locations throughout the Shire

Strategy 1.2 Encourage the expansion of regional services in the main towns of Leongatha, Korumburra, Foster and Mirboo North

Implementation

Strategies for technology and service industry implemented through the planning scheme by:

Policy guidelines

- Applying the particular provisions of clause 52.11 Home Occupation

Further strategic work

- Investigate the feasibility of establishing a Technology Park within the Shire

21.11-3

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C68

Office and commercial uses

Overview

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.

Objectives and strategies

Objective 1 To encourage businesses which generate employment opportunities and provide goods and services to meet the needs of the community.

Strategy 1.1 Encourage the establishment of new offices to service the region

Strategy 1.2 Encourage retail facilities offering higher order goods within Korumburra and Leongatha

Objective 2 To strengthen the commercial capacity of existing town centres

Strategy 2.1 Encourage retail and office activities to locate in precincts identified in the local areas structure and framework plans at Clause 21.14 for each town

Strategy 2.2 Discourage the establishment of office and retail developments outside existing business precincts

Strategy 2.3 Encourage and support new investment through the redevelopment of existing retail facilities within town centres identified on the township structure and framework plans at Clause 21.14 and the promotion of new retail facilities on key redevelopment sites within established town centres

Strategy 2.4 Encourage the visual improvement of town centre business precincts to attract new commercial development

Strategy 2.5 Support commercial development that enhances the amenity of the towns and is safe and functional in its layout

Implementation

The strategies relating to office and commercial uses will be implemented through the planning scheme by:

Policy guidelines

- Using the Advertising Sign Policy at Clause 22.04 to ensure that the design and siting of advertising signs complements the streetscape and individual building lines, particularly in heritage places and precincts

Application of zones and overlays

- Applying the Business 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

Further strategic work

- Investigate the need to apply a Design and Development Overlay to the entrances to all towns within the Shire
- Develop a commercial development policy to ensure that the design and siting of commercial development is of a high standard and enhances the amenity of the surrounding area

21.11-4 Tourism

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Overview

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, Wilson's 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 Heritage Village, Grand Ridge Road scenic drive, Grand Ridge Brewery 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.

Objectives and strategies

Objective 1 To encourage a diverse range of tourism opportunities

- Strategy 1.1 Encourage the development of eco-tourism and agri-tourism, building on the Shire's natural assets and agricultural land use
- Strategy 1.2 Promote the development of new or expanding tourism enterprises that are ecologically sustainable
- Strategy 1.3 Encourage outdoor education and adventure type tourism activities
- Strategy 1.4 Encourage the development of tourism and education packages based on sustainable energy projects
- Strategy 1.5 Encourage the development of a major tourist accommodation facility within reasonable proximity of Wilson's Promontory
- Strategy 1.6 Encourage the development of bed and breakfast, cabin, homestead and motel accommodation in appropriate locations

Objective 2 To recognise the importance of the Shire's natural environment and built form to the tourism industry

- Strategy 2.1 Protect and promote the Shire's heritage assets, coastline, environmental qualities, rural landscape and agricultural produce for their tourism value

Strategy 2.2 Encourage a high standard of streetscape amenity for residential and commercial centres within the Shire

Objective 3 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

Strategy 3.1 Implement the policy contained in the *Rural Tourism Development Strategy 2009* and those aspects of the *Rural Land Use Strategy 2011* related to tourism

Implementation

The strategies relating to tourism will be implemented through the planning scheme by:

Further strategic work

- Development and implementation of a tourism strategy for the Shire

21.12 TRANSPORT

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21.12-1 Transport

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Overview

It is important to maintain a safe and efficient transport network across the Shire. Many of the roads within the Shire are facing increased usage by large transport vehicles associated with agriculture, timber haulage and other industries, and 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, such as rail and bus, 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 operating 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.

Objectives and strategies

Objective 1 To maintain a safe and efficient road network across the Shire

- Strategy 1.1 Ensure that the use and development of land does not prejudice the safety and efficiency of roads
- Strategy 1.2 Encourage the development of road underpasses for the movement of stock
- Strategy 1.3 Encourage improvements to the South Gippsland and Strzelecki Highways
- Strategy 1.4 Ensure that the road network is capable of serving the transport needs of the farming community on an equitable basis
- Strategy 1.5 Ensure that the design and siting of advertising signs does not interfere with the safety or efficiency of a road or public way

Objective 2 To encourage new freight transport facilities and activities that will improve economic development opportunities

- Strategy 2.1 Develop the region as a strategic base for transport and logistics companies for State and interstate activities
- Strategy 2.2 Ensure that adequate provision is made for transport interchange facilities in appropriate locations
- Strategy 2.3 Promote and encourage the development of transport and logistic enterprises
- Strategy 2.4 Facilitate and promote the development of a deep-water port at Barry Point to open up opportunities for linkages to national and international markets

- Strategy 2.5 Facilitate the use and expansion of the terminal facility at Port Welshpool for recreation, passenger and freight activities
- Strategy 2.6 Ensure that the future expansion of the Leongatha aerodrome is not prejudiced by the encroachment of incompatible land use and development
- Strategy 2.7 Encourage aviation-related industrial and commercial activities including the provision of regular freight and passenger services from Leongatha aerodrome
- Objective 3 To deliver sustainable public transport, pedestrian and car parking facilities across the Shire**
- Strategy 3.1 Provide interconnected pedestrian, bicycle and bridle paths throughout the Shire
- Strategy 3.2 Ensure that adequate car parking facilities are provided to support land use and development and are suitable to a rural and regional area
- Strategy 3.3 Provide additional public transport facilities, including rail and bus, to improve accessibility for both the resident population and the wider community

Implementation

The strategies relating to transport will be implemented through the planning scheme by:

Policy guidelines

- Applying the Car Parking Policy at Clause 22.06 for applications that require a reduction or waiver or car parking requirements
- Applying the guidelines of the *South Gippsland Paths and Trails Strategy 2010* (as amended)
- Apply Tourism Victoria and VicRoads *Tourist Signing Guidelines* for tourism signage on road reserves

Application of zones and overlays

Appropriate zones and overlays in the South Gippsland Planning Scheme, including:

- Apply 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
- Apply the Public Acquisition Overlay to land identified for future road infrastructure development
- Apply the Road Zones – Category 1 & Category 2 according to the function of the road

Further strategic work

- Develop and implement a policy for road standards within the Shire, and ensuring that all new roads are constructed in accordance with this policy
- Develop and implement a development contributions policy to finance improvements and additions to physical infrastructure such as roads, bridges, car parking and footpaths, where new development is likely to impact on the capacity of existing infrastructure
- Review the significance of the Melbourne to Leongatha railway line to the Shire
- Develop a master plan for the Leongatha aerodrome

Further actions

- In consultation with relevant government agencies, formally close unmade road reserves within the Shire that are no longer required to provide access and facilitate the sale and consolidation of the land to adjoining owners.

21.13 INFRASTRUCTURE

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C68

21.13-1 Waste management and stormwater drainage

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C68

Overview

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.

Objectives and strategies

Objective 1 To ensure that waste disposal facilities are appropriately located, designed and managed

- Strategy 1.2 Provide for one central landfill at Koonwarra, and transfer stations in appropriate locations throughout the Shire
- Strategy 1.3 Ensure that landfills are appropriately rehabilitated at the completion of their life span
- Strategy 1.4 Protect waste transfer and landfill assets from incompatible development through the use of buffers

Objective 2 To plan for the provision of efficient and effective wastewater management systems to all towns within the Shire

- Strategy 2.1 Ensure that wastewater disposal and drainage infrastructure for existing development is progressively upgraded to current standards
- Strategy 2.2 Protect land in the vicinity of sewerage treatment plants from incompatible use or development
- Strategy 2.3 Promote the use of new technology in wastewater system design, testing and management

Objective 3 To implement stormwater drainage standards that minimises impacts on the environment

- Strategy 3.1 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

Implementation

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

Policy guidelines

- Assessing applications for development near to waste transfer and landfill assets against the buffer distances recommended in Clause 52.10
- Requiring waste disposal facilities to be developed and managed in accordance with the *Gippsland Regional Waste Management Plan*

Application of zones and overlays

- Applying the Public Use – Local Government Zone to municipal transfer stations and landfills.
- Applying the Environmental Significance Overlay – Sewerage Treatment Plant and Environs to land containing and surrounding sewerage treatment plants.
- Applying the Environmental Significance Overlay – Water Catchments to land within a water supply catchment to protect water quality.

Further strategic work

- Develop and implement a *Wastewater Management Strategy* for the whole Shire
- Investigate the development of waste disposal systems that are specifically designed to suit the local environment and community needs
- Develop and implement a development contributions policy to finance improvements and additions to physical infrastructure such as drainage, where new development is likely to impact on the capacity of existing infrastructure.
- Develop stormwater drainage strategies for all the major towns and for rural areas.

21.12-3

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C68

Alternative energy

Overview

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.

Objectives and strategies

Objective 1 To encourage the use of alternative energy sources in the provision of electricity

Strategy 1.1 Promote the use of alternative energy sources, such as wind, tidal and solar power

Objective 2 To ensure that the use of alternative energy technology does not detrimentally affect the surrounding environment

Strategy 2.1 Ensure the design and siting of structures associated with alternative energy production does not detrimentally affect the character of the area

Strategy 2.2 Discourage tall structures on ridgelines or in view corridors

Strategy 2.3 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

Strategy 2.4 Minimise the potential impact of alternative energy sources on public health and safety, including fire hazard

Implementation

Strategies for alternative energy implementation through the planning scheme by:

Policy guidelines

- An application for a dwelling, where an alternative energy source is proposed, must be accompanied by the following information, as appropriate:
 - The siting and design of the structures associated with energy production
 - 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
 - The visual impact on the landscape, including visual corridors and sight lines

21.14 COMMUNITY SERVICES

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C68

21.14-1 Community wellbeing

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C68

Overview

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.

Objectives and strategies

Objective 1 To provide a range of services and facilities that meet the needs of a diverse community, including youth, families and older persons

- | | |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategy 1.1 | Encourage a diverse range of recreational and social activities for young people |
| Strategy 1.2 | Facilitate the provision of a range of family and childcare services across the Shire |
| Strategy 1.3 | Ensure that a range of health, recreational support and social programs are provided to maintain the independence and wellbeing of older persons |
| Strategy 1.4 | Encourage quality service solutions that meet the diverse needs of older persons |
| Strategy 1.5 | Encourage the joint usage of existing older person facilities within the Shire |

Implementation

Strategies for community well implemented through the planning scheme by:

Further strategic work

- Developing and implementing a long term youth services strategy
- Undertaking short and long term planning for the provision of community services within the Shire

Further actions

- Consult with youth on their needs in relation to programs and facilities

21.14-2 Recreation, education and health services

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C68

Overview

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

Objectives and strategies

Objective 1 To provide a wide range of recreation facilities to meet the needs of the community

Strategy 1.1 Encourage the provision of multi-purpose meeting venues for use by community groups

Strategy 1.2 Support upgrades to amenities at existing leisure and recreation facilities to improve physical access and use

Objective 2 To provide a wide range of education facilities and programs to meet the needs of the community

Strategy 2.1 Promote joint planning with all stakeholders in providing for a range of education facilities

Strategy 2.2 Promote the retention and improvement of existing education facilities

Strategy 2.3 Promote Leongatha as the centre for educational excellence, as a means of attracting and retaining tertiary and technical training programs

Strategy 2.4 Promote the provision of tertiary and technical training programs, as means of providing for the educational and employment needs of young people

Objective 3 To ensure that the community has access to a range of quality health services that address the needs of the community

Strategy 3.1 Support and promote the development of preventive health facilities and services as well as acute health care facilities and services

Strategy 3.2 Encourage the joint usage of existing health facilities within the Shire

Implementation

Strategies for recreation, education and health services implementation through the planning scheme by:

Policy Guidelines

- Considering the objectives and provisions of the *South Gippsland Municipal Health Plan* when assessing any new development within the Shire

Further strategic work

- Implement the *South Gippsland Shire Recreation and Open Space Strategy*
- Work in partnership with relevant State, regional and local agencies and the community:
 - to identify priorities for the provision of leisure and recreation facilities and programs
 - to facilitate new education opportunities within the Shire
 - in the development of new health services and facilities and upgrade of existing services
- Develop a strategy for the provision and maintenance of public amenities

Further actions

- Improve community awareness of recreational opportunities throughout the Shire

- Continually monitor future recreation needs
- Consult with the community on a regular basis to establish ongoing education needs
- Work with adult and community education providers to identify suitable sites for the provision of services

21.15 LOCAL AREAS

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This clause focuses on local area implementation of the objectives and strategies set out in previous clauses of the South Gippsland Planning Scheme. Each section relates to a particular township or landscape character area. This clause should be read in conjunction with the rest of the Municipal Strategic Statement.

This clause is organised under the following Local Area headings:

- 21.14-1 Leongatha
- 21.14-2 Korumburra
- 21.14-3 Mirboo North
- 21.14-4 Foster
- 21.14-5 Nyora
- 21.14-6 Loch
- Poowong
- Meeniyan
- 21.14-7 Venus Bay
- 21.14-8 Waratah Bay
- 21.14-9 Sandy Point
- 21.14-10 Tarwin Lower
- 21.14-11 Small towns
- 21.14-12 Landscape Character Areas
 - Character Area 1.3 – Bunurong coast and hinterland
 - Character Area 1.4 – Tarwin floodplain
 - Character Area 1.5 – Waratah Bay/Corner Inlet
 - Character Area 2.3 – Cape Liptrap
 - Character Area 3.2 – Welshpool hills and Mount Hoddle
 - Character Area 4.1 – Venus Bay dunes

21.15-1 Leongatha

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C68

Leongatha is the principal township of the South Gippsland Shire and a centre of State significance in the dairy milk processing industry. Key issues in Leongatha include establishing a town centre heavy vehicle bypass route, the development of a bulky goods retail precinct, the provision of additional industrial land, and 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.

Local area implementation

- 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*.
- Retain Leongatha as the major regional service centre in the Shire

Settlement

- 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; establish appropriate integration with existing residential areas and infrastructure, provide pedestrian and cyclist connectivity to the town centre, and protect the environmental values of the land.

Economy

- Maintain the primacy of the town centre as the retail and service hub of the township
- Discourage the development of retail uses outside of the town centre where such uses may weaken 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 additional retail, social, community, commercial and entertainment facilities within the town centre
- Provide adequate areas of commercial and industrial land
- 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
- Focus industrial development within existing industrial areas
- 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

- Ensure a high standard of building design, layout and landscaping for all new development, and particularly at the highway entrances to the town

Infrastructure

- 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

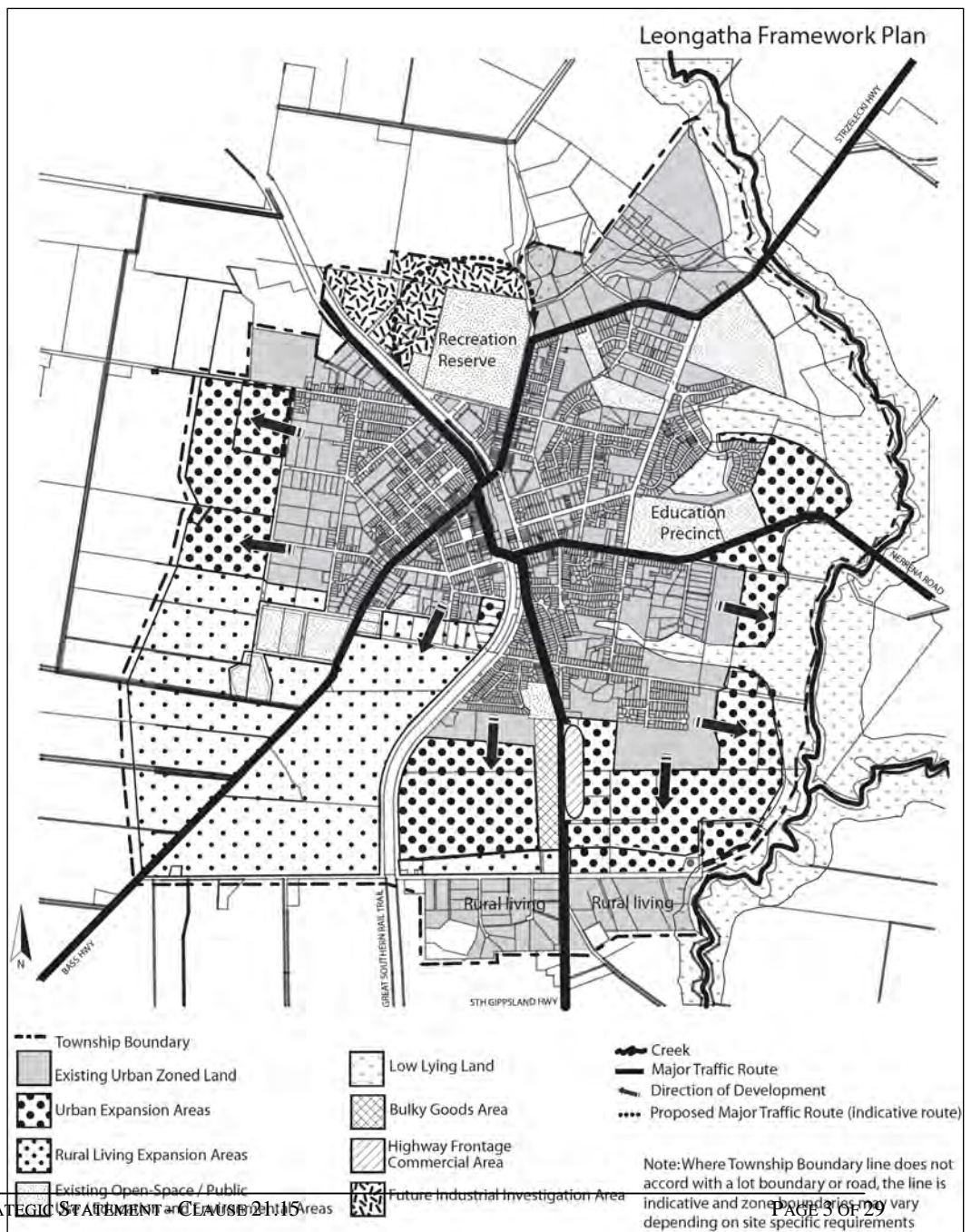
Further strategic work

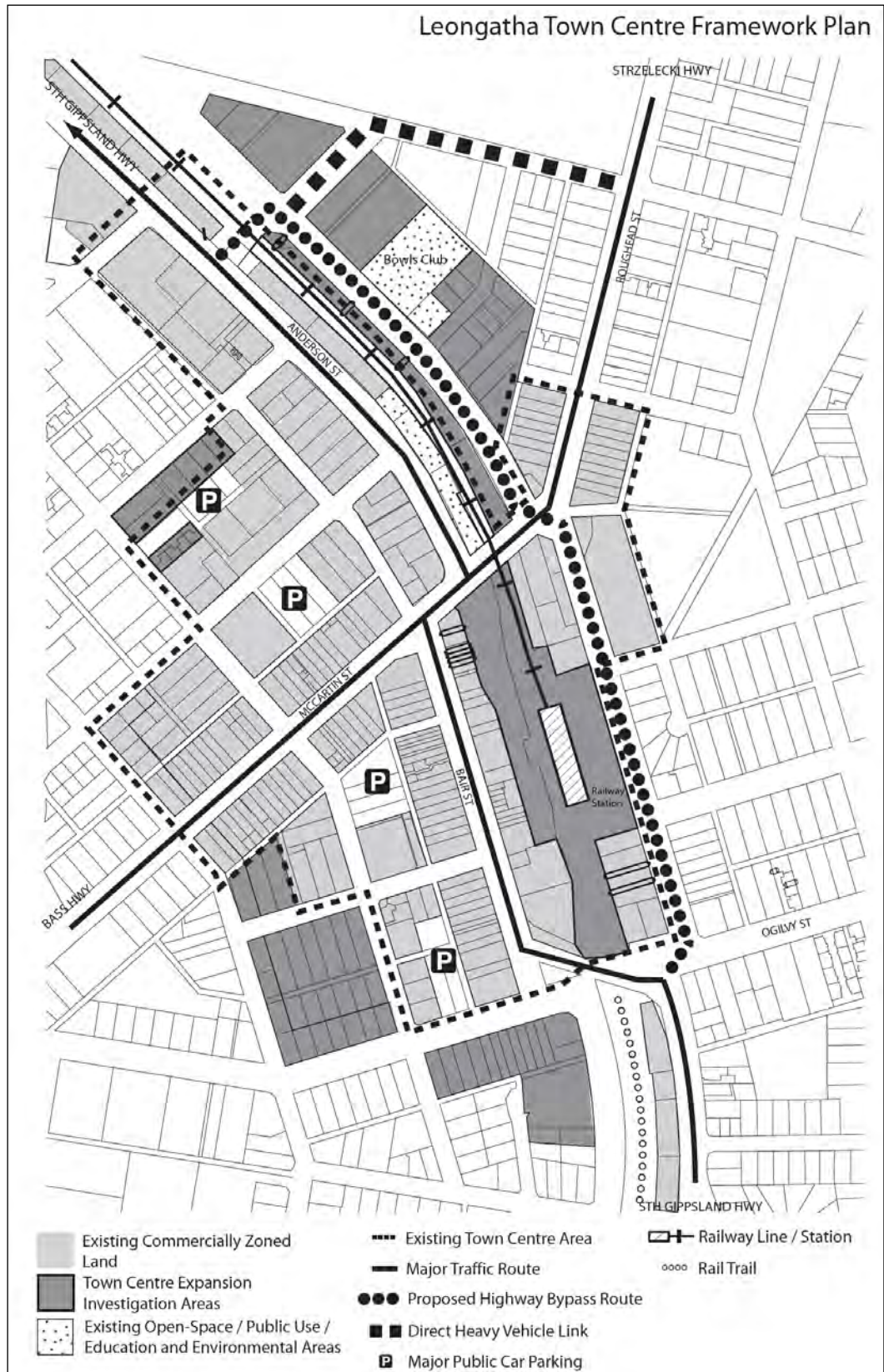
- Review the existing zoning of the town centre and immediate surrounds and prepare a detailed strategic plan for the town centre which includes consideration of the areas identified as 'Town Centre Expansion Investigation Areas' and 'Future Commercial Investigation Area'
- Pursue the establishment of a highway bypass of the Leongatha Town Centre by the diversion of South Gippsland Highway traffic along Long Street and Hughes Street in accordance with the *Leongatha Town Centre Framework Plan*.
- Pursue options to improve heavy vehicle traffic movements from the South Gippsland Highway to the industrial estate.
- Prepare an outline development strategy to guide the integrated planning of the proposed residential and commercial land uses between areas north of Boags Road and Simons Lane and the established township

Reference documents

Leongatha Structure Plan, June 2008

Leongatha Town Centre Framework Plan





21.15-2 Korumburra

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C68

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 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 and the 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.

Local area implementation

- Maintain and promote Korumburra as a significant industrial, retail, service, residential and tourism centre in the Shire.
- Ensure the use and development of land in accordance with the strategic directions in the Korumburra Framework Plan and the Korumburra Town Centre Framework Plan maps.

Settlement

- 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 map 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 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 milk manufacturing operations in the Station Street Industrial Area on rezoning proposals that allow, or intensify, the establishment of sensitive land uses in the immediate area surrounding the manufacturing operations.

Economy

- Maintain the primacy of the Town Centre as the retail and service hub of the town.
- Actively support the establishment of new retail opportunities in the Town Centre Retail Core.
- Maintain a compact, convenient and well-connected Town Centre that is the primary activity hub of the town.
- Actively encourage major retail, office and community developments to concentrate in the Town Centre Retail Core, comprising the blocks bounded by Commercial Street, King Street, Victoria Street and Bridge Street.
- Encourage the consolidation of sites in the Town Centre Retail Core to accommodate new large floor space developments.
- Strongly discourage the development of new retail uses outside of the Town Centre Retail Core where such uses may weaken the principal role of the 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

- Promote development in the Town Centre that improves pedestrian connectivity and the layout and operation of car parking, and enhances the amenity of the streetscape.
- 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 western highway entrances to the town.
- Support the protection of the town's heritage buildings and streetscapes in recognition of their central role in protecting the 'rural township' character and 'sense of place' of Korumburra.

Infrastructure

- Improve highway traffic movement through the town.
- Provide strong pedestrian and cycling connectivity to the 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.

Further strategic work

- Investigate applying a Restructure Overlay over the old Crown Township to the south-east of the town.
- Continue implementation of the recommendations of the South Gippsland Heritage Study 2004 in consultation with affected landowners.
- Review the application of the Mixed Use Zone in relation to maintaining the primacy of the Town Centre as the retail and service hub.
- In consultation with affected landowners and the community, prepare Development Plans that respond to the requirements of the Development Plan Overlays for Korumburra's residential growth areas.

Reference documents

Korumburra Structure Plan, July 2010 (as amended)

South Gippsland Paths and Trails Strategy 2010 (as amended)

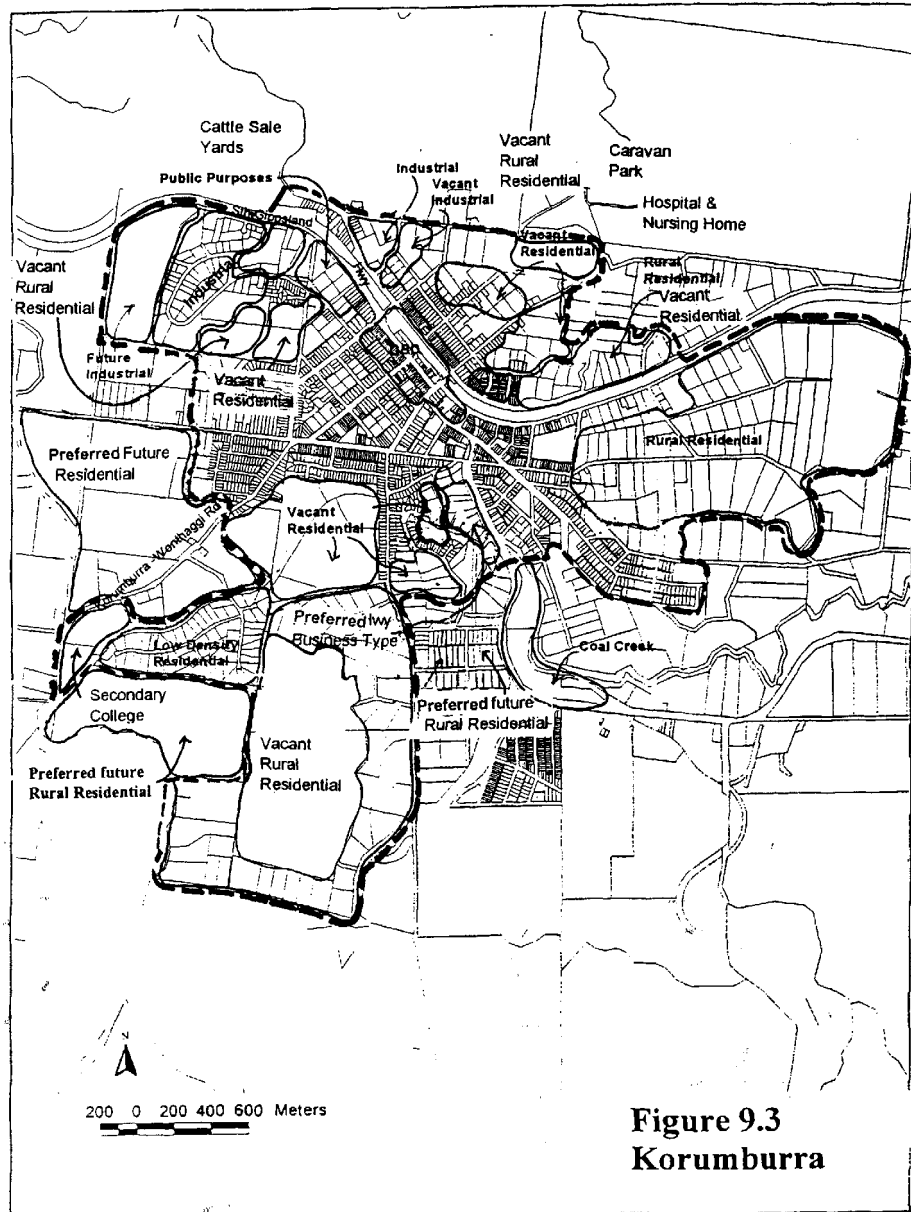


Figure 9.3
Korumburra

21.15-3 Mirboo North

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C68

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 the 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.

Local area implementation

- Ensure that any proposed use and development of land in Mirboo North is generally in accordance with the *Mirboo North Structure Plan*
- Promote Mirboo North as a sustainable community and the principal town in the north of the Shire

Settlement

- Promote higher 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

Economy

- 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

- 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

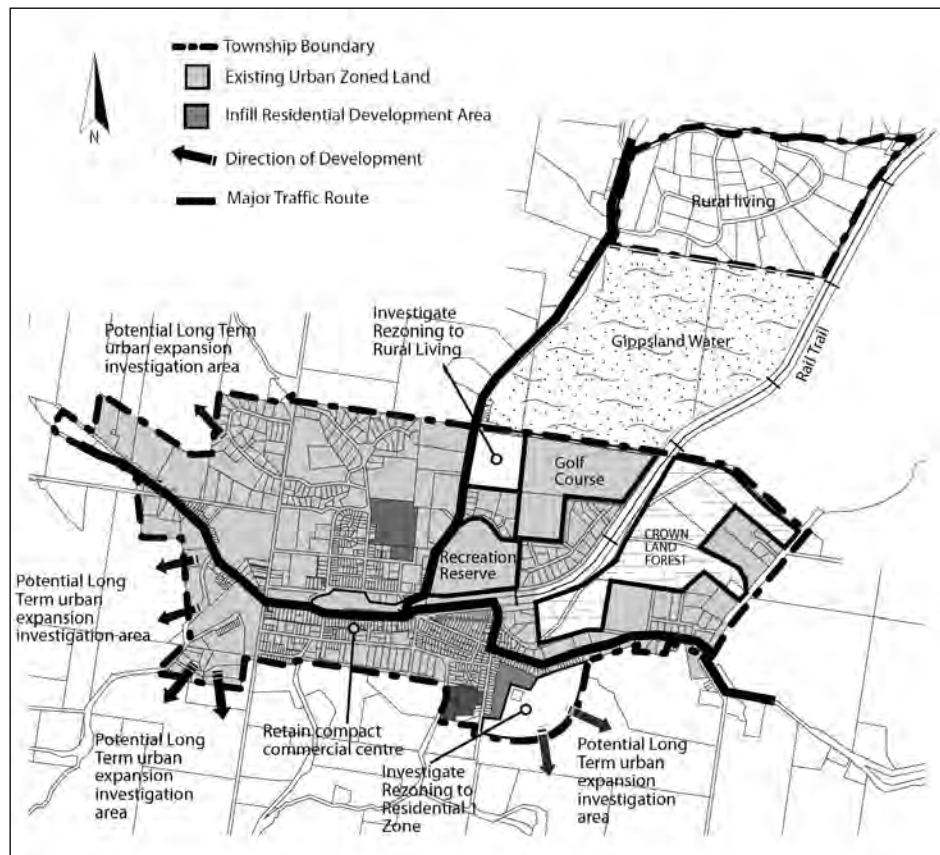
- Build upon Mirboo North's public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre

Further strategic work

- Review the residential development growth options in the *Mirboo North Structure Plan* to provide increased certainty around future land releases
- Investigate the development of a master plan to improve the layout and function of the town centre
- Investigate the application of a planning scheme overlay to protect native vegetation within the township boundaries

Reference documents

Mirboo North Structure Plan, November 2004



21.15-4 Foster

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C86

Foster is the principal township in the eastern half of the Shire. Foster's close proximity to Wilsons Promontory has secured the township 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.

Local area implementation

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

Settlement

- Promote a range of residential options that respects the small town character and landscape values of Foster
- Promote higher density residential development and retirement living within 200m 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
- Discourage low density and rural residential development in areas close to the township unless the land has constraints inappropriate to higher density development

Environment

- Consider the impacts of climate change in recognition of Foster's location at the frontline of rising sea levels and the demands this may make on the township as a safer alternative to coastal township development

Economy

- Support the expansion of the town 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 township
- 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 the town to build upon Foster's role as the gateway to Wilsons Promontory

Landscape and built form

- 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

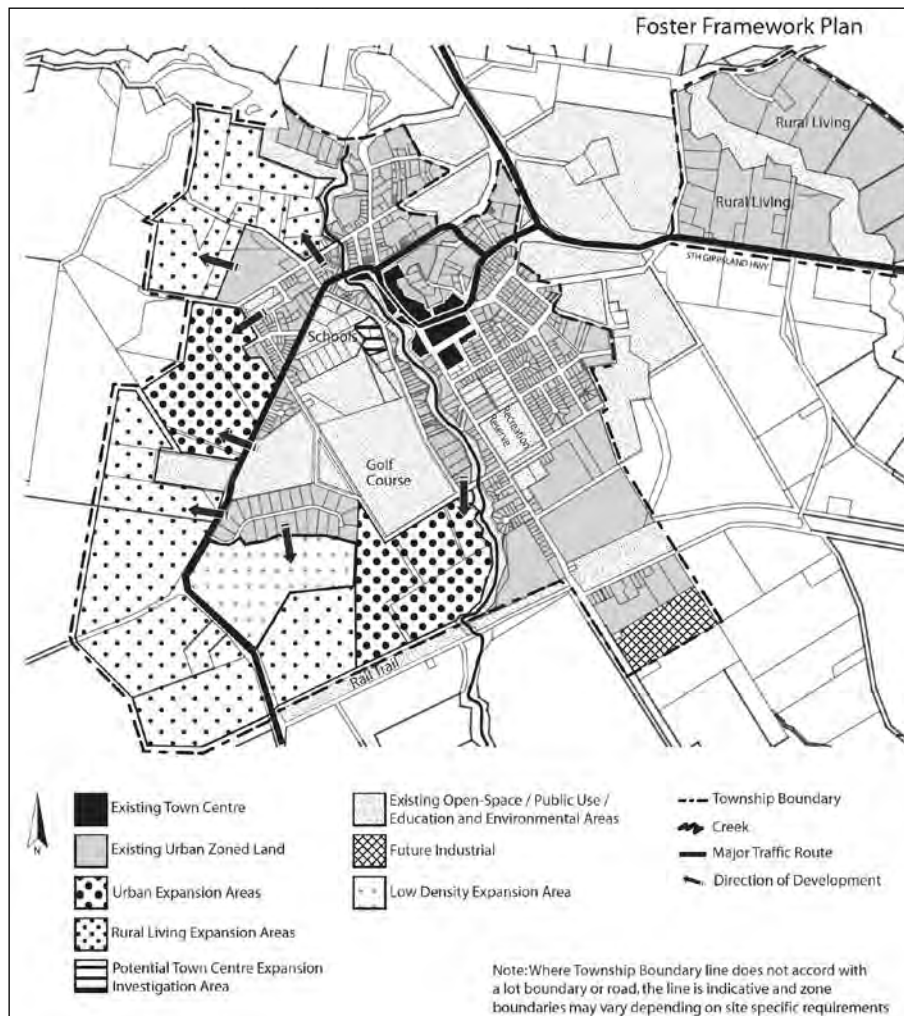
- Build upon Foster's expansive public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre

Further strategic work

- Review the existing zoning of the town centre and immediate surrounds and prepare a master plan for the town centre including the area identified as 'Potential Town Centre Expansion Investigation Areas' in the *Foster Framework Plan*.
- Review the extent and appropriateness of the existing Mixed Use Zone at the northern entry to the town to ensure appropriate development at the main township entry point and to control the establishment of inappropriate uses that may weaken the primacy of the town centre

Reference documents

Foster Structure Plan, June 2008



21.15-5 Nyora

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The vision for Nyora is to strengthen the town as a sustainable low-density community through the promotion of economic growth and the provision of a quality lifestyle, and to promote Nyora as the Gateway to the Shire.

Local area implementation

- Ensure that any proposed use and development of land in Nyora is generally in accordance with the *Nyora Framework Plan*.

Settlement

- Strongly discourage medium density housing until reticulated sewerage becomes available
- Maintain and upgrade Yannathan Road and McDonalds Track to ensure that they can accommodate future needs
- Discourage development in areas susceptible to water logging

Environment

- Encourage land owners to plant indigenous tree species, particularly along street frontages

Economy

- Encourage new light industrial activities to locate within the designated industrial area in Watts Road

Infrastructure

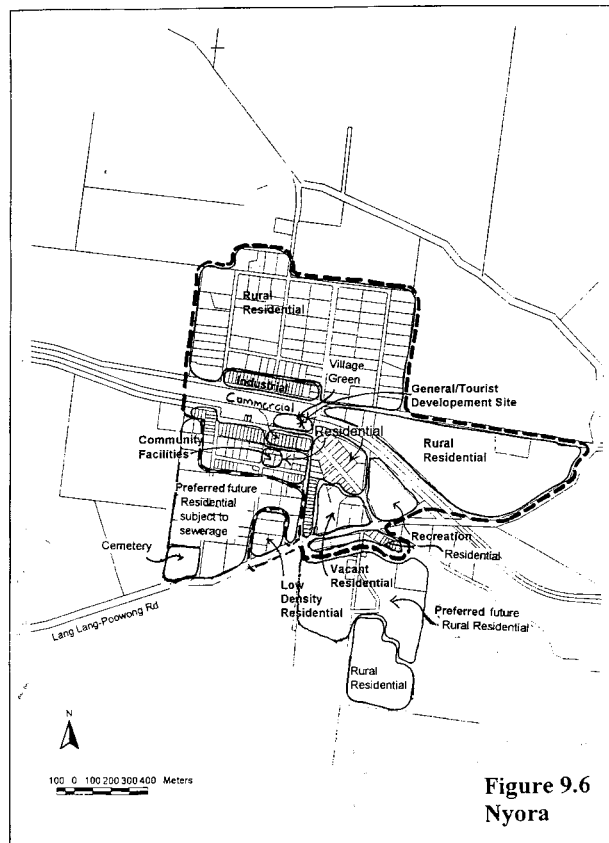
- Encourage the development of public transport facilities to improve access to community services and employment
- Provide pedestrian and cyclist paths throughout the town, including a shared off-road path to the primary school

Further strategic work

- Prepare a local structure plan to coordinate future development in and around the town
- Investigate promoting McDonalds Track as the western gateway to the Shire
- Investigate the potential for the railway land immediately opposite the town centre to be used for commercial development incorporating a village green
- Develop and implement urban design plans for the improvement of the town's visual image
- Develop and implement a street planting program, particularly in the cleared southern areas of the town
- Investigate the future use of the public hall
- Develop drainage improvements through the development of a stormwater management plan

Reference documents

Nyora Structure Plan



21.15-6 Loch

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C86

The township of Loch has a residential population of approximately 200 people. Opportunity has been identified in the *Loch Urban Design Framework (2005)* for the population of Loch to grow significantly in the future. Growth should be supported, provided the essential compact 'village' character can be maintained. The character and design of the built form provides a critical component to the overall image and identity of the township and underpins both its tourism role and village atmosphere.

Local area implementation

- Ensure that any proposed use and development of land in Loch is generally in accordance with the *Loch Framework Plan*
- Following the provision of reticulated sewerage, replace the Township Zone with the appropriate urban zones in accordance with the principles established in the *Loch Urban Design Framework (2005)*
- Apply a Design Development Overlay to residential areas to promote residential development in keeping with the village character of the township

Settlement

- Establish Loch as a small thriving rural township
- Strongly discourage residential rezoning of land within the township boundary until reticulated sewerage is provided

Economy

- Promote the town centre as the preferred focus for all business, community and tourist services and facilities
- Improve the tourist services and facilities in the township

Landscape and built form

- Retain the existing character, design and built form of the buildings along Victoria Street, recognising their contribution to the overall image of Loch
- Retain and protect of the variety of heritage buildings in the town
- Promote the distinctive garden village character in Loch

Infrastructure

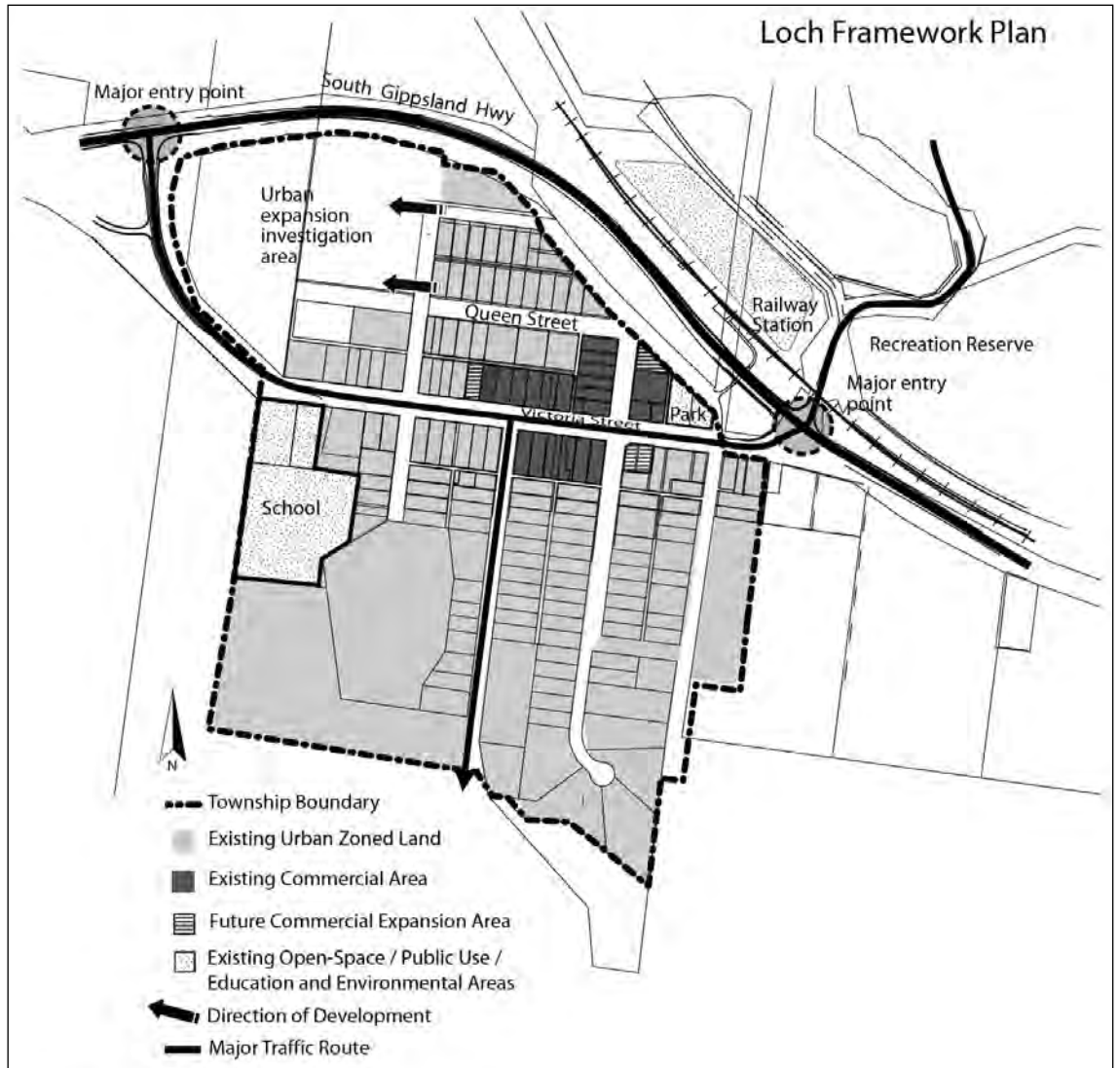
- Improve community services and facilities in the township
- Create an integrated network of pedestrian and bicycle pathways linking all features and facilities in and around the township

Further strategic work

- Investigate the areas identified for urban expansion in the *Loch Urban Design Framework (2005)*, refine where required, and rezone when demand is demonstrated
- Investigate the application of a Design and Development Overlay to protect and enhance the village character and streetscape of the town centre
- Identify design and development principles to ensure that future development will maintain the desired character and image

Reference documents

Loch Urban Design Framework (May 2005)



21.15-7 Venus Bay

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C68

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 village.

Local area implementation

- Ensure that any proposed use and development of land in Venus Bay is generally in accordance with the Venus Bay Estate 1 and Estate 2 framework plans

Settlement

- 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 Framework Plan*
- Ensure that any expansion into the long term development areas identified on the *Venus 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 available
 - further investigation is undertaken to confirm the extent of potential problems associated with acid sulfate soils and flooding
 - further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance
 - further investigation is undertaken to confirm the location of sites of recognised environmental significance

Environment

- 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

- Maintain the low key holiday character of the 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

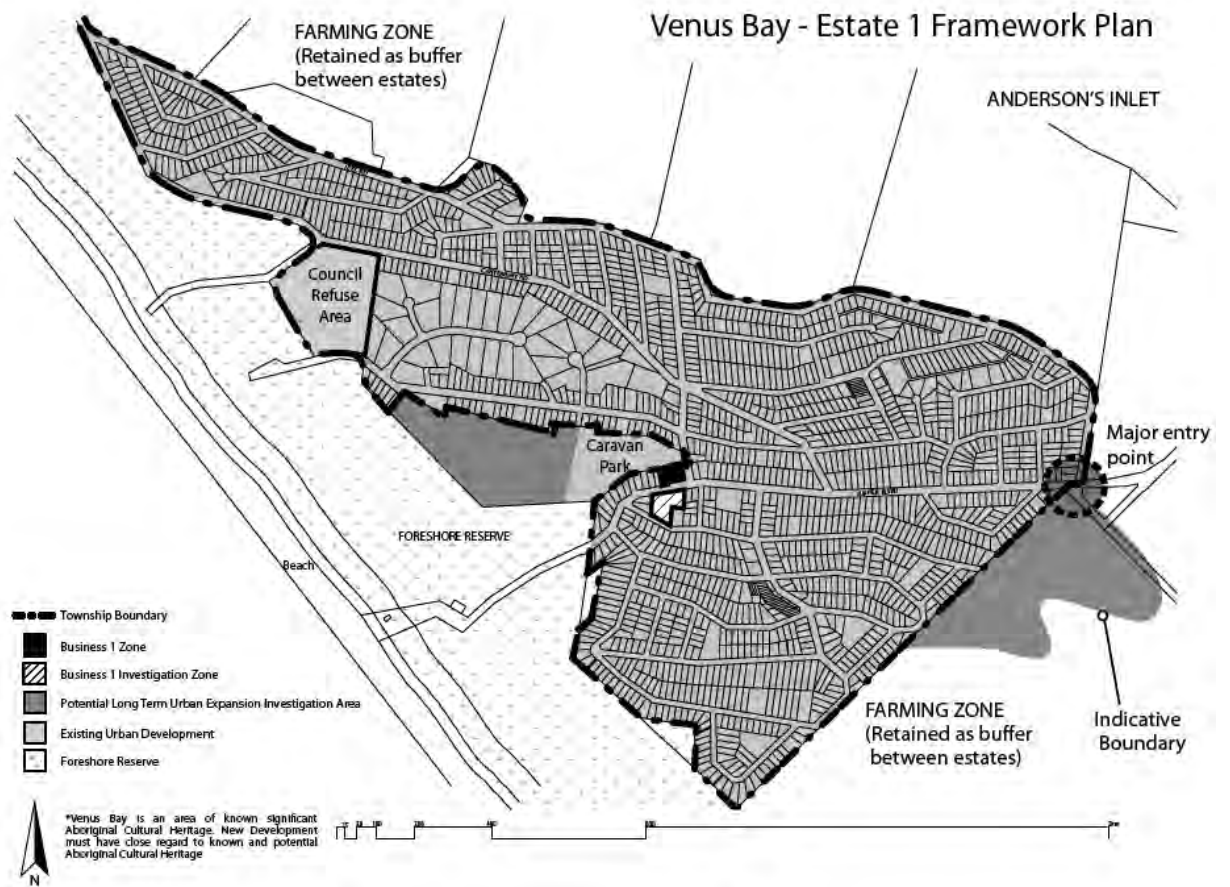
Further strategic work

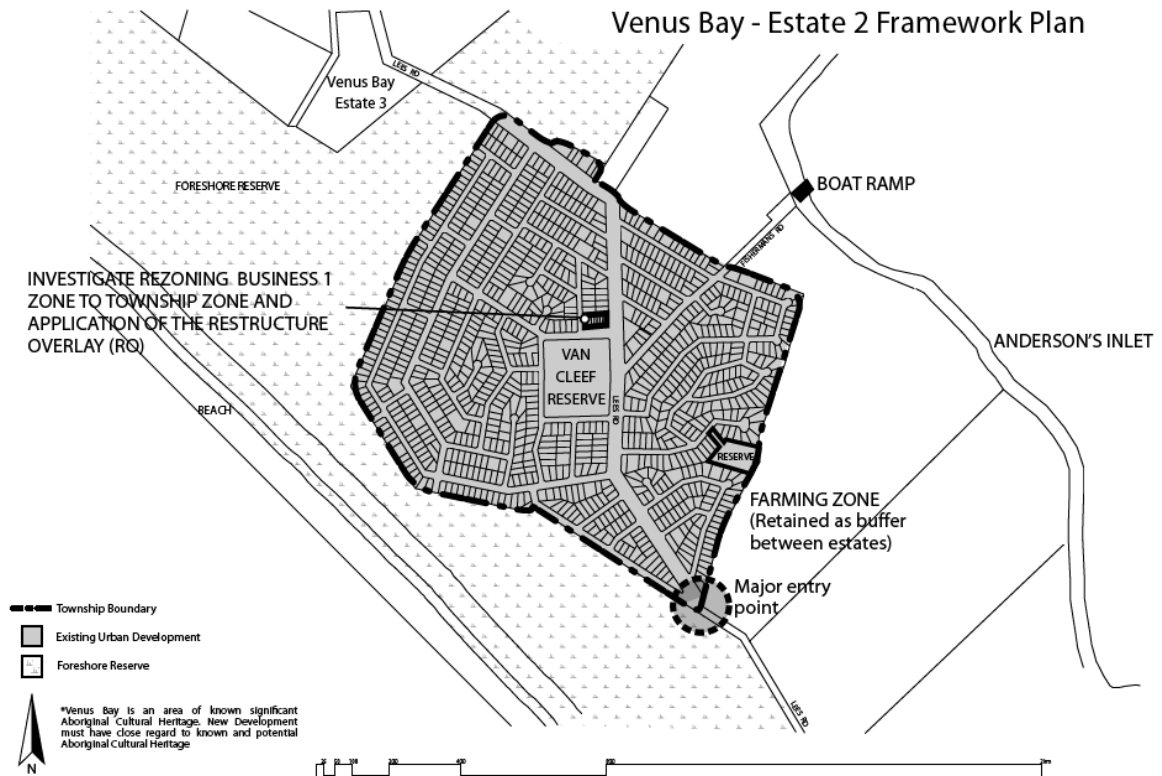
- Investigate a flood study for the Venus Bay, and translate the findings into a local policy or overlay control within the planning scheme. The study should include a reference to climate change impacts
- Review the suitability of planning controls to land potentially affected by flooding, acid sulfate soils and sites of known cultural heritage significance. Develop amended or new controls as appropriate
- Develop a Master Plan, which clearly defines the boundaries of commercial development, and planning controls to ensure that the design of commercial areas is consistent with preferred town character
- Investigate rezoning land to the south of Jupiter Boulevard, Venus Bay, from Township Zone to Business 1 Zone as shown in the *Venus Bay Framework Plan* that forms part of this clause, in order to focus the commercial use and development into a central precinct and reduce the incidence of these uses taking place amongst residential uses

- Investigate rezoning the Business 1 Zone land in Black Avenue in Venus Bay Estate 2 to Township Zone, in order to recognise and support the existing role of the commercial area in Venus Bay Estate 1

Reference documents

Venus Bay Urban Design Framework: Settlement Background Paper (2006), Connell Wagner





21.15-8 Waratah Bay

C68

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.

Local area implementation

- Ensure that any proposed use and development of land in Waratah Bay is generally in accordance with the *Waratah Bay Framework Plan*

Settlement

- 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
- plans are included to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape

Environment

- 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 hamlet
- Develop a network of habitat corridors and vegetation linkages throughout the town

Economy

- Maintain the low level of commercial development within the hamlet

Landscape and built form

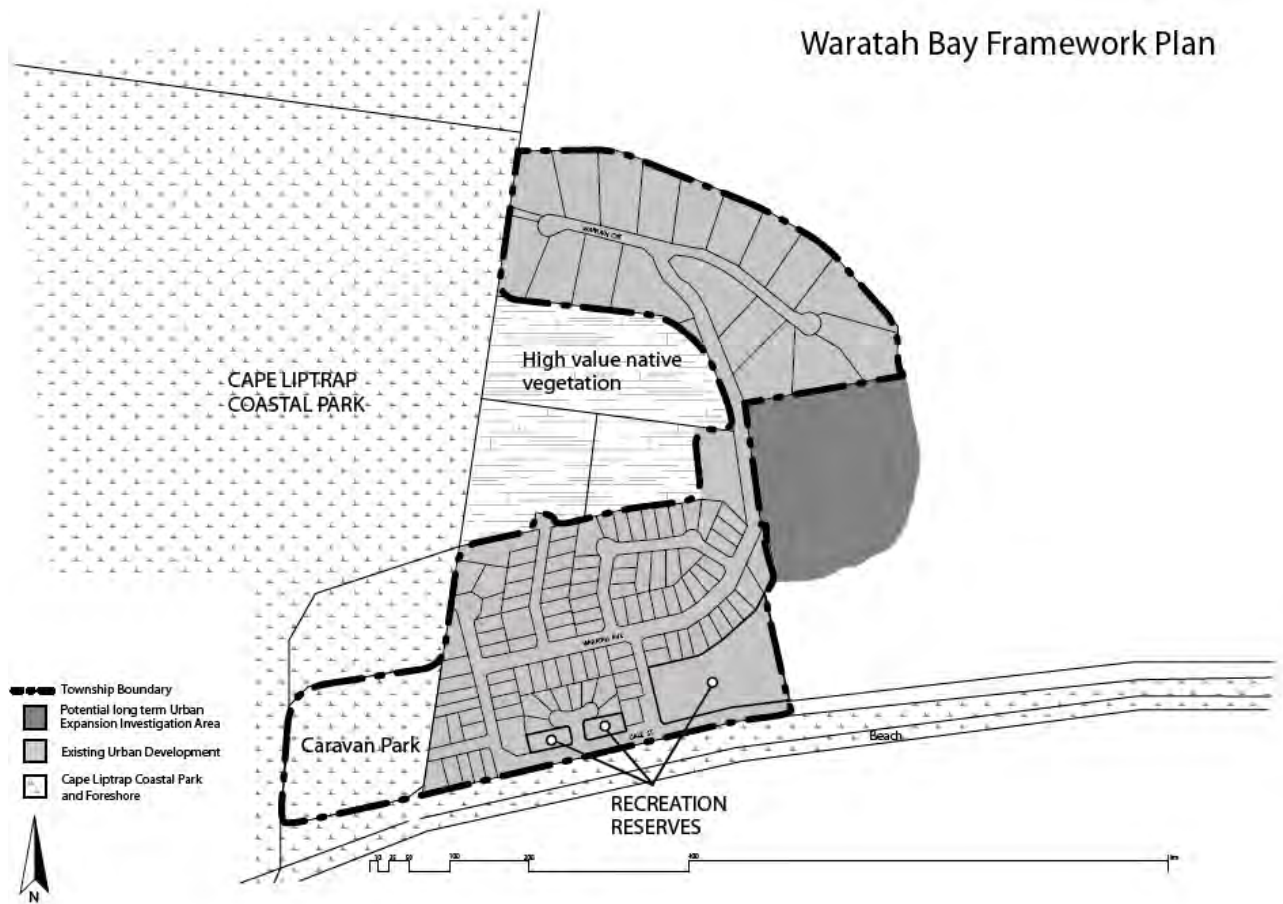
- Maintain areas of indigenous and native vegetation in new development
- Protect the identified landscape values of the area including the views across Waratah Bay, Wilson's Promontory and Cape Liptrap Coastal Park by:
 - maintaining the rural buffer between Waratah Bay and Sandy Point
 - maintaining the low-key, unobtrusive coastal character of the hamlet

Further strategic work

- Rezone land at Waratah Avenue and Caringal Street, Waratah Bay, known as Lots 1, 2 and 3 of LP147252, from Farming Zone to Rural Conservation Zone, in order to better protect the environmental significance of the area
- Develop and implement a planning scheme response to achieve design objectives relating to built form, building heights, siting, setbacks, site coverage, materials, colours, fencing, landscaping treatments and soil disturbance and vegetation retention
- Define long term development areas in Waratah Bay through implementation of the *Waratah Bay Framework Plan*

Reference documents

Waratah Bay Urban Design Framework: Settlement Background Paper (2006) Connell Wagner



21.15-9 Sandy Point

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C68

Future population growth in Sandy Point, when required, will be promoted within the existing zoned land and in the growth areas defined on the 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.

Local area implementation

- Ensure that any proposed use and development of land in Sandy Point is generally in accordance with the *Sandy Point Framework Plan*

Settlement

- 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 has been developed

- reticulated water and sewerage is available
- further investigation is undertaken to confirm the extent of potential problems associated with acid sulfate soils and flooding
- further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance
- further investigation is undertaken to confirm the location of sites of recognised environmental significance

Landscape and built form

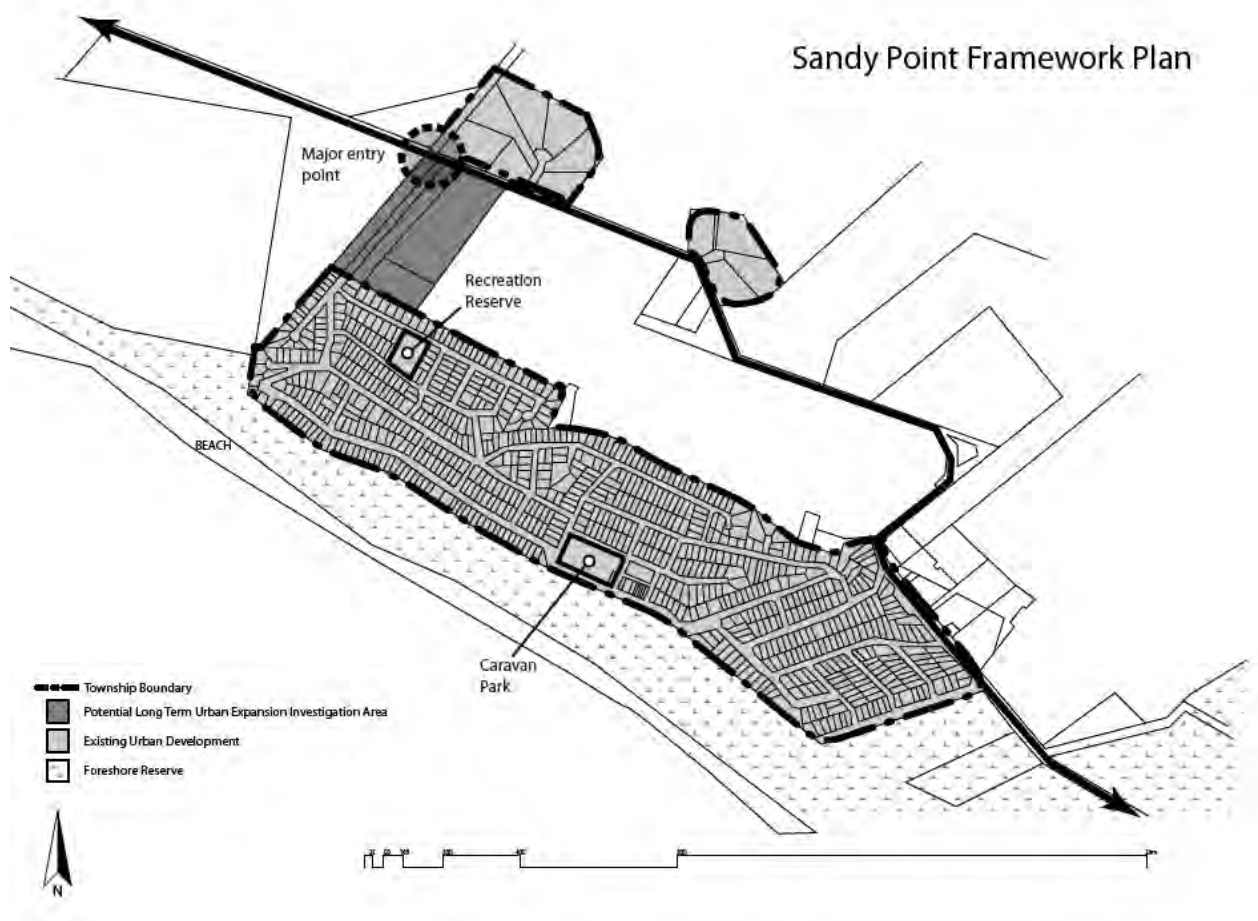
- Maintain the low key holiday character of the village
- Promote development that respects and enhances the coastal character of the village
- Maintain the rural buffer between Sandy Point and Waratah Bay
- Promote environmentally sustainable principles within the village, including the use of best practice water sensitive urban design measures for new developments

Further strategic work

- Implement a planning scheme response to achieve design objectives relating to built form, building heights, siting, setbacks, site coverage, materials, colours, fencing, landscaping treatments and soil disturbance and vegetation retention

Reference documents

Sandy Point Urban Design Framework: Settlement Background Paper (2006) Connell Wagner



21.15-10 Tarwin Lower

C68

Future population growth for Tarwin Lower will be promoted within the existing zoned land and in the growth areas defined on the 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 hamlet.

Local area implementation

- Ensure that any proposed use and development of land in Tarwin Lower is generally in accordance with the *Tarwin Lower Framework Plan*
- Promote Tarwin Lower as an important local centre serving the needs of the local community and tourists in the southern portion of the Shire

Settlement

- 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 *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

Environment

- Protect the environmental values of the Tarwin River environment and Anderson Inlet
- Maintain areas of indigenous and native vegetation where possible in new development

Economy

- 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

Landscape and built form

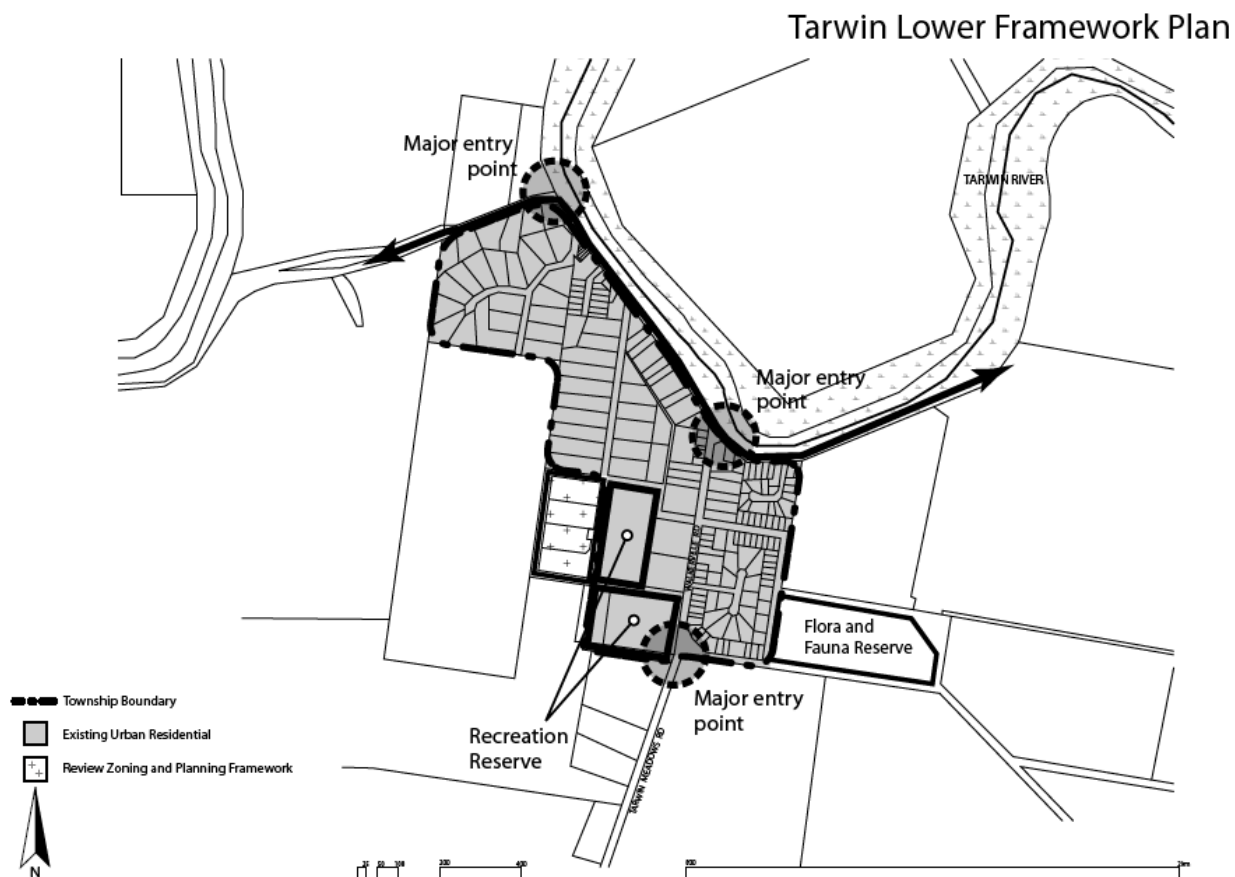
- Maintain the low-key rural character of Tarwin Lower
- Encourage development that enhances the character of the commercial precinct
- Maintain the rural buffer between Tarwin Lower and Venus Bay
- Promote environmentally sustainable principles including the use of best practice water sensitive urban design measures for new developments

Further strategic work

- Review the suitability of Environmental Significance Overlay, schedule 6, and develop amended or new controls as appropriate, to address land potentially affected by flooding
- When demand can be demonstrated, investigate rezoning land defined for urban and residential purposes on the *Tarwin Lower Framework Plan*, subject to the detailed investigation of issues including the extent of flooding and acid sulfate soils
- Review the suitability of planning controls relating to land potentially affected by acid sulfate soils and develop amended or new controls as appropriate
- Implement a planning scheme response to achieve design objectives relating to built form, building heights, siting, setbacks, site coverage, materials, colours, fencing, landscaping treatments and soil disturbance and vegetation retention

Reference documents

Tarwin Lower Urban Design Framework: Settlement Background Paper (2006) Connell Wagner



21.15-11 Small towns

C68

South Gippsland Shire's small towns contain a range of roles and services designed to cater for the needs of residents and visitors to the Shire. It is important to maintain an attractive and safe residential environment and to strengthen the economic future of the small towns within the Shire.

Settlement

- Maintain Walkerville, Walkerville North and the Promontory Views Estate as principally unserviced holiday destinations

Economy

- Encourage small towns to identify niche business sectors that can be used to exploit the tourist market
- Encourage aquaculture and other marine related activities at Port Welshpool
- Encourage self-contained tourist development at Yanakie
- Promote equine related land uses between Stony Creek and Meeniyan
- Discourage any further commercial development in the Walkerville, Walkerville North and Promontory Views Estate area 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

Landscape and built form

- Promote ecologically sustainable and attractive forms of development that complement the natural environmental characteristics of the small coastal towns
- Encourage sympathetically designed and sited development to protect the environmental and landscape values of the surrounding area
- Improve the visual amenity of the western entrance to Fish Creek

Further strategic work

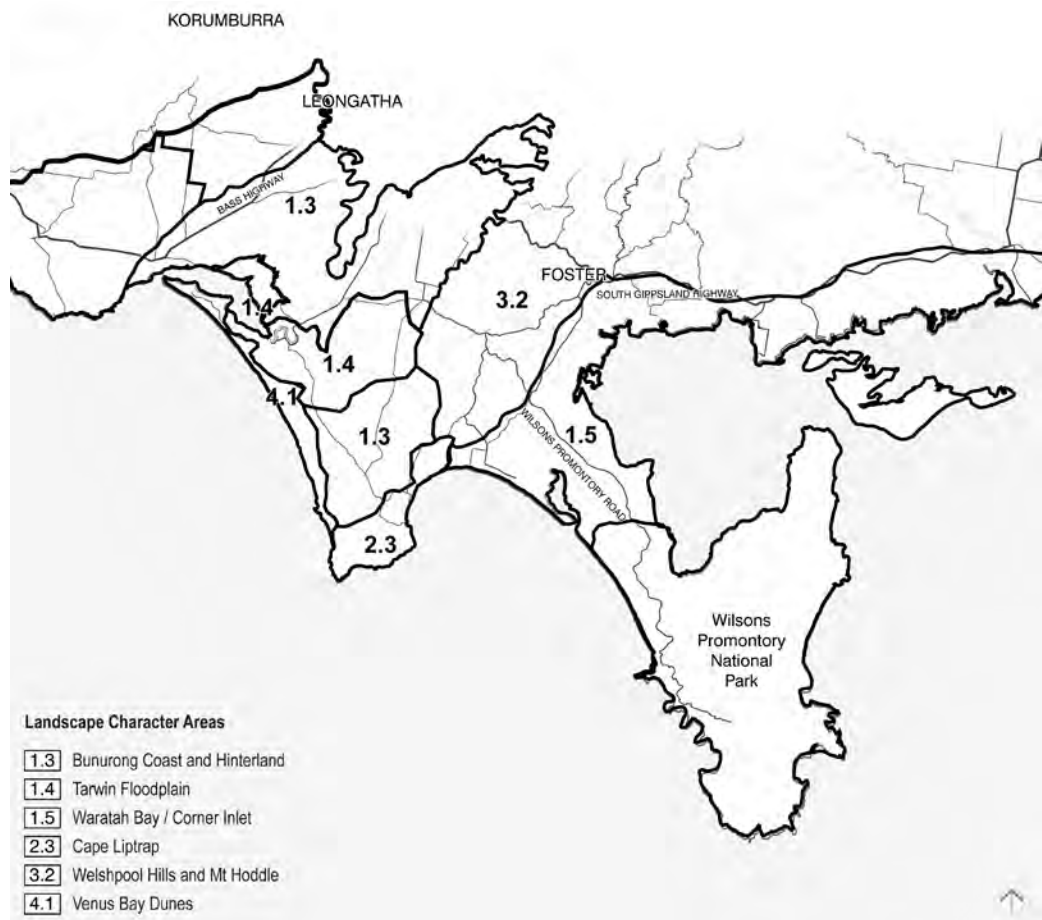
- Develop policies and actions for the future development of Yanakie and the surrounding area, recognising the importance of Yanakie's strategic location in respect to Wilson's Promontory
- Undertake detailed planning in the Cape Liptrap area to ensure preservation of its complex and unique plant communities
- Develop local structure plans for each town to coordinate future development in and around the towns
- Investigate options to provide low cost reticulated sewerage to all small towns
- Develop stormwater management plans for all towns
- Investigate applying a Restructure Overlay over old Crown township areas:
 - west of Meeniyan
 - south of Toora in the vicinity of Grip Road
 - west of Port Franklin
 - west of Stony Creek
 - north east of Fish Creek
 - west of Hedley
- Investigate the future use of the railway land within the town centre of Meeniyan

- Investigate formally closing the old alignment of the South Gippsland Highway – Stony Creek Road in Stony Creek
- Investigate rezoning of land between Stony Creek township and racecourse to Low Density Residential Zone and Rural Living
- Investigate the rezoning of land to the west of Koonwarra to Low Density Residential or Rural Living Zone
- Rezone Council owned land adjacent to new waste management facility in Koonwarra-Inverloch Road to Public Conservation Resource Zone to recognise its significant vegetation and habitat

21.15-12 Landscape character areas

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C68

The *Coastal Spaces Landscape Assessment Study* (2006) assessed the coastal landscapes of the Shire and identified six perceptibly different 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: FIGURE LANDSCAPE CHARACTER AREAS

Character Area 1.3 – Bunurong coast and hinterland

This area includes the diverse and rugged Bunurong coastline between Kilcunda and Inverloch and a largely cleared, rolling pastoral hinterland extending inland to the Strzelecki Range and east to Cape Liptrap (including the Bald Hills). 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.

Landscape and built form

- Retain clear views of the coastal dunes, cliffs and formations from coastal areas, including the Cape Patterson Scenic Drive and other coastal roads
- Ensure that the natural landscape dominates the coastal edge and foreshore of the settlements of Kilcunda, Cape Patterson and Inverloch
- Maintain the dominance of the natural landscape along the coastline, on hill slopes visible from main roads and settlements and prominent slopes adjoining Anderson Inlet
- Protect the undeveloped character of the coastal strip between Kilcunda and Cape Patterson and Cape Paterson and Inverloch
- Protect and enhance the character of the near-coastal hinterland by encouraging the progressive revegetation of rural land adjoining coastal reserves, and siting developments set long distances back from the coast and out of view of key viewing locations including Cape Paterson Scenic Drive
- 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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006) Planisphere

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006) Planisphere

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 utilised 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.

Landscape and built form

- 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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006) Planisphere

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006) Planisphere

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.

Landscape and built form

- 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 (Port Albert and 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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006) Planisphere

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006) Planisphere

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 including 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.

Landscape and built form

- 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
 - 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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006) Planisphere

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006) Planisphere

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.

Landscape and built form

- 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 Yarram
- 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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006) Planisphere

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006) Planisphere

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.

Landscape and built form

- 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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006) Planisphere

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006) Planisphere

21.16 REFERENCE DOCUMENTS

C68

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)
- *Draft Guidelines for the Assessment of Heritage Planning Applications* (Heritage Victoria, 2000)
- *Foster Structure Plan* (2008)
- *Gippsland Regional Waste Management Plan* (Gippsland Regional Waste Management Group, 1999) (as amended)
- *Housing and Settlement Strategy* (as amended)
- *Korumburra Structure Plan* (2010) (as amended)
- *Leongatha Structure Plan* (2008)
- *Leongatha Town Centre Framework Plan*
- *Loch Urban Design Framework* (2005)
- *Mirboo North Structure Plan* (2004)
- *Nyora Structure Plan*
- *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 Heritage Study* (2004)
- *South Gippsland Shire Council Municipal Public Health and Wellbeing Plan* (as amended)
- *South Gippsland Rural Land Use Strategy* (2011)
- *South Gippsland Shire Council Paths and Trails Strategy* (2010)(as amended)
- *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)

- *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)

22.01 ADVERTISING SIGNSXX/XX/20XX
C68

This policy applies to all advertising signs that require a permit.

Policy basis

Clause 21.09-3 of the Municipal Strategic Statement identifies the need for signs to be designed and located so that they enhance the appearance of urban, rural and coastal areas of the Shire. Advertising signs should not only be effective in advertising a product or promoting a business or event, but also compliment the surrounding environment. The inappropriate design or placement of signs can have a significant effect on the visual amenity of an area.

Objectives

- To encourage signs that will enhance the visual amenity of the built and natural environment.
- To ensure that signs relate to the use and development of land on which they are located.
- To ensure that signs do not interfere with the safety and efficiency of a road, railway or other public way.

Policy

It is policy to:

- strongly discourage signs that do not relate to the use or development of the land on which they are sited (third party promotion signs).
- ensure that the size, design and colour of signage do not detract from the visual amenity of the surrounding environment.
- ensure that the location, design and size of signage compliments the architectural character of the building on which it is fixed.
- ensure that the sign does not dominate the building on which it is fixed or the land on which it is sited.
- discourage signs above parapets, fascias or rooflines of buildings.
- limit the number of suspended under-verandah signs per shopfront to ensure both equity to shop owners and visibility.
- discourage signs that are hazardously located or highly illuminated so that they inhibit or obscure driver or pedestrian views of a railway or other public way.

Application requirements

An application for a sky sign, panel sign or major promotion sign must be accompanied by a streetscape perspective showing the relationship of the proposed sign to the existing building or site, surrounding buildings or land and other signage in the immediate vicinity.

Performance measures

It is policy to assess proposals against the following performance measures:

- signs should not obscure architectural features and detailing, windows and door openings or verandahs, particularly on buildings of identified heritage significance or in Heritage Overlay areas.

- suspended under-verandah signs should be limited to one per shopfront, except on large premises where the limit should be one per ten (10) metres of shopfront.
- above-verandah signs should not be mounted directly to a verandah, but mounted to the building upper fascia or parapet at right angles to the road.
- signs should not project above the skyline or profile of a building.
- home occupation signs should not be illuminated or exceed one (1) square metres in size.
- pole signs should not exceed the building height of adjacent buildings or project over a footpath or road formation.

Proposals that do not meet these criteria may still meet the objectives of the policy.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines at Clause 52.05, the responsible authority will consider, as appropriate:

- whether the sign relates to the use and development of the land on which it is proposed to be located.
- whether the existing signage on the building or land is adequate.

22.02 INDUSTRIAL DEVELOPMENTXX/XX/20XX
C68

This policy applies to all industrial development that requires a permit.

Policy basis

Clause 21.11-1 of the Municipal Strategic Statement refers to the need to improve the appearance and overall amenity of industrial areas to make these areas more attractive to new industries seeking to establish within the Shire. The appearance and function of industrial areas can be improved by applying particular attention to the layout of the site, building materials, screening and landscaping. All industrial development is encouraged to incorporate responsive environmental design standards for improved energy efficiency.

Objectives

- To encourage well designed industrial development, which is safe and functional in its layout.
- To encourage industrial development that does not detract from the amenity of surrounding area.
- To ensure that industrial development is designed and constructed to responsive environmental design standards.

Policy

It is policy to:

- Encourage all new buildings and building additions to incorporate passive solar and energy efficient design principles in their siting and design.
- Ensure that new buildings and building additions are designed so that their height and bulk enhances the visual amenity of the surrounding area.
- Ensure that new industrial development is provided with adequate parking, loading and storage facilities and sites are drained adequately.

Application Requirements

An application for development must be accompanied by the following information, as appropriate:

- A site analysis indicating:
 - built form and scale of development on adjoining land
 - variation in ground levels between the site and adjoining land
 - location and height of walls built to the boundary on adjoining sites
 - solar access enjoyed by surrounding developments.

Performance measures

It is policy to assess proposals against the following criteria:

- External finishes of walls and roofs of buildings should be brick, stone, concrete, colour impregnated steel cladding or other non-reflective material.
- A minimum two metre wide strip of landscaping should be provided along the front title boundary (principal road frontage) of the site.

- The area of the site between the landscaping strip and building envelope should be designated for customer car parking.
 - Staff car parking areas should be located at the rear of the site.
 - External storage areas should be located at the rear of the site.
 - Car parking and access areas, including loading & unloading areas, should be sealed with an all weather surface, such as asphalt, concrete, brick pavement or other similar treatment.
 - Car parking areas should be designed so that vehicles are able to enter and exit the site in a forward motion.
 - External storage areas should be surfaced in either a gravel or all-weather surface such as asphalt, concrete or other similar treatment.
 - External storage areas should be screened from view from adjoining sites or nearby roads through the use of landscaping or fencing.
 - Fencing along the frontage of the site should be a minimum of fifty percent (50%) transparent, not exceed 1.8 metres in height and be constructed out of non -reflective materials.
 - Landscaping should be provided on each site which:
 - is used in place of fencing along the frontage
 - is low maintenance
 - uses indigenous vegetation
 - screens areas where visibility for safety is not essential
 - defines areas of pedestrian and vehicular movement.
 - On-site infiltration trenches, incorporated into landscaping areas, should be used to minimise stormwater run-off from the site.
 - Stockpiles should be located at least 10 metres away from drainage lines and surrounded by batter(s) and silt fences.
 - Buildings should be setback from the frontage generally in line with the setback of buildings on adjoining properties.
 - Where no adjoining buildings exist, buildings should be setback no closer than seven metres to the frontage of the site.□
 - Buildings should be designed and sited to maximise the use of natural light and solar energy.
 - North-facing windows should be maximised to improve solar efficiency.
 - Sites adjacent a Residential or Township zone containing residential development should be landscaped along the boundaries to screen the activities on the site.
- Proposals that do not meet these criteria may still meet the objectives of the policy.

Decision guidelines

Before deciding on an application, the responsible authority will consider, as appropriate:

- any adopted outline development or concept plan that applies to the subject land
- the layout of the development and building materials proposed to be used
- whether the development incorporates energy efficient principles in its siting and design
- the impact of the development on the solar access enjoyed by adjoining development
- the design and treatment of car parking, access and loading areas
- the type and extent of landscaping proposed.

22.03XX/XX/20XX
C68**CAR PARKING**

This policy applies to the use and development of land.

Policy basis

This policy builds on Clause 21.12-1 of the Municipal Strategic Statement which seeks to ensure that adequate car parking facilities are provided to support land use and development across the Shire, at a rate which is suitable to a rural and regional area.

New land use that generates a car parking requirement should provide on-site car parking facilities, however circumstances may arise where car parking needs to be provided off-site or the parking requirement waived and/or provided by a cash-in-lieu contribution.

Objectives

- To recognise that the provision of car parking facilities is a function of providing access to land use activities.
- To ensure the adequate provision of car spaces having regard to the use of the land and the nature of the locality.
- To ensure that the use of land generally caters for car parking demand through on-site provision in accordance with Clause 52.06 and, where appropriate, the lesser provision for those uses included in the Table to this policy.
- To provide an equitable, efficient and consistent approach in considering applications to reduce or waive car parking requirements.
- To allow flexibility when buildings are re-developed or re-used for new purposes.
- To promote the efficient use of car spaces through the consolidation of car parking facilities.

Policy

It is policy to require car parking provision in accordance with Clause 52.06. Where a planning permit is required to reduce or waive requirements under Clause 52.06 for the uses identified in the following table, it is policy to require car parking provision in accordance with the car parking rate in this table.

USE	CAR SPACE MEASURE	RATE
Shop	Car spaces to each 100m ² of leasable floor area	6
Plant Nursery, Saleyard, Store, Timber Yard	Car spaces to each 100m ² of total sales and storage area	2
Betting Agency	Car spaces to each 100m ² of leasable floor area	4
Office	Car spaces to each 100m ² of leasable floor area	2
Industry, Motor Repairs, Fuel	Car spaces to each 100m ² of leasable floor area	2

USE	CAR SPACE MEASURE	RATE
Depot		
Warehouse (other than specified in this table)	Car spaces to each 100m ² of leasable floor area	1
Place of Assembly	Car spaces to each seat or to each square metre of net floor area, whichever is greater	0.25
Funeral Parlour	Car spaces to each seat or to each square metre of net floor area, whichever is greater	0.25
Restaurant	Car spaces to each seat available to the public	0.25
Hotel-Lounge	Car spaces to each seat	0.25
Hotel-Bar	Car spaces per 100m ² of bar floor area	10
Swimming Pool, other than in conjunction with a dwelling	Car spaces to each 100m ² of site	2.5
Medical Centre	Car spaces per Practitioner	3

Decision guidelines

Before deciding on an application, in addition to the decision guidelines at Clause 52.06, the responsible authority will consider, as appropriate:

- In relation to car parking demand management:
 - the distinction between ‘staff’ and ‘customer’ car parking, of which the two user types exhibit quite different needs and behaviours.
 - the efficiencies of shared and consolidated car parking supply facilities.
 - the efficiencies of time sharing of car parking facilities.
- In relation to the reduction or waiving of car parking requirements:
 - credit for car parking spaces for existing buildings in the context of past provision. This will be based on previous land use activity compared to the proposed use activity and generation of parking demand.
 - any relevant car parking precinct plan.
 - the availability of car parking in the locality.
 - the availability of public transport in the locality.
 - the effect of time sharing of car parking demand amongst the uses in the locality.
 - the reductions in car parking demand associated with shared car parking provision.
 - the actual car parking demand of the use.
 - the existing car parking deficiencies associated with existing use of the land.
 - local traffic management.
 - local amenity, including pedestrian amenity.

- In regard to cash-in-lieu contributions:
 - the principles of need, nexus, equity and accountability for the funds and for developments.
 - the cost per calculated car parking space, which is to be at a rate per parking space determined, and reviewed annually, by the responsible authority.
 - the cash-in-lieu rate, which is to reflect a proportional cost of providing additional car parking infrastructure having regard to the need to encourage appropriate development and to provide consolidated car parking infrastructure in appropriate locations.
 - cash-in-lieu contributions, which may be used to fund improvements to existing car parking facilities as well as for the provision of additional car parking.

22.04XX/XX/20XX
C68**HERITAGE**

This policy applies to all heritage places included in the Heritage Overlay.

Policy Basis

This policy builds on Clause 21.09-1 of the Municipal Strategic Statement to protect and conserve identified heritage places in the Shire. The management and development of heritage places will assist in conserving or revealing the heritage significance of the place.

Objectives

- To ensure that the future conservation, development and management of heritage places is guided by the reasons for their significance as set out in the *South Gippsland Heritage Study 2004*.
- To ensure that the cultural significance of heritage places identified by the *South Gippsland Heritage Study 2004* is not diminished by:
 - the loss of any fabric which contributes to the significance of the heritage place
 - inappropriate new development.
- To promote the conservation of heritage places in accordance with the principles and procedures recommended by the *Australian ICOMOS Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*).

Policy

Where a permit is required to demolish a building or part of a building, it is policy to:

- Discourage the demolition of a building that contributes to the significance of a heritage place.
- Discourage the demolition of part of a building unless it can be demonstrated that, as appropriate:
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or,
 - It will assist in the long term conservation of the place, or,
 - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be of primary significance.

Where a permit is required for development or works, it is policy to:

- Encourage development that assists in revealing the significance of the place.
- Discourage development that would alter, destroy or conceal any fabric that contributes to its significance, except where it can be demonstrated that any alteration is reversible
- Ensure that the siting, size, height, setback, materials, form and colour of new development are sympathetic to the elements that contribute to the significance of a heritage place, including its context.
- Ensure that new development can be distinguished from old and, whilst being sympathetic, does not simply mimic or copy an earlier style.

Application requirements

An application for development of a heritage place must be accompanied by the following information, as appropriate:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place. This report should:
 - Include a Site Analysis which:
 - describes the significant elements of the place having regard to the relevant citation in the South Gippsland Heritage Study 2004.
 - demonstrates how the significant elements of the place have been considered in the preparation of the application.
 - For applications that include demolition, provide an assessment of whether the fabric is significant and, if so, why it is to be removed.
 - Provide an assessment of how the application will affect the significance of the heritage place.

Note: It is possible that there may be significant fabric not specifically identified by the *South Gippsland Heritage Study 2004*. Any additional fabric identified should be noted and assessed as part of the report.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in the heritage overlay, the responsible authority will consider, as appropriate:

- The significance of the heritage place as described in the *South Gippsland Heritage Study 2004*.
- Whether the proposed buildings or works will assist in revealing significance or will adversely affect the cultural significance of the heritage place.
- Whether the proposed demolition, buildings, works or subdivision will assist in the short or long term conservation of the place by:
 - maintaining, protecting, restoring, repairing or stabilizing significant fabric.
 - supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency.
 - allowing an alternative use (where this is permitted by the zoning or in accordance with the Heritage Overlay Schedule) when the original use of the building is no longer viable.
- Whether the proposed buildings or works will have an adverse effect upon a significant tree identified by the *South Gippsland Heritage Study 2004*, or any tree that contributes to the setting of a heritage place.

References

South Gippsland Heritage Study 2004

Draft Guidelines for the Assessment of Heritage Planning Applications (Heritage Victoria, 2000)

The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance 1999

22.08 RURAL DWELLINGS

XX/XX/20XX
C68

This policy applies to applications for the use and development of dwellings in the Farming Zone.

Policy basis

South Gippsland Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk as well as beef, prime lamb and vegetables. Agriculture and its associated processing and service industry underpin the Shire's economy. The future outlook for agriculture in the Shire is strong with the advantages of high rainfall, soil and land types suited to producing a wide range of agricultural commodities. With issues of climate change and water scarcity at hand, there is likely to be increasing demand for the Shire's high quality agricultural land from producers in less fertile areas. Existing farming activities in the Shire will need to have the capacity to grow and expand and will require access to affordable land unencumbered by unwanted infrastructure.

The settlement and subdivision history of the Shire has left a legacy of small lots scattered amongst larger farming lots. There are approximately 12,000 lots in the Farming Zone, including a large number of small lots in old Crown Townships and remnant vacant lots arising from early subdivisions. These lots are often isolated, or in strips along road sides and surrounded by agricultural uses. Multi-lot farms (tenements) are the most common structure of land tenure in the Shire, with commercially viable production areas being formed by the aggregation of smaller lots.

The Shire's significant environmental and landscape assets make the area attractive for rural residential lifestyles. The northern and western areas of the Shire are particularly popular for rural living, primarily due to the proximity to Melbourne and the area's attractive pastoral and forested landscapes. There is a significant level of *ad hoc* rural lifestyle development already in the rural areas of the Shire. The conversion of agricultural land into rural residential land use activities results in a net loss to agriculture due to permanent land use changes. In the absence of a planned approach to rural residential development, detrimental impacts on the landscape, environmental and agricultural values of the Shire may arise.

Objectives

- To discourage the proliferation of dwellings not associated with agriculture on lots over 4.1ha.
- To discourage the proliferation of dwellings on lots over 4.1 ha where the agricultural use of the land does not require the presence of a land manager.
- To ensure that the development of dwellings on rural land does not prejudice existing agricultural activities on surrounding land.
- To ensure that agricultural land is maintained for the cost-effective production of food and raw materials.
- To retain the open farmed landscape as the defining visual characteristic of the Shire.
- To ensure the cost-effective servicing of towns and communities across the Shire by avoiding the impacts of a dispersed population base.
- To provide a consistent basis for considering planning permit applications for the use and development of dwellings in rural areas.

Policy

Development of dwellings on lots in association with or without Agriculture

The use and development of dwellings where not genuinely required for the ongoing operation of a commercial agricultural activity can have adverse implications on agricultural output through the conversion of land to residential or hobby-farm use. Applications will therefore require substantial demonstration that any new dwelling on a lot

of over 4.1ha is genuinely required for the enhancement and ongoing growth of agricultural production in South Gippsland.

It is policy that:

- The grant of a permit for a dwelling in the Farming Zone is strongly discouraged unless any of the following apply:
 - The dwelling is proposed for rural-residential purposes on a lot less than 4.1ha.
 - The dwelling is proposed in association with agriculture on a lot greater than 4.1ha in area.
 - The dwelling is proposed on a lot that is predominantly occupied by remnant Native Vegetation (remnant vegetation or regrowth over 15 years old and at least 50% cover).
- It must be clearly demonstrated that the dwelling on a lot over 4.1ha is genuinely required to carry out a long-term agricultural activity on the land.
- New dwellings on lots over 4.1ha will only be approved in order to support rural activities and production and are not to meet rural lifestyle objectives that may be in conflict with the rural use of the land.
- An application for a dwelling on a lot over 4.1ha must demonstrate net benefit to agricultural productivity on the land.
- Development of the land for the purposes of a dwelling should be compatible with and not adversely impact upon:
 - Any existing agricultural activities on surrounding land.
 - The environmental characteristics of the surrounding area.
 - The rural character and landscape values of the area, including visual impact.
 - Natural systems, water quality or water quantity in the locality.
- Dwellings in association with Extensive Animal Husbandry (grazing), and calf rearing, on lots between 4.1ha to 40ha are strongly discouraged.
- Dwellings in association with agricultural activities on lots over 4.1ha other than Extensive Animal Husbandry (grazing), or calf rearing will be assessed taking into account the following:
 - Whether a dwelling is reasonably required on the land having regard to the size, intensity and ongoing nature of the proposed agricultural activity.
 - Whether the dwelling is secondary to the use of the land for agriculture (as opposed to the agricultural activity being secondary to the use of the land for a dwelling.)
 - Whether the land requirements of the proposed agricultural activities compromise the commercial agricultural activities of the existing farm through a reduction in the size of the existing farm, which may include a tenement or multi-lot holding.
 - Whether the agricultural activity can be reasonably managed from an off-site location.
 - Whether the objectives of planning will be assisted by the use of permit conditions or s.173 Agreements to require the construction of supporting agricultural infrastructure.

Development of second and subsequent dwellings

In assessing an application for a second or subsequent dwelling on a lot or in connection with a multi-lot farming property, in addition to the requirements above it is policy that:

- Second and subsequent dwellings on lots less than 40ha will be strongly discouraged.
- Second and subsequent dwellings on multi-lot farming properties should be located on the same lot as the existing dwelling.
- Consideration be given to the need for consolidation of existing lots in order to ensure that the dwelling(s) remain connected to the agricultural use of the land.
- Consideration be given to the need for a s.173 Agreement to prevent the excision of the dwelling from the land through subdivision.

Development of dwellings in association with native vegetation and biodiversity outcomes

It is policy that:

- Dwellings in association with the management of biodiversity and native vegetation on lots less than 40ha will only be supported where all of the following circumstances apply:
 - The lot is predominantly occupied by remnant native vegetation or regrowth at least 15 years old, where there is no or highly limited potential for an agricultural activity to occur,
 - There is no or limited native vegetation removal required to facilitate the construction of a dwelling with associated bushfire protection measures, including those required to implement the defendable space and vehicle access requirements of the planning scheme.
- Where a permit is granted, a condition of the permit will require that the landowner enter into a s.173 Agreement or similar binding mechanism for the developments and implementation of a land management plan which provides for the ongoing protection and management of the native vegetation and biodiversity on site. This will also include the ongoing vegetation management associated with maintaining defendable space.

Development of lots in old crown townships / settlements

It is policy that:

- A permit must not be granted to use land for a dwelling under Section 2 of the Table of uses to Clause 35.07-1 if the lot is within an historic crown township or settlement. This includes the following Farming Zoned areas:
 - Welshpool/ Hedley
 - Port Franklin
 - Hoddle
 - Whitelaw
 - Newcastle
 - Bennison
 - Jeetho
 - Jumbunna
 - Outtrim

Application Requirements

An application for a dwelling must include:

- A site analysis outlining notable features of the site and surrounding area including topography, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features.
- A Whole Farm Plan with any application to use and develop a lot for a dwelling in association with an agricultural activity.
- A report that addresses this policy.
- A detailed set of plans, drawn to scale, showing:
 - Site layout, including property access.
 - Floor plans and elevations.
 - External building materials and colours.
 - Location of wastewater system and effluent fields.

Policy reference

South Gippsland Rural Land Use Strategy, 2011

22.06 RURAL SUBDIVISIONXX/XX/20XX
C68

This policy applies to applications to subdivide and re-subdivide land in the Farming Zone.

Policy basis

The rural areas of South Gippsland have experienced a high level of land fragmentation, arising from both historical settlement patterns and less stringent planning policies under earlier planning schemes. Left unchecked, further fragmentation through land subdivision could have considerable implications for agricultural production, landscape, and the servicing of populations in outlying areas.

The agricultural sector dominates the economy of South Gippsland, with food production and processing accounting for significant employment. With high quality soils and generous rainfall relative to other parts of the State, this sector is likely to continue to dominate the local economy and further expand as farmers and processors seek secure land for the production of food and materials. It is necessary that farmers have access to sufficient areas of land to carry out food and fibre production in a cost-effective manner. The subdivision of land into smaller lots, including house lot excisions, can have ongoing implications for the supply of affordable agricultural lots by driving up land prices beyond the productive value of the land.

South Gippsland already has a considerable supply of lots at a range of sizes, such that further subdivision for genuine agricultural reasons will rarely be necessary. Many areas that have experienced high levels of fragmentation may require consolidation or re-structure through boundary realignments in order to create economically competitive land units. Likewise, expanding farming businesses may find it necessary to remove surplus dwellings from the land through house lot excisions. There is a compelling need for clear and robust planning criteria around such practices in order to ensure the fair, sustainable and economic use and development of rural land.

Objectives

- To limit the further fragmentation of rural land by subdivision.
- To ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.
- To encourage the consolidation of rural lots.
- To limit the cumulative impact of house lot excisions, including serial small lot subdivisions.
- To ensure that house lot excisions are undertaken for legitimate reasons related to agriculture.
- To provide a consistent basis for considering planning permit applications for the subdivision of rural land.

Policy**Subdivision of land to accommodate an existing dwelling**

The following policy identifies that the excision of a dwelling through subdivision can take place by either of two methods. Firstly, through the re-subdivision of existing lots such that the number of lots does not increase, or secondly through the creation of an additional lot on the land such that the number of lots is increased.

It is policy that:

- Any proposal for the subdivision of land to accommodate an existing dwelling must demonstrate that:
 - The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term; and
 - There are beneficial agricultural outcomes for the land by excising the dwelling; and
 - The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area.
- Any proposal for the excision of an existing dwelling must be undertaken by the re-subdivision of existing land titles where that potential exists. Former road reserves, lots under 49ha created by consolidation or other subdivision process not requiring a planning permit, and historic lots on former inappropriate Crown settlements and townships, may not be used for this purpose.

A permit that approves the excision of an existing dwelling by re-subdivision where the balance (remaining) lot is less than 40 ha will contain a condition requiring that the land owner enter into an Agreement under s.173 of the Act that prevents the development of any additional dwelling on the balance lot.

- Where the application seeks to excise a dwelling by increasing the number of lots:
 - There must be no opportunity available for re-subdivision of the balance lot(s); and
 - The subject dwelling proposed for excision must have existed on the land on or before 16 December 1999; and
 - The balance (remaining) lot must be greater than 40 hectares in area.
- Where a dwelling has been excised from the land since 29 May 2009, further subdivision (by any method) to accommodate another existing dwelling from that land will be strongly discouraged.
- An application proposing an area of greater than 2 hectares for the dwelling lot will be strongly discouraged.
- Excisions that result in 'axe-handle' or island style lots will be strongly discouraged.
- A house lot excision that is likely to lead to a concentration of lots that would change the general use and character of the rural area will be strongly discouraged.
- An adequate distance must be maintained around dwellings to limit impacts on agricultural activities.

Re-subdivision of existing lots without a dwelling

Applications to re-subdivide land for purposes other than house lot excisions will be assessed in accordance with the criteria below.

It is policy that:

- An application to re-subdivide existing lots must demonstrate that the proposal enhances existing or proposed agricultural activities.
- An application to create a lot under 4.1ha is not permitted unless for the purposes of a non residential use. A permit that approves a lot under 4.1ha shall contain a condition requiring that the land owner enter into an Agreement under s.173 of the Act that prevents the development of any dwelling on the lot.

Application Requirements

An application to subdivide land must include:

- A site analysis outlining notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features.
- A report that addresses this policy.
- A proposed plan of subdivision drawn to scale showing proposed boundaries, lot sizes and dimensions.

Policy reference

South Gippsland Rural Land Use Strategy, 2011

22.07 RURAL ACTIVITY ZONE08/03/2012
C63

This policy applies to all land within the Rural Activity Zone (RAZ).

Policy Basis

The South Gippsland Rural Land Use Strategy (2011) noted that a range of tourism based uses could be considered or encouraged in the area identified for the application of the Rural Activity Zone.

In the RAZ, all new dwellings on lots under 40ha will require a permit. As the RAZ is primarily to provide for agriculture and compatible uses it does not seek to provide for rural residential outcomes on lots above 4.1 ha. Increased dwelling development will ultimately compromise the values of the areas identified for application of the RAZ as suitable for agriculture and rural-based tourism. The land within the RAZ is already substantially subdivided and to avoid further fragmentation of land, boundary realignments and re-subdivision will be assessed against the subdivision policy in this clause. In terms of uses, the types of tourism activities to be promoted are to be primarily accommodation and low key activities in conjunction with agriculture rather than activities which could readily be accommodated in nearby towns.

Policy Objectives

- To promote and encourage a diverse range of agricultural activities.
- To promote and encourage tourism use and development that is compatible with agricultural production and the environmental attributes of the area.
- To discourage uses that can be reasonably accommodated in an urban zone.
- To protect the rural character of the Shire by minimising the visual intrusion of new buildings on the natural landscape.
- To encourage the retention of productive agricultural land, and
- To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.

Policy**Land Use**

It is policy that:

The following land uses are encouraged in the Rural Activity Zone if decision guidelines in the Rural Activity Zone and Policy are met:

- Agriculture;
- Leisure and recreation;
- Group accommodation associated with tourist or recreational activities (including backpacker accommodation, camping and caravan park, cabins, residential hotel / motel etc);
- Restaurant (but only in association with a tourist / recreational activity).
- Primary Produce sales
- Winery

The following uses are discouraged in the Rural Activity Zone:

- Cattle feedlot
- Convenience shop
- Intensive animal husbandry
- Landscape and gardening supplies
- Manufacturing sales other than products made from local rural produce
- Place of assembly where land is to be used for more than 10 days in a calendar year
- Hotel
- Store
- Tavern
- Timber production

RAZ Dwellings Policy

Dwellings on lots 4.1 ha or less in size are encouraged if in conjunction with a separate tourism venture on the lot. The location of the dwelling on the lot will be considered against whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

Dwellings on lots over 4.1 ha will be considered in the Rural Activity Zone based on the decision guidelines of the Zone;

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

And;

- Dwellings in association with Extensive Animal Husbandry (grazing), and calf rearing, on lots between 4.1ha and 40ha will not be supported.

It is policy that:

When considering a permit application for the construction of a dwelling, the landowner is required to enter into an agreement under section 173 of the Planning and Environment Act (1987) to prevent the subdivision of the lot containing the dwelling.

RAZ Subdivision Policy

Subdivision of land to accommodate an existing dwelling

The following policy identifies that the excision of a dwelling through subdivision can take place by either of two methods. Firstly, through the re-subdivision of existing lots such that the number of lots does not increase, or secondly through the creation of an additional lot on the land such that the number of lots is increased.

It is policy that:

- Any proposal for the subdivision of land to accommodate an existing dwelling must demonstrate that:

- The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term; and
 - There are beneficial agricultural outcomes for the land by excising the dwelling; and
 - The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area.
- Any proposal for the excision of an existing dwelling must be undertaken by the re-subdivision of existing land titles where that potential exists. Former road reserves, lots under 49ha created by consolidation or other subdivision process not requiring a planning permit, and historic lots on former inappropriate Crown settlements and townships, may not be used for this purpose.

A permit that approves the excision of an existing dwelling by re-subdivision where the balance (remaining) lot is less than 40 ha will contain a condition requiring that the land owner enter into an Agreement under s.173 of the Act that prevents the development of any additional dwelling on the balance lot.

- Where the application seeks to excise a dwelling by increasing the number of lots:
 - There must be no opportunity available for re-subdivision of the balance lot(s); and
 - The subject dwelling proposed for excision must have existed on the land on or before 16 December 1999; and
 - The balance (remaining) lot must be greater than 40 hectares in area.
- Where a dwelling has been excised from the land since 29 May 2009, further subdivision (by any method) to accommodate another existing dwelling from that land will be strongly discouraged.
- An application proposing an area of greater than 2 hectares for the dwelling lot will be strongly discouraged.
- Excisions that result in 'axe-handle' or island style lots will be strongly discouraged.
- A house lot excision that is likely to lead to a concentration of lots that would change the general use and character of the rural area will be strongly discouraged.
- An adequate distance must be maintained around dwellings to limit impacts on agricultural activities.

Re-subdivision of existing lots without a dwelling

Applications to re-subdivide land for purposes other than house lot excisions will be assessed in accordance with the criteria below.

It is policy that:

- An application to re-subdivide existing lots must demonstrate that the proposal enhances existing or proposed agricultural activities.
- An application to create a lot under 4.1ha is not permitted unless for the purposes of a non residential use. A permit that approves a lot under 4.1ha shall contain a condition requiring that the land owner enter into an Agreement under s.173 of the Act that prevents the development of any additional dwelling on the lot.

Application Requirements

An application to subdivide land must include:

- A site analysis outlining notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features.
- A report that addresses this policy.

Policy Decision Guidelines

All applications for use or development including subdivision and buildings and works will be assessed according to the policy objectives of this clause.

All applications for use or development should be:

- Of modest scale, that is relevant to the land size, surrounding uses and the ability to blend with the landscape;
- Subservient to the landscape so as not to detract from the quality of the landscape;
- Capable of net gain environmental outcomes, and
- An application will be required to demonstrate how the proposal will be self-sufficient in the provision of relevant infrastructure and associated development costs.

Policy reference

South Gippsland Rural Land Use Strategy, 2011



AGENDA APPENDIX
Council Meeting
Wednesday 24 April 2013

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.16 PLANNING SCHEME AMENDMENT C68 - MUNICIPAL STRATEGIC STATEMENT POLICY-NEUTRAL REVIEW

Appendix 3 - Table of Changes - attachments to Explanatory Report

SOUTH GIPPSLAND PLANNING SCHEME POLICY-NEUTRAL LPP REVIEW

Relationship between SPPF, proposed structure and existing structure

SPPF ¹	Existing structure	New structure	Description of change / discussion
	21 (heading only)	21.01 Municipal Strategic Statement	New section which introduces the role and function of the Municipal Strategic Statement. The new thematic structure reiterating the State Planning Policy Framework is set out. The location of local area objectives and strategies is recorded.
<p>Municipal profile</p> <p><i>...a short description of the municipality that may include a regional context. Detailed information about the municipality should be found in the Council Plan or Community Development Plan. Try not to include information that</i></p>	<p>21.01 Municipal Profile (to 21.02)</p> <p>21.01-1 Location</p> <p>21.01-2 Municipal overview</p> <p>21.01-3 People</p> <p>21.01-4 Settlement</p> <p>21.01-5 Environment and cultural heritage</p> <p>21.01-6 Economy</p> <p>21.01-7 Transport and infrastructure</p> <p>21.01-8 Community services</p> <p>21.01-9 Coastal landscape character and significance</p> <p>21.01-10 Rural areas</p>	<p>21.02 Municipal Profile</p> <p>21.02-1 Location</p> <p>21.02-2 History</p> <p>21.02-3 People and settlement</p> <p>21.02-4 Environment</p> <p>21.02-5 Natural resource management</p> <p>21.02-6 Built environment and heritage</p> <p>21.02-7 Economic development</p> <p>21.02-8 Transport</p> <p>21.02-9 Infrastructure</p> <p>21.02-10 Community services</p>	<ul style="list-style-type: none"> • Delete the second sentence in the second paragraph in clause 21.01-2, 'Leongatha, Korumburra and Foster are located on the South Gippsland Highway; which is the main transport link providing access within the Shire and to Melbourne. Mirboo North is located on the Strzelecki Highway, which provides access through the Shire's north-east to the Latrobe Valley and greater Gippsland region'. It is unnecessary background information. • Delete dot points 6, 7 and 9 under clause 21.01-3: there is a higher proportion of dwelling owners compared with the Gippsland region and Victoria; most people who are moving to the Shire are from nearby areas, particularly the south eastern Melbourne suburbs of Dandenong and Frankston; there has been an increase in the number of jobs within the Shire, compared with a decline for the Gippsland region. This information is not relevant for the purposes of the planning scheme. Employment is already reflected through low unemployment as stated elsewhere, there is no information on the extent or time period of job increase and is difficult to keep relevant. • Delete the first paragraph under clause 21.01-4, 'a diverse range of housing opportunities exist throughout the Shire with the majority of housing for permanent residents being built in the larger towns of Leongatha, Korumburra, Mirboo North and Foster. Considerable low density and rural living opportunities currently exist around Korumburra, Mirboo North and Nyora. There is a shortage of such opportunities around Leongatha, where much of the land has already been developed. It is unnecessary background information'. • Delete sentences 2 and 3 in paragraph 2 under clause 21.01-4, 'there is also strong demand for dwellings outside the town areas by those seeking a more remote rural lifestyle.

¹ Practice Note 4 (September 2010) *Writing a Municipal Strategic Statement*

SPPF ¹	Existing structure	New structure	Description of change / discussion
<p><i>becomes outdated regularly or adds little benefit to planning decision making'</i></p>			<p><i>Urban Design Frameworks (2006) have been prepared for the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower, to protect the character of the settlements and provide direction for future development. Coastal settlement boundaries have been set, providing for 15-20 years of growth within the settlements, with further areas demarcated for long term growth. These measures will provide for future housing opportunities while preventing the sprawling of the settlements into the rural hinterland, in order to protect the values of these sensitive coastal areas'. It is unnecessary background information.</i></p> <ul style="list-style-type: none"> • <i>Delete the second paragraph under clause 21.01-5, 'over 1,200 cultural heritage places have been identified in the Shire including buildings, structures, monuments, trees, landscapes and sites of aboriginal or archaeological significance. All places are of local significance and some, such as Korumburra Railway Station, are of State or National significance'. It is unnecessary background information.</i> • <i>Delete paragraph 6 under clause 21.01-5, 'the cultural heritage places of the Shire make a significant contribution to its character, amenity and identity, and can often provide economic benefits by enhancing the appeal of the Shire as a place to live, work and visit. The importance of heritage to the community is demonstrated by the care and pride taken in the conservation and enhancement of heritage places by both private and public custodians, the support for local historic societies and townscape improvement with historic themes in many towns'. It is unnecessary background information.</i> • <i>Delete the 2nd, 3rd and 4th sentences in the first paragraph under clause 21.01-7, 'these roads, along with many local roads, are facing increased usage due to expansion in the tourism, forestry and other industries. There is significant heavy vehicle traffic on roads in the Shire associated with dairy and agricultural transport, ESSO's Barry Beach terminal and timber haulage. The increased usage of larger vehicles associated with these industries is likely to require increased maintenance, pavement construction and reconstruction and the need to upgrade some of the roads'. It is unnecessary background information.</i> • <i>Delete sentence 2 in paragraph 4 under clause 21.01-7, 'commercial services currently operate from the aerodrome, and small aircraft can be chartered to fly into or out of the Shire. The aerodrome has recently been subdivided to facilitate future development opportunities. It is unnecessary background information.</i> • <i>Delete sentence 3 in paragraph 5 under clause 21.01-7, 'effluent disposal is a major problem in the smaller coastal towns, particularly in the peak holiday periods and associated influx of population'. It is unnecessary background information.</i> • <i>Delete sentence 2 in paragraph 1 under clause 21.01-8, 'however, the widespread distribution of the population throughout the region can result in service delivery problems'.</i>

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<p>It is unnecessary background information.</p> <ul style="list-style-type: none"> • Delete paragraph 3 under clause 21.01-8, 'childcare centres, playgrounds, pre-schools and primary schools are located within most towns within the Shire, whilst public and/or private secondary schools are located within Foster, Korumburra, Leongatha and Mirboo North. Leongatha is the educational centre of the Shire, with Central Gippsland College of TAFE, Education Centre Gippsland and Baringa Specialist School. Community houses in Foster, Leongatha and Korumburra also provide a wide range of adult education'. It is unnecessary background information. • Delete sentence 2 in paragraph 4 under clause 21.01-8, 'public libraries are located in Leongatha, Mirboo North, Poowong and Korumburra and Foster, whilst a mobile library service is provided to other smaller towns'. It is unnecessary background information. • Delete clause 21.01-9, 'across the South Gippsland Shire, the coast line is generally sensitive to landscape changes such as the removal of vegetation and the introduction of highly visible built form. The coastal edge in the western part of the Shire is sensitive to any form of development due to its steep topography and vegetated dune slopes that are prominent and contrast strongly with surrounding landscapes. The eastern coastal landscapes of the Shire, surrounding Corner Inlet, are largely open and flat and provide important views to Wilsons Promontory. These characteristics make it sensitive to large scale built elements that would contrast against the existing character or interrupt important views. Hinterland areas are often hilly but open due to the dominance of pastoral uses. While the topography and existing vegetation can be used to reduce the impact of built form, landscapes close to roads and key viewing opportunities are still highly sensitive to changes brought about by new development'. It is unnecessary background information. • Replace headings as required: e.g. 21.01-2 Municipal overview; 21.01-3 People 21.01-4 Settlement; 21.01-5 Environment and cultural heritage 21.01-6 Economy; 21.01-7 Transport and infrastructure; 21.01-9 Coastal Landscape Character and Significance; and 21.01-10 Rural areas.
<p>Key issues and influences <i>'...identify the issues and influences affecting the</i></p>	<p>21.02 Key Influences (to 21.03) 21.02-1 Environment and cultural heritage 21.02-2 Economy 21.02-3 Settlement</p>	<p>21.03 Key Issues 21.03-1 Settlement 21.03-2 Environmental landscape values 21.03-3 Environmental risks 21.03-4 Natural resource</p>	<ul style="list-style-type: none"> • Delete, as unnecessary, the 1st paragraph, under the 'key influences' heading under clause 21.02, 'the key land use issues that are expected to challenge South Gippsland Shire's future growth are identified below. The objectives, strategies and actions for implementation that follow in clause 21.04 respond to these issues' • Delete, as repetition, the 6th dot point under the 'economy' heading under clause 21.02-2, 'economic and social pressures that may affect the viability of the small towns' • Delete 1st part of the 3rd dot point and the 4th dot point under the 'community services'

SPPF¹	Existing structure	New structure	Description of change / discussion
<p><i>municipality, from a regional and local perspective, that the planning scheme must address. Both opportunities and constraints should be addressed'...there should be a clear link between the issues facing the municipality and the objectives and strategies of an MSS'</i></p>	<p>21.02-4 Transport and infrastructure 21.02-5 Community services 21.02-6 Rural areas</p>	<p>management 21.03-5 Built environment and heritage 21.03-6 Housing 21.03-7 Economic development 21.03-8 Transport 21.03-9 Infrastructure 21.03-10 Community services</p>	<p>heading under clause 21.02-5, 'the need to provide additional aged care facilities and services' and 'the need to anticipate and provide for future health and recreational needs'</p> <ul style="list-style-type: none"> • Delete, as unnecessary, the 10th, 11th and 13th dot points under the 'environment and cultural heritage' heading under clause 21.02-1, 'many cultural heritage places are being lost through neglect or poor management as through active destruction', 'existing community awareness about the value and importance of our cultural heritage is good, but could be improved' and 'cultural heritage places in the Shire have a great potential to enhance its image and attractiveness to tourists, in a way that clearly distinguishes us from surrounding areas in the same way that the highly successful 'Prom Country' promotion has done' • Delete, as repetition, the 6th dot point under the 'economy' heading under clause 21.02-1, 'economic and social pressures that may affect the viability of the small towns' • Delete, as repetition, the 2nd dot point under the 'environment and cultural heritage' heading under clause 21.02-1, 'protection of the natural resource base of soil, waterways and wetlands, remnant vegetation and threatened flora and fauna' • Delete, as repetition, the 10th dot point under the 'economy' heading under clause 21.02-1, 'the need to continue to promote the region as a major tourism destination through its natural beauty and the lifestyle opportunities that it offers'
<p>Vision and Strategic Framework Plan <i>'The vision statement and the strategic framework plan provide an opportunity to set out the key State and local directions of the planning scheme and assist the</i></p>	<p>21.03 Vision (to 21.04) 21.03-1 South Gippsland Shire Council - Council Plan 2008-2012 21.03-2 Vision</p>	<p>21.04 Vision 21.04-1 South Gippsland Shire Council – Council Plan 2010 - 2014 21.04-2 Vision</p>	

SPPF ¹	Existing structure	New structure	Description of change / discussion
<p><i>balancing of policies.</i></p> <p><i>A vision is a statement or description of the type of place a council seeks to create. The vision statement can be one concise statement or a set of statements that support the strategic framework plan.</i></p> <p><i>The strategic framework plan provides the spatial representation of the key strategic directions and key issues of the municipality and should have clear links to the objectives and strategies of the MSS'</i></p>			

SPPF ¹ Themes	Existing structure	New structure	Description of change / discussion
<p><i>The MSS should be grouped into logical themes that will assist land use and development planning and decision making.</i></p> <p><i>The preferred approach is to use the SPPF themes. This approach reinforces the strategic linkages between the SPPF and the MSS, helps with the navigation and improves the ease of use of the planning scheme.</i></p> <p><i>Relevant policy topics could than be used according to the needs of the municipality.</i></p> <p><i>Each theme</i></p>	<p>21.04 Objectives, strategies and implementation (dispersed to relevant clauses)</p> <p>21.04-1 Environment and cultural heritage</p> <p>21.04-2 Economy (to 21.11)</p> <p>21.04-3 Settlement (to 21.05)</p> <p>21.04-4 Leongatha (to 21.14-1)</p> <p>21.04-5 Korumburra (to 21.14-2)</p> <p>21.04-6 Mirboo North (to 21.14-3)</p> <p>21.04-7 Foster (to 21.14-4)</p> <p>21.04-8 Nyora (to 21.14-5)</p> <p>21.04-9 Loch (to 21.14-6)</p> <p>21.04-10 Venus Bay (to 21.14-7)</p> <p>21.04-11 Waratah Bay (to 21.14-8)</p> <p>21.04-12 Sandy Point (to 21.14-9)</p> <p>21.04-13 Tarwin Lower (to 21.14-10)</p> <p>21.04-14 Small towns</p>		<ul style="list-style-type: none"> Delete paragraph 2 under clause 21.04-1, ensuring that sustainable land use and development occurs is also essential to the community's future standard of living. Areas within the Shire, particularly coastal areas, face increasing environmental pressure from residential development. This pressure for development also poses a threat to the character and significance of the coastal landscapes within the Shire, which is separately addressed in Clause 21.04-16. This pressure is likely to continue in the foreseeable future, given the Shire's relatively close proximity to Melbourne and natural beauty'. Delete sentence 2, paragraph 2 under clause 21.04-3, 'the shire also contains a network of vibrant small rural townships, which provide a quality 'village' lifestyle for their communities and create an additional tourism attraction for the Shire'. Delete sentence 2, paragraph 3 under clause 21.04-3, 'it is also important to contain urban development, therefore settlement boundaries have been established for the coastal settlements of Venus Bay, Tarwin Lower, Sandy Point and Waratah Bay. These boundaries provide adequate urban land to meet current demand for housing, demarcate areas for future growth or investigation, while also protecting the sensitive rural hinterland'. Delete sentence 5, paragraph 4 under clause 21.04-3, 'promoting the development of medium density housing within the larger towns of Leongatha, Korumburra, Foster and Mirboo North will assist in strengthening and reinforcing those towns by increasing housing choice to meet changing lifestyle needs'. Delete sentences 1, 2 and 3, paragraph 4 under clause 21.04-3, 'as with current national trends, the number of households is increasing, partly due to decreasing household sizes and an ageing population. These trends have resulted in changes to the housing needs of the community. It is expected that there will be a growing need for affordable and easily maintainable housing with good accessibility to facilities and services for older persons, and increased demand for smaller dwellings, such as medium density accommodation'. Delete paragraph 5 under clause 21.04-3, 'during the holiday periods, significant numbers of people visit the Shire to enjoy the vast areas of natural beauty, beaches and other tourist activities. This trend is placing further pressure on coastal infrastructure along the coast, particularly in the towns of Venus Bay, Walkerville, Sandy Point and Waratah Bay. It is expected that the occupancy rates of dwellings in these coastal areas will increase as retirees and others seek to live permanently or spend more time at their holiday home location. It is important that adequate services are provided to these residential areas to accommodate future development, and that the design and siting of dwellings compliments the coastal environment. As pressure for development continues to increase, improved guidelines and planning controls have become necessary to achieve this, as well as to

SPPF¹	Existing structure	New structure	Description of change / discussion
<p>should set out the key issues, objectives, strategies, scheme implementation, any further strategic work and any incorporated or reference documents'</p>	<p>21.04-15 (to 21.14-11) Transport and infrastructure (to 21.12-1 & 21.12-2)</p> <p>21.04-16 Community services</p> <p>21.04-17 Rural areas</p>		<p>protect the character of these settlements'.</p> <ul style="list-style-type: none"> • Move paragraph 6 under clause 21.04-3, 'all new housing should be encouraged to incorporate energy efficient principles in its design. The orientation and design of dwellings and the retention of vegetation reduces fossil fuel energy; use and making use of natural ventilation, daylight and solar energy' to new clause 21.09-2 <i>Housing Design</i> under the 'overview' heading. • Move objective 1, under Element 1 – housing choice under clause 21.04-3, 'to encourage diversity in housing types to meet the changing needs of the population' to clause 21.10-1 <i>Housing choice and diversity</i>. • Move objective 2 under Element 1 – housing choice under clause 21.04-3, 'to promote new housing that provides for the retention and development of sustainable communities throughout the Shire' to clause 21.10-1 <i>Housing choice and diversity</i>. • Move strategy 1 under Element 1 – housing choice under clause 21.04-3 'encourage diversity in dwelling type and size to provide greater choice and affordability' to clause 21.10-1 <i>Housing choice and diversity</i>. • Move strategy 2 under Element 1 – housing choice under clause 21.04-3, 'encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North' to clause 21.010-1 <i>Housing choice and diversity</i>. • Move strategy 6 under Element 1 – housing choice under clause 21.04-3, 'encourage the development of retirement villages, hostel accommodation and medium density housing for older persons, in appropriate locations' to clause 21.10-1 <i>Housing choice and diversity</i>. • Delete the 3rd strategy under Element 8 Tourism in clause 21.04-2 Economy, 'support the tourism industry in South Gippsland as a whole to be competitive against other destinations'. • Move 1st objective under Element 1 – primary production under clause 21.04-17, 'ensure that the resource of agricultural land is protected and retained in primary production' to 21.07-1. • Delete, as repetition, the 2nd objective, Element 1 – primary production under clause 21.04-17. • Delete the first strategy in Element 1 – primary production under clause 21.04-17, 'protect the long term farming future of the Shire'. • Move the second strategy in Element 1 – primary production under clause 21.04-7, 'protect the rural farmland landscape' to 21.05-3. • Move the first action under 'actions for implementation' in Element 1 – primary production under clause 21.04-17, 'develop and implement a rural <i>Housing and Settlement Strategy</i>' to clause 21.05-3.

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<ul style="list-style-type: none"> • Delete, as repetition, the 2nd paragraph under Element 1 – Coastal landscape character and significance under clause 21.04-1 – Environment and cultural heritage, ‘the Landscape Character Map has been derived from the Coastal Spaces Landscape Assessment Study (2006)’. • Delete, as repetition, the 1st objective under the ‘Waratah Bay’ / Corner Inlet (Character Area 1.5)’ heading in Element 1 – coastal landscape character significance under clause 21.04-1 Environment and cultural heritage, ‘to protect the rural character and views that create a scenic ‘gateway to Wilsons Promontory (especially along Foster – Promontory Road)’. • Delete the paragraph under the ‘planning scheme response’ heading under clause 21.04 Environment and cultural heritage, ‘the objectives and strategies of this clause apply to the Character Areas. The Significant Landscape Overlay has been applied to private land within the landscapes of regional and State significance’. • Delete Element 2 – Primary production, second dot point under the heading ‘planning scheme response’ under clause 21.04-2 <i>Economy</i>, in the Schedule to the <i>Farming Zone</i>, there is no area specified for which a permit is required to use land for timber production’. • Delete, as repetition, the first strategy, Element 5 – Technology and Service Industry under clause 21.04-2 <i>Economy</i>, ‘encourage service industries to locate in towns to support the local population and provide employment opportunities’. • Move strategy 3, Element 6, transport and logistics under clause 21.04-2 <i>Economy</i>, ‘facilitate the expansion of the terminal facility at Port Welshpool for recreation, passenger and freight activities’ to clause 21.09-1. • Delete, as repetition, 4th strategy, Element 6 Transport and logistics under clause 21.04-2 <i>Economy</i>, ‘encourage increased usage of the Leongatha Aerodrome for commercial and tourism activities’. • Move the first action under the heading actions for implementation under Element 6 Transport and logistics under clause 21.04-3 <i>Economy</i>, ‘develop and implement the recommendations of the South Gippsland Rail Review, including freight, storage, passenger and port issues’ to clause 21.09-1. • Delete, as repetition, the first objective under Element 8 Tourism in clause 21.04-2 <i>Economy</i>, ‘to recognise tourism as an industry that is integral to the future economic development and image of South Gippsland’. • Delete 2nd paragraph in the overview under the environment heading under clause 21.04-1 Environment and cultural heritage, ‘ensuring that sustainable land use and development occurs is also essential to the community’s future standard of living. Areas within the Shire, particularly coastal areas, face increasing environmental pressure from residential

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<p>development. This pressure for development also poses a threat to the character and significance of the coastal land scapes within the Shire, which is separately addressed in Clause 21.04-16. This pressure is likely to continue in the foreseeable future, given the Shire's relatively close proximity to Melbourne and natural beauty.</p> <ul style="list-style-type: none"> • Delete the first 2 sentences in the 5th paragraph in the overview under the environment heading under 21.04-1 Environment and cultural heritage, additional impacts on the coastline are also predicted, with the draft <i>Victorian Coastal Strategy (2007)</i> considering climate change to be a future challenge on the basis that it is a <i>'real and serious threat... (with) impacts which are already apparent on Victoria's coast'</i>. Sea level rise is an important issue for consideration for coastal communities. The <i>Intergovernmental Panel on Climate Change Fourth Assessment Report: Synthesis Report (UNESCO 2007)</i> –predicts a sea level rise of no less than 0.8m during the remainder of this century'. • Delete, as unnecessary background information, the 2nd and 3rd sentences in the first paragraph under the overview in clause 21.04-4 Leongatha, 'as the largest provider of retail, professional , industrial and social services, Leongatha plays a central role as a service provider to the South Gippsland community with elements such as leisure, health and educational services, fulfilling a broader regional role. Situated between the coastal development fringe of Bass Coast and the industry of the Latrobe Valley, and within comfortable driving distance of Melbourne, Leongatha retains a rural township feel unique to the region'. • Move and reword the 1st objective under clause 21.04-5 Korumburra, 'to retain Korumburra as a significant economic, service and tourism centre in the Shire'. • Delete all five dot points under the 'planning scheme response' heading under clause 21.04-5 Korumburra, 'planning scheme response: the <i>Business 1 Zone</i> has been applied to the existing business district and railway station land; the <i>Industrial 1 and Industrial 3 Zones</i> have been applied to the existing industrial estates; the <i>Residential 1 Zone</i> and <i>Low Density Residential Zones</i> have been applied to the existing residential areas; the <i>Rural Living Zone</i> has been applied to the existing rural residential areas to the south and east of the town; the <i>Farming Zone</i> has been applied to the land surrounding the town to restrict any further expansion of the town until existing areas have been developed'. • Delete, as unnecessary background information, the 1st sentence in the first paragraph under the 'overview' heading under clause 21.04-4 Mirboo North, 'and sits approximately mid way between the heart of South Gippsland and the Latrobe Valley. Situated within the fertile rolling hills and native vegetation patchwork of the Strzelecki Ranges, the township enjoys a picturesque landscape in a region of high environmental significance'. • Delete, as unnecessary background information the 1st sentence of the 1st paragraph under

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<p>the 'overview' heading of clause 21.04-7 Foster, 'situated on Stockyard Creek and within short distance of Corner Inlet, a compact township rich in heritage, Foster benefits from a range of education, health and community services that would be the envy of many townships of similar size. In addition to its role servicing surrounding communities and the agricultural sector'.</p> <ul style="list-style-type: none"> • Delete, as repetition, the 2nd objective under clause 21.04-7 Foster, 'build upon foster's existing consolidation of key community and retail functions in the Town Centre'. • Delete, as repetition, the 3rd strategy under clause 21.04-7 Foster, 'build upon Foster's existing consolidation of key community and retail functions in the town centre'. • Delete, as unnecessary information, all the dot points under the 'planning scheme response' heading under clause 21.04-8 Nyora, 'planning scheme response: the <i>Township</i> and <i>Low Density Residential Zones</i> have been applied to the existing town centre and residential areas; the <i>Industrial 3 Zone</i> has been applied to the existing industrial estate to the north of the railway line to focus industrial development in this area; the <i>Rural living Zone</i> has been applied to the existing rural residential areas to the north west and south of the town; the <i>Farming Zone</i> has been applied to land outside the existing town boundary until such time as the majority of existing vacant residential land within the town is developed'. • Delete, as unnecessary background information, the 1st sentence in the 1st paragraph under the 'overview' heading under clause 21.04-9, 'the township of Loch enjoys an idyllic rural location nestled in the rolling green hills and rich agricultural lands of South Gippsland. Located 105km south east of Melbourne, Loch is the first 'real country town' along the South Gippsland Highway in the Shire'. • Move the 1st sentence in the 1st paragraph under the 'overview' heading under clause 21.04-10 Venus Bay, 'in the future, Venus Bay will be known as a small coastal village that supports a small permanent population and is seen as an attractive holiday destination'. • Delete, as repetition, the 2nd objective under clause 21.04-10 Venus Bay, 'promote development that will respect and enhance the coastal character of the village'. • Delete, as repetition, the 3rd objective under clause 21.04-10 Venus Bay, 'facilitate development within the existing urban and residential zoned land and within the potential urban expansion investigation areas when demand can be demonstrated and the 5 'Development Prerequisites' (see strategies) achieved'. • Delete, as repetition, the 5th objective under clause 21.04-10 Venus Bay, 'promote environmentally sustainable principles within the village'. • Delete, as repetition, the 6th objective under clause 21.04-10 Venus Bay, 'protect the identified landscape values of the area'.

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<ul style="list-style-type: none"> • Delete, as unnecessary information, all dot points under the 'planning scheme response' heading under clause 21.04-10 Venus Bay, 'planning scheme response: the <i>Business 1 Zone</i> has been applied to the existing commercial centres of Estates 1 and 2 to focus commercial development in this area; the <i>Township Zone</i> has been applied to most of Estates 1 and 2 to facilitate a mix of urban uses; the <i>Low Density Residential Zone</i> has been applied to the existing rural residential area on the western side of Estate 1 to limit further residential subdivision; the <i>Rural Conservation Zone</i> has been applied to Estate 3 to recognise its environmental conservation values; a <i>Design and Development Overlay</i> schedule has been applied to the <i>Township Zone</i> and the <i>Low Density Residential Zone</i> in Estates 1 and 2 in order to improve the design of new development and to protect the coastal settlement character of Venus Bay'. • Move, the 1st sentence of the 1st paragraph under the 'overview' heading in clause 21.04-11 Waratah Bay, 'in the future, Waratah Bay will be known as a small, coastal holiday hamlet that supports a small permanent population and is a peaceful holiday destination'. • Move the 2nd objective under clause 21.04-11 Waratah Bay, 'facilitate development within the existing urban and residential zoned land, and within the potential urban expansion investigation area when demand can be demonstrated and the 5 'Development Prerequisites' (see strategies) achieved'. • Delete, as repetition, last 2 dot points in strategies list under clause 21.04-11 Waratah Bay, 'that any proposed development or subdivision in long term expansion areas include plans to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape'. • Delete, as unnecessary information, all dot points under the 'planning scheme response' heading under clause 21.04-11 Waratah Bay, 'planning scheme response: The <i>Township Zone</i> has been applied to facilitate a mix of urban uses within the towns; the <i>Low Density Residential Zone</i> has been applied to provide alternative opportunities for low density living adjacent to the services of the <i>Township Zone</i>; a <i>Design and Development Overlay</i> schedule has been applied to the <i>Township Zone</i> and the <i>Low Density Residential Zone</i> to improve the design and new development and to protect the coastal settlement character' and 'implement a <i>Design and Development Overlay</i> schedule and policy provisions to achieve design objectives relating to built form, building heights, siting, setbacks, site coverage, materials, colours, fencing, landscaping treatments and soil disturbance'. • Move the 1st sentence in the 1st paragraph under the 'overview' heading under clause 21.04-12 Sandy Point, 'In the future, Sandy Point will be known as a small, coastal holiday village that supports a small permanent population and is seen as an attractive holiday destination'.

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<ul style="list-style-type: none"> • Delete, as repetition, the 3rd objective under clause 21.04-12 Sandy Point, 'facilitate development within the existing urban and residential zoned land and within the potential urban expansion investigation area when demand can be demonstrated as the 5 'Development Prerequisites' (see Strategies) achieved'. • Delete the 6th objective under clause 21.04-12 Sandy Point, 'protect the identified landscape values of the area'. • Delete, as unnecessary, all dot points under the 'planning scheme response' heading under clause 10.04-12 Sandy Point, 'planning scheme response: the <i>Township Zone</i> has been applied to facilitate a mix of urban uses within the settlement; the <i>Design and Development Overlay</i> schedule has been applied to the <i>township Zone</i> area within Sandy Point to improve the design of new development and to protect the coastal settlement character'. • Move 1st sentence in the 1st paragraph under the 'overview' heading under clause 21.04-13 Tarwin Lower, 'in the future, Tarwin Lower will be known as a small, country hamlet with a healthy commercial precinct providing services to Venus Bay and surrounding rural areas'. • Delete part of the 2nd objective under clause 21.04-13 Tarwin Lower, 'facilitate development within the existing urban and residential zoned land'. • Delete, as repetition, 4th objective under clause 21.04-13 Tarwin Lower, 'promote development that will respect and enhance the rural character of the hamlet'. • Delete, as unnecessary information, all dot points under the 'planning scheme response' heading under clause 21.04-13 Tarwin Lower, 'planning scheme response: the <i>Township Zone</i> has been applied to facilitate a mix of urban uses within the towns; and the <i>Low Density Residential Zone</i> has been applied to provide alternative opportunities for low density living adjacent to the services of the <i>Township Zone</i>' and 'a <i>Design and Development Overlay</i> schedule has been applied to the <i>Township Zone Low Density Residential Zone</i> within Tarwin Lower to improve the design of new development and to protect the coastal settlement character'. • Delete, as unnecessary information, all dot points under the 'planning scheme response' heading under clause 21.04-14 Small Towns, 'planning scheme response: the <i>Township Zone</i> has been applied to facilitate a mix of urban uses within the towns; the <i>Rural Living Zone</i> has been applied to the existing rural residential areas surrounding small towns; the <i>Farming Zone</i> has been applied to land outside the existing town boundaries to restrict the expansion of the towns'. • Move the 1st dot point under the heading 'planning scheme response' under clause 21.04-3 settlement, 'the <i>Residential 1 Zone</i> has been applied to the existing serviced residential areas and small additional areas to ensure that there is sufficient residential land (i.e. at least a ten year supply), particularly around the larger towns in accordance with the town

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<ul style="list-style-type: none"> • Move the 2nd dot point under the heading 'planning scheme response' under clause 21.04-3 settlement, 'the <i>Low Density Residential Zone</i> and <i>Rural Living Zone</i> have been applied to the existing and serviced low density residential and rural living areas to consolidate development and limit urban growth into rural areas'. • Move the 3rd dot point under the heading 'planning scheme response' under clause 21.04-3 settlement, 'the <i>Mixed Use Zone</i> has been applied to areas on the periphery of the commercial centres of Leongatha and Korumburra to encourage residential opportunities close to town centres'.
Theme: settlement (clause 11)	21.04-3 Settlement (to 21.05)	21.05 Settlement 21.05-1 Growth of towns <i>Includes a table with the role and function of towns</i>	
Theme: Environmental and landscape values (clause 12)	21.04-1 Environment and Cultural Heritage (heritage to clause 21.09-1) (environment to clause 21.06)	21.06 Environmental and Landscape Values 21.06-1 Biodiversity 21.06-2 Coastal and hinterland landscapes	
Theme: Environmental risks (clause 13)	21.04-1 Environment and Cultural Heritage (heritage to clause 21.09- 1) (environment to clause 21.06)	21.07 Environmental Risks 21.07-1 Climate change 21.07-2 Land and catchment management 21.07-3 Dams	<ul style="list-style-type: none"> • Move paragraph 3 under clause 21.04-1, 'the environmental values taken for granted, being fresh air, clean drinking water, forested hills and viable native flora and fauna populations are all intrinsically linked. Land and water degradation issues facing the Shire include soil erosion, pest plants and animals, water quality and salinity. Interaction with the natural environment directly and indirectly impacts on the community's lifestyle and standard of living. It is important to ensure that the Shire's natural resources are protected and actively promoted for the benefit of current and future generations' to clause 21.07-1 • Move paragraph 4 under clause 21.04-1, 'the effects of climate change on the local environment are also 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

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<p>wetlands, increased risk of wildfire, and decreased water security for human settlements and activities' to 21.07-1 <i>Climate change</i>.</p> <ul style="list-style-type: none"> • Delete paragraph 5 under clause 21.04-1, 'additional impacts on the coastline are also predicted, with the draft <i>Victorian Coastal Strategy (2007)</i> considering climate change to be a future challenge on the basis that it is a <i>'real and serious threat... (with impacts which are already apparent on Victoria's coast'</i>. Sea level rise is an important issue for consideration for coastal communities. The <i>Intergovernmental Panel on Climate Change Fourth Assessment Report: Synthesis Report (UNESCO 2007)</i> predicts that sea levels will rise between <i>0.4 to 0.8 metre by the year 2050 and the Victorian Coastal Strategy 2008 predicts a sea level rise of no less than 0.8m during the remainder of this century</i>.' • Delete, as unnecessary content, the 2nd part of the 2nd strategy under Element 2 - biodiversity, '...and that the Forest Industry compliance with the Code of Forest Practices for Timber Production'. • In former policy clause 22.03 delete, as repetition, the 3rd objective under clause 22.03 Dams, 'to ensure that the siting and construction of dams minimises the potential for leakage of contaminants into groundwater'. • In former policy clause 22.03 delete, as repetition, the 4th objective under clause 22.03 Dams, 'to ensure that dams are constructed using appropriate dam construction and soil conservation techniques'. • In former policy clause 22.03 delete, as repetition, the 5th objective under clause 22.03 Dams, 'to minimise vegetation removal and maximise retention and use of top soil in the construction of dams'. • In former policy clause 22.03 delete, as repetition, the 6th objective under clause 22.03 Dams, 'to discourage the construction of dams in environmentally sensitive areas'. • In former policy clause 22.03 delete dot points 7 & 8, under the 'policy' heading and 'exercising discretion' heading under clause 22.08 Dams, 'where a permit is required for the development of a dam, it is policy to: if appropriate, notify applications to the Department of Sustainability, Southern Rural Water and may relevant Water Authority and Catchment Management Authority, under Section 52 of the Planning and Environment Act 1987; refer applications for dams within 100 metres of a Road Zone – Category 1 to VicRoads for comment under section 52 of the Planning and Environment Act 1987'. This has been incorporated into policy guidelines and it is unnecessary to note any mandatory notice requirements under section 52 of the Act. • In former policy clause 22.03 delete under the 'policy' heading' under clause 22.03 Dams, 'where a permit is required for the development of a dam that is either on a waterway, or diverts water from a waterway, it is policy to:'. No longer required as the text following this

SPPF ¹	Existing structure	New structure	Description of change / discussion
<p>Theme: Natural Resource Management (Clause 14)</p>	<p>21.04-1 Environment and Cultural Heritage (heritage to clause 21.09-1) (environment to clause 21.06)</p> <p>21.04-16 Rural Areas</p>	<p>21.08 Natural Resource Management 21.08-1 Agriculture 21.08-2 Extractive industry</p>	<p>sentence has been moved to Strategy 1.2 under new clause 21.07-3</p> <ul style="list-style-type: none"> Move the 1st paragraph under the 'environment' heading in the 'overview' under clause 21.04-1 environment and cultural heritage, 'since European settlement, there has been a steady decline in biodiversity in Australia (biodiversity refers to the variety of life forms: the different plants, animals and micro-organisms, the genes they contain and the ecosystems they form). South Gippsland Shire has mirrored this trend with only approximately 15% of the native vegetation existing prior to 1750 remaining (with the exception of Wilson's Promontory bioregion). Much of the shire's remaining native vegetation is now found on private property and roadsides. The protection, enhancement and linking of remnant vegetation on private and public land is an important issue facing the community'. Moved to 'overview' in new clause 21.06-1 biodiversity. Delete 2nd paragraph, as superfluous, under the 'environment' heading in the 'overview' under clause 21.04-1 environment and cultural heritage, 'ensuring that sustainable land use and development occurs is also essential to the community's future standard of living areas within the shire, particularly coastal areas, face increasing environmental pressure from residential development. This pressure for development also poses a threat to the character and significance of the coastal landscapes within the shire, which is separately addressed in clause 21.04-16. This pressure is likely to continue in the foreseeable future, given the shire's relatively close proximity to Melbourne and natural beauty'. Move 3rd paragraph under the 'environment' heading under the 'overview' heading under clause 21.04-1 environment and cultural heritage, 'the environmental values taken for granted, being fresh air, clean drinking water, forested hills and viable native flora and fauna populations are all intrinsically linked. Land and water degradation issues facing the shire include soil erosion, pest plants and animals, water quality and salinity. Interaction with the natural environment directly and indirectly impacts on the community's lifestyle and standard of living. It is important to ensure that the shire's natural resources are protected and actively promoted for the benefit of current and future generations'. Moved to 'overview' under new clause 21.06-2 land and catchment management. move 4th paragraph under the 'environment' heading under the 'overview' heading in clause 21.04-1 environment and cultural heritage, 'the effects of climate change on the local environment are also 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

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<p>wetlands, increased risk of wildfire, and decreased water security for human settlements and activities.</p> <ul style="list-style-type: none"> • move 5th paragraph under the 'environment' heading under the 'overview' heading in clause 21.04-1 environment and cultural heritage, 'additional impacts on the coastline are also predicted, with the draft <i>Victorian Coastal Strategy (2007)</i> considering climate change to be a future challenge on the basis that it is a <i>'real and serious threat... (with) impacts which are already apparent on Victoria's coast'</i> sea level rise is an important issue for consideration for coastal communities. The <i>intergovernmental panel on climate change fourth assessment report: synthesis report (UNESCO 2007)</i> predicts that sea levels will rise between 0.4 to 0.8 metre by the year 2050 and the Victorian Coastal Strategy 2008 predicts a sea level rise of no less than 0.8m during the remainder of this century. 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)'. <ul style="list-style-type: none"> • delete 2nd paragraph under the 'cultural heritage' heading under the 'overview' heading in clause 21.04-1 environment and cultural heritage, 'these are places worth keeping because they enrich our lives – by helping us to understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations, unnecessary background information. • delete 2nd, 3rd and 4th dot points following paragraph 3 under the 'cultural heritage' heading and 'overview' heading under clause 21.04-1 environment and cultural heritage, 'it is therefore important that: assistance is provided to owners and custodians of these places to enable them to understand and preserve their significance; existing community support is fostered, and greater understanding and awareness of the importance of heritage is developed in the broader community; and cultural heritage becomes an integral part of tourism promotion and marketing in the shire'. Unnecessary background information. • delete paragraph 4 under the 'cultural heritage' heading and 'overview' heading under clause 21.04-1 environment and cultural heritage, 'if our important heritage is to be preserved and enhanced for the benefit of future generations then it will require careful management as part of the comprehensive conservation strategy set out in the <i>South Gippsland Heritage Study 2004</i> – element 4 outlines some ways that this will be achieved. Unnecessary information. • Move 3rd sentence in the 1st paragraph in 'cultural heritage' under the 'overview' heading in Element 1 – coastal landscape character and significance under clause 21.04-1

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<p>Environment and cultural heritage, future detail, including Landscape Management Guidelines, is found in the <i>Coastal Spaces Landscape Assessment Study: South Gippsland Municipal Reference Document</i> (2006).</p> <ul style="list-style-type: none"> • Move 2nd paragraph in 'cultural heritage' under the 'overview' heading in Element 1 – coastal landscape character and significance under clause 21.04-1 Environment and cultural heritage, 'The Landscape Character Areas Map has been derived from the <i>Coastal Spaces Landscape Assessment Study</i> (2006). • Move 4th general strategy objective in 'cultural heritage' under the 'overview' heading in Element 1 – coastal landscape character and significance under clause 21.04-1, 'protect locally significant views and vistas that contribute to the character of coastal and coastal hinterland areas'. Move to objective 2 under clause 21.08-1. • Delete, as repetition, from clause 21.04-1 Environment and cultural heritage – Element 3 urban environment; from clause 21.04-10 the 5th strategy and clause 21.04-11 the 2nd objective, 'ensure that expansion of the existing residential zoned land within the settlement boundaries of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower only occurs subject to the achievement of the 5 Development Prerequisites'. • Delete 1st objective under Element 5 – cultural heritage under clause 21.04-1 Environment and cultural heritage, 'to ensure that the cultural heritage of the Shire is demonstrated by a variety of heritage places, which enable the key historic themes in the development of the Shire to be understood and interpreted. There are no strategies to support this objective. • Delete, as repetition, the 1st action for implementation under Element 5 – cultural heritage under clause 21.04-1 Environment and cultural heritage, 'undertake an education program to raise the community's awareness about the value and importance of heritage places'. • Delete sentences 2, 3 and 4 in the 2nd paragraph under the 'overview' heading under clause 21.04-3 Settlement, 'as with current national trends, the number of households is increasing, partly due to decreasing household sizes and an ageing population. These trends have resulted in changes to the housing needs of the community. It is expected that there will be a growing need for affordable and easily maintainable housing with good accessibility to facilities and services for older persons, and increased demand for smaller dwellings, such as medium density accommodation. During the holiday periods, significant numbers of people visit the Shire to enjoy the vast areas of natural beauty, beaches and other tourist activities. This trend is placing further pressure on coastal infrastructure along the coast, particularly in the towns of Venus Bay, Walkerville, sandy Point and Waratah Bay. It is expected that the occupancy rates of dwellings in these coastal areas will increase as retirees and others seek to live permanently or spend more time at their holiday home

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<p>location. It is important that adequate services are provided to these residential areas to accommodate future development, and that the design and siting of dwellings complements the coastal environment. As pressure for development continues to increase, improved guidelines and planning controls have become necessary to achieve this, as well as to protect the character of these settlements’.</p>
<p>Theme: Built Environment & Heritage (Clause 15)</p>	<p>21.04-1 Environment and Cultural Heritage (heritage to clause 21.09-1) (environment to clause 21.06)</p>	<p>21.09 Built Environment And Heritage 21.09-1 Heritage 21.09-2 Urban environment 21.09-3 Signage and infrastructure</p>	
<p>Theme: Housing (Clause 16)</p>	<p>21.04-3 Settlement</p>	<p>21.10 Housing 21.10-1 Housing choice and diversity 21.10-2 Housing design 21.10-3 Rural residential development</p>	<ul style="list-style-type: none"> • Delete, as repetition, the 2nd objective in Element 2 Housing Design under clause 21.04-3 settlement, to ensure that dwellings in rural and coastal areas are of a type, scale and design, which recognises and does not detract from the natural beauty and environmental quality of the surrounding area’. • Move the 3rd objective in Element 2 Housing design under clause 21.4-3, ‘to promote retention and planting of indigenous vegetation in rural and coastal areas to adequately screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public spaces’. • Delete, as repetition, the 5th strategy in element 2 Housing design under clause 21.04-3 settlement, ‘encourage dwellings in rural areas to use exterior building materials, finishes and colours that complement the surrounding environment’. • Move the first action for implementation in Element 2 housing design under clause 21.04-3 Settlement, ‘develop a Coastal Development Policy to guide the design and siting of dwellings in coastal areas’. • Delete, as repetition, the second action for implementation in Element 2 Housing design under clause 21.04-3, ‘using the Alternative Energy Supply local policy at clause 22.02 to encourage the use of alternate energy technologies for domestic electricity supply’.
<p>Theme: Economic Development</p>	<p>21.04-2 Economy (to 21.11)</p>	<p>21.11 Economic Development 21.11-1 Processing and</p>	<ul style="list-style-type: none"> • Delete the 2nd item in the planning scheme response in element 2 primary industry under clause 21.04-2 economy, ‘in the schedule to the <i>Farming Zone</i>, there is not area specified for which a permit is required to use land for timber production’

SPPF¹ (Clause 17)	Existing structure	New structure	Description of change / discussion
		<p>manufacturing 21.11-2 Technology and service industry 21.11-3 Office and commercial uses 21.11-4 Tourism</p>	<ul style="list-style-type: none"> • Move the 1st objective under the 'rural areas' heading under clause 21.04-17, 'ensure that the resource of agricultural land is protected and retained in primary production'. • Delete, as repetition, the 2nd objective under the 'rural areas' heading under clause 21.04-17, 'support existing and emerging agricultural activities and associated rural industries that will maintain and build on this element of the economic base of the Shire'. • Delete the 1st strategy under Element 1 – Primary production under clause 21.04-17, 'protect the long term farming future of the Shire'. • Move the 2nd strategy under Element 1 – Primary production under clause 21.04-17, 'protect the rural farmland landscape'. • Move the first action for implementation under clause 21.04-17, 'develop and implement a rural housing and Settlement Strategy'.
<p>Theme: Transport (Clause 18)</p> <p>21.04-14 Transport and infrastructure - Separate Transport and Infrastructure; Infrastructure to clause 21.13</p> <p>22.02 Alternative Domestic Energy Supply (to 21.13.2)</p>		<p>21.12 Transport 21.12-1 Transport</p>	<ul style="list-style-type: none"> • Move the 1st objective under Element 6 – Transport and logistics under clause 21.04-2, 'to develop the region as a strategic base for transport and logistics companies for state and interstate activities'. • Delete, as repetition, the 4th strategy under Element 6 – transport and logistics under clause 21.04-2, 'encourage increased usage of the Leongatha Aerodrome for commercial and tourism activities'. • Delete, as unnecessary background information, the 1st paragraph under the 'overview' heading under clause 21.04-15 Transport and infrastructure, 'a range of transport services and physical infrastructure is required to support the existing and future needs of the community, facilitate economic growth and protect the environment'. • Delete, as unnecessary background information, the 2nd sentence of the 2nd paragraph under clause 21.04-15 transport and infrastructure, 'this trend is expected to continue and will lead to increased road maintenance, pavement construction and re-construction and the need to upgrade these roads in the near future'. • Delete, as unnecessary background information, the 2nd sentence of the 3rd paragraph under clause 21.04-15 transport and infrastructure, 'additional public transport facilities, such as rail and bus, are required to improve accessibility for both the resident population and the wider community'. • Delete, as unnecessary background information, the 2nd, 3rd and 4th sentences of the 4th paragraph under the 'overview' heading under clause 21.04-15 transport and infrastructure, 'the possible re-opening of the South Gippsland railway line and the development of a deep-sea port at Barry point will create important national and international transport links.'

SPPF ¹	Existing structure	New structure	Description of change / discussion
			<p>The Leongatha aerodrome is the only commercially operating 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’.</p> <ul style="list-style-type: none"> • Delete, not a strategy, 2nd strategy under clause 21.04-15 transport and infrastructure, ‘regularly obtain statistics from VicRoads regarding the total number of commercial and passenger vehicles on declared main roads within the Shire’. • Delete, as repetition, the 11th strategy under clause 21.04-15 transport and infrastructure, ‘encourage the use and development of the Port Welshpool port facilities’. • Delete 2nd strategy under Element 6 – Electricity and gas in clause 21.04-15, ‘encourage reticulated electricity to be provided by underground cabling’
<p>Theme: Infrastructure (Clause 19)</p>	<p>(included above)</p>	<p>21.13 Infrastructure 21.13-1 Waste management and stormwater drainage 21.13-2 Alternative energy</p>	
	<p>21.04-16 Community services (to 21.14)</p>	<p>21.14 Community Services 21.14-1 Community well being 21.14-2 Recreation, education and health services</p>	
<p>Local area plans <i>‘In some cases, it is appropriate to provide detailed guidance in specific areas of the</i></p>	<p>21.04-4 Leongatha (to 21.15-1) 21.04-5 Korumburra (to 21.15-2) 21.04-6 Mirboo North (21.15-3)</p>	<p>21.15 Local Areas 21.15-1 Leongatha 21.15-2 Korumburra 21.15-3 Mirboo North 21.15-4 Foster 21.15-5 Nyora 21.15-6 Loch 21.15-7 Venus Bay</p>	<ul style="list-style-type: none"> • Move the 3rd sentence, paragraph 1, Element 1 – coastal landscape character and significance under clause 21.04-1, further detail, including Landscape Management Guidelines, is found in the <i>Coastal Spaces Landscape Assessment Study: South Gippsland Municipal Reference Document (2006)</i>’ to clause 21.14-12. • Move the landscape character areas figure to clause 21.14-12. • Delete, as a repetition, the 4th general objective, Element 1 – coastal landscape character and significance under the heading ‘key views and vistas’ under clause 21.04-1, ‘protect locally significant views and vistas that contribute to the character of coastal and coastal

SPPF¹	Existing structure	New structure	Description of change / discussion
<p>municipality showing how the general strategies are implemented at a local area. Local area plans present a coherent spatial view of local planning implementation actions. This is a useful way of including the key findings from structure plans and is an effective way of dealing with places in an integrated fashion. It is important to ensure all strategies in the local section relate to a strategy in the main part of the MSS'</p>	<p>21.04-7 Foster (to 21.15-4) 21.04-8 Nyora (to 21.15-5) 21.04-9 Loch (to 21.15-6) 21.04-10 Venus Bay (to 21.15-7) 21.04-11 Waratah Bay (to 21.15-8) 21.04-12 Sandy Point (to 21.15-9) 21.04-13 Tarwin Lower (to 21.15-10) 21.04-13 Small Towns (now in clause 21.14-11)</p>	<p>21.15-8 Waratah Bay 21.15-9 Sandy Point 21.15-10 Tarwin Lower 21.15-11 Small towns 21.15-12 Landscape character areas</p>	<p>hinterland areas'</p>
	21.05 Monitoring and review - Delete		
	From existing provisions	21.16 Reference Documents	

SPPF ¹	Existing structure	New structure	Description of change / discussion
	<p>22.01 No content – add content by renumbering clauses from 22.01 onwards</p>	<p>22.01 Advertising signs</p>	<ul style="list-style-type: none"> • In former policy clause 22.04 under the heading 'policy basis' delete the text, 'advertising signs is an important means of communication and promotion. This is unnecessary content once paragraph rearranged.' • In former policy clause 22.04 delete the 3rd objective, 'to ensure that signs do not obscure significant architectural qualities and features of buildings'. It is addressed under decision guidelines in Clause 52.05-3: <i>Impacts on views and vistas: 'The potential to obscure or compromise important views from the public realm'</i>. • In former policy clause 22.04 delete the 4th objective, 'to ensure that signs achieve maximum effectiveness without being excessive in their size, number or appearance'. It is addressed under decision guidelines in Clause 52.05-3, which have a combination of guidelines that deal with scale, rationalisation of number of signs and simplification. • In former policy clause 22.04 delete the 5th objective, 'to reduce visual disorder and clutter caused by signs competing for exposure'. It is addressed under decision guidelines in Clause 52.05-3: <i>The potential to obscure or compromise important views from the public realm; the potential to dominate the skyline; the potential to impact on the quality of significant public views; the potential to impede views to existing signs.</i> • In former policy clause 22.04 delete the heading 'Exercising discretion' as it is unnecessary, • In former policy clause 22.04 delete the 5th policy statement, 'encourage the rationalisation of existing signs'. As it is addressed under decision guidelines in Clause 52.05-3: <i>The ability to reduce the number of signs by rationalising or simplifying signs.</i> • In former policy clause 22.04 delete the 8th policy statement, 'discourage signs that are hazardedly located or highly illuminated so that they inhibit or obscure driver of pedestrian views of a road, railway or other public way'. It is addressed under decision guidelines in Clause 52.05-3: <i>Impact of illumination and Impact on road safety; The impact of glare and illumination on the safety of pedestrians and vehicles; Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device.</i> Redrafted as it only relates to the railway • In former policy clause 22.04 delete 9th policy statement, 'discourage signs that obscure or otherwise interfere with the function of traffic signals and necessary directional signage'. It is addressed under decision guidelines in Clause 52.05-3: <i>Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device.</i> • In former policy clause 22.04 delete 10th policy statement that 'require detailed plans to be submitted, indicating': This requirement has been moved to a new heading 'Application

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			<ul style="list-style-type: none"> • In former policy clause 22.04 delete policy statement 10, part 1, 'the location of the proposed sign on the land including setback distances from property boundaries'. It is addressed under application requirements in Clause 52.05-2: <i>The location of the proposed sign on the site or building and distance from property boundaries.</i> • In former policy clause 22.04 delete policy statement 10, part 2, 'elevations above ground level and dimensions of the sign'. As it is addressed under application requirements in Clause 52.05-2: <i>The dimensions, height above ground level and extent of projection of the proposed sign.</i> • In former policy clause 22.04 delete policy statement 10, part 3, 'where relevant, the structure of the sign and the method of support'. As it is already addressed under application requirements in Clause 52.05-2: <i>The height, width, depth of the total sign structure including method of support and any associated structures such as safety devices and service platforms.</i> • In former policy clause 22.04 delete policy statement 10, part 4, 'the colour, content and lettering style of the sign'. As it is addressed under application requirements in Clause 52.05-2: <i>The colour, lettering style and materials of the proposed sign.</i> • In former policy clause 22.04 delete policy statement 10, part 5, 'where relevant, details of the proposed type of illumination'. As it is addressed under application requirements in Clause 52.05-2: <i>Details of any form of illumination including details of baffles and the times at which the sign would be illuminated.</i> • In former policy clause 22.04 delete policy statement 10, part 6, 'where relevant, the location and size of any existing signage on the site, including details of any signs to be removed as part of the proposal'. As it is addressed under application requirements in Clause 52.05-2: <i>The location and size of existing signage on the site including details of any signs to be retained or removed. The location and form of existing signage on abutting properties and in the locality.</i> • In former policy clause 22.04 delete performance measure 1, 'whether the sign will detract from the architectural style and/or heritage significance of a building or the visual amenity of the surrounding environment'. As it is addressed under decision guidelines in Clause 52.05-3: <i>The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character. The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building</i> • In former policy clause 22.04 delete decision guideline 3, 'whether it is proposed to rationalise a number of existing signs on the building or land'. As it is addressed under

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			<p>decision guidelines in Clause 52.05-3: <i>The ability to reduce the number of signs by rationalising or simplifying signs.</i></p> <ul style="list-style-type: none"> • In former policy clause 22.04 delete decision guideline 5, 'the location of other signs in the immediate vicinity and the need to avoid visual clutter' as it is addressed under decision guidelines in Clause 52.05-3: <i>The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.</i> • In former policy clause 22.04 delete decision guideline 6, 'whether the sign will obscure traffic signals and other necessary control and directional signs'. As it is addressed under decision guidelines in Clause 52.05-3: <i>The impact of glare and illumination on the safety of pedestrians and vehicles. Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property. Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device. Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.</i> • In former policy clause 22.04 delete decision guideline 7, 'whether the sign will inhibit or obscure driver or pedestrian views of a road, railway, or other public way'. As it is addressed under decision guidelines in Clause 52.05-3: <i>The impact of glare and illumination on the safety of pedestrians and vehicles. Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property. Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device. Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.</i>
<p>22.02 Alternative Domestic Energy Supply – Delete and roll into clause 21.13</p>		<p>22.02 Industrial Development</p>	<ul style="list-style-type: none"> • In former policy clause 22.05 delete the heading '<i>Exercising discretion</i>', as it is superfluous. • In former policy clause 22.05 delete policy 3, 'encourage the use of non-reflective building materials for all new buildings and additions to existing buildings'. This does not read as a policy, it reads as a performance measure. Repeats an existing performance measure. • In former policy clause 22.05 delete policy 5, 'encourage external storage areas, loading bays and parking areas located at the rear of sites to be screened from the road'. This does not read as a policy, it reads as a performance measure. Repeats an existing performance measure. • In former policy clause 22.05 delete policy 6, 'encourage buildings to be setback in line with existing buildings on adjoining properties'. This does not read as a policy, it reads as a performance measure. Repeats an existing performance measure. • In former policy clause 22.05 delete policy 7, 'ensure that the area between buildings and

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			<p>the roadside boundary is utilised for landscaping, accessways and car parking'. This does not read as a policy, it reads as a performance measure. Repeats an existing performance measure.</p> <ul style="list-style-type: none"> In former policy clause 22.05 delete policy 9, 'ensure that car parking, access and loading areas are constructed to an all-weather standard'. This does not read as a policy, it reads as a performance measure. Repeats an existing performance measure.
	<p>22.03 Dams – Delete and roll into clause 21.07-3</p>	<p>22.03 Car Parking</p>	<ul style="list-style-type: none"> In former policy clause 22.06 delete paragraph 1 under the heading <i>Policy Basis</i>, the provision of adequate, accessible and functional car parking is an integral part of land use and development. This policy seeks to encourage the orderly and proper provision of car parking across the Shire'. Rephrased and moved to strategy 3.2 under clause 21.09 – transport. In former policy clause 22.06 delete paragraph 2 under the heading <i>Policy Basis</i>, it is also recognised that for some land uses in regional areas, car parking demand may be less than required in metropolitan areas as indicated in the Car Parking Table to Clause 52.06-6'. This is adequately covered in the first sentence in this section. In former policy clause 22.06 delete paragraph 3 under the heading <i>Policy Basis</i>, 'this policy specifies reduced car parking rates for particular land uses, and circumstances whereby car parking requirements may be reduced, waived or paid for by cash contribution'. It is unnecessary content for this section. In former policy clause 22.06 delete the heading '<i>Exercising discretion</i>', as it is superfluous.
	<p>22.04 Advertising Signs – Renumbered to 22.01</p>	<p>22.04 Heritage</p>	<ul style="list-style-type: none"> In former policy clause 22.07 delete the heading '<i>Exercising discretion</i>', as it is superfluous. In former policy clause 22.07 delete paragraph 1 under the heading <i>Information requirements</i>, 'it is policy that the following information is required to support an application, as appropriate, unless the application is for minor works that, in the opinion of the responsible authority, will not diminish the significance of the heritage place'. Text has been rephrased and relocated under the heading <i>Application requirements</i>.
	<p>22.05 Industrial Development – Renumbered to clause 22.02</p>	<p>22.05 Rural Dwellings</p>	<ul style="list-style-type: none"> Delete 'Policy' from title as redundant
	<p>22.06 Car Parking –</p>	<p>22.06 Rural Subdivision</p>	<ul style="list-style-type: none"> Delete 'Policy' from title as redundant

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	Renumbered to 22.03		
	22.07 Heritage	22.07 Rural Activity Zone	<ul style="list-style-type: none"> • Delete 'Policy' from title as redundant
	22.08 Rural Dwellings Policy – Renumbered to 22.05		
	22.09 Rural Subdivision Policy – Renumbered to 22.06		
	22.10 Rural Activity Zone Policy – Renumbered to 22.07		