



AGENDA APPENDIX
Council Meeting
Wednesday 22 May 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.7 HOUSING AND SETTLEMENT STRATEGY - DRAFT STRATEGY FOR EXHIBITION

Appendix 1 – Draft HSS

DRAFT SOUTH GIPPSLAND HOUSING & SETTLEMENT STRATEGY

planisphere

FOR THE SOUTH GIPPSLAND SHIRE COUNCIL

APRIL 2013



South Gippsland

SHIRE COUNCIL

PO BOX 10000 TRARLIGNON VIC 3840

TEL: 03 5261 1000 FAX: 03 5261 1001

WWW.SOUTHGIPPSLAND.COUNCIL.VIC.GOV.AU

© Planisphere 2013.

This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968.

PROJECT CONTROL

NAME	NO.	PM APPROVED	PD APPROVED	DATE
Draft for Consultation	1	CR	JLR	15/4/2013

ACKNOWLEDGEMENTS

The South Gippsland Shire Council acknowledges the traditional custodians of this land, Elders, past and present, their spirits and ancestors.

SOUTH GIPPSLAND SHIRE COUNCIL TEAM

Victor Ng, Strategic Planning Officer Project Manager
Craig Lyon, Coordinator Strategic Planning
Paul Stampton, Manager Planning

CONSULTANT STUDY TEAM

James Larmour-Reid, Planisphere Project Director
Chris Renkin, Planisphere Project Manager
Julia Miller-Randle, Planisphere Strategic Planner
Tina Ngu, Planisphere Strategic Planner
Matt Ainsarr, Urban Enterprise Director, Economist
Paul Shipp, Urban Enterprise Economic Strategic Planner
Carmel Boyce, Equity Justice Access Social Planner

STEERING COMMITTEE

Cr. Lorraine Brunt, Cr Moyha Davies, Cr. Don Hill, Cr. Nigel Hutchinson-Brooks, Paul Stampton, Victor Ng, Craig Lyon, Vicki Bradley, David Simon, Senaviratna Abeykoon (SGSC)
Robyn Begg (DPCD)

HOW TO READ THIS DOCUMENT

The South Gippsland Shire Council is preparing a Housing and Settlement Strategy (HSS) to provide an integrated and coherent framework for managing the future growth and development of its 44 settlements.

The HSS is presented in three parts:

PART A	Housing & Settlement Strategy	Page 7
PART B	Urban Design Frameworks (UDFs for 17 of the Shire's settlements)	Page 95
PART C	Review of Rural Living Zone Areas and Review of Restructure Overlays	Page 145

GLOSSARY OF TERMS

ACAT	Aged Care Assessment Team
CMA	Catchment Management Authority
DPCD	Department of Planning and Community Development
DSE	Department of Sustainability and Environment
ESO	Environmental Significance Overlay
FZ	Farming Zone
GRGP	Gippsland Regional Growth Plan (formerly known as GILUP)
HSS	Housing and Settlement Strategy
LDRZ	Low Density Residential Zone
LPPF	Local Planning Policy Framework
R1Z	Residential 1 Zone
RLUS	Rural Land Use Strategy
RLZ	Rural Living Zone
RO	Restructure Overlay
SGSC	South Gippsland Shire Council
SPPF	State Planning Policy Framework
TZ	Township Zone
UDF	Urban Design Framework
VCS	Victorian Coastal Strategy
VIF	Victoria in Future

CONTENTS

EXECUTIVE SUMMARY	1		
PART A : HOUSING & SETTLEMENT STRATEGY	7		
INTRODUCTION	9		
1.1 Introduction	10		
THE SHIRE SNAPSHOT	13		
2.1 Policy Context	14		
2.2 Environmental & Cultural	15		
2.3 Who Lives in South Gippsland	20		
2.4 Existing Settlements	21		
2.5 Physical Infrastructure	22		
2.6 Community Infrastructure	25		
GROWTH FRAMEWORK	29		
3.1 Population & Housing Growth	30		
3.2 Residential Land Use	31		
3.3 Special Needs Housing	38		
3.4 infrastructure	39		
3.5 Non-Residential Land Use	42		
SETTLEMENT HIERARCHY	45		
4.1 Settlement Hierarchy & Community Facilities Framework	46		
4.2 Leongatha	54		
4.3 Korumburra	58		
4.4 Foster	62		
4.5 Mirboo North	65		
4.6 Nyora	68		
4.7 Loch	71		
4.8 Poowong	72		
4.9 Toora	73		
4.10 Fish Creek	74		
4.11 Meeniyan	75		
4.12 Kongwak	76		
4.13 Koonwarra	76		
4.14 welshpool	77		
4.15 Port Welshpool	78		
4.16 Venus Bay	78		
4.17 Tarwin Lower	81		
4.18 Sandy Point	82		
4.19 Waratah Bay	83		
4.20 Walkerville	84		
4.21 Yanakie	85		
4.22 Bena	86		
4.23 Buffalo	86		
4.24 Dumbalk	87		
4.25 Mirboo	87		

4.26	Port Franklin	88	6.6	Fish Creek.....	116
4.27	Ruby.....	89	6.7	Jumbunna	119
4.28	Stony Creek	89	6.8	Kardella.....	121
4.29	Jumbunna	90	6.9	Kongwak.....	123
4.30	Arawata	90	6.10	Koonwarra.....	126
4.31	Berrys Creek.....	91	6.11	Mirboo	129
4.32	Darlimurla	91	6.12	Nerrena	131
4.33	Kardella.....	92	6.13	Ruby.....	133
4.34	Mt Best – Agnes - Hedley	92	6.14	Stony Creek.....	135
4.35	Nerrena.....	93	6.15	Strzelecki	137
4.36	Strzelecki	94	6.16	Walkerville	139
			6.17	Yanakie	143
PART B: URBAN DESIGN FRAMEWORKS		95	PART C : INVESTIGATION AREAS		
INTRODUCTION.....		97	145		
5.1	Overview.....	98	6.18	Rural Living Zone	147
5.2	The Context	100	6.19	Restructure Overlay.....	167
SETTLEMENT UDFs.....		103	APPENDICES.....		
6.1	Arawata	104	191		
6.2	Bena.....	106	Appendix A: State, Regional & Local Policy		
6.3	Buffalo	109	Appendix B: Development Opportunities		
6.4	Darlimurla	112	201		
6.5	Dumbalk	114			

EXECUTIVE SUMMARY

HOUSING & SETTLEMENT STRATEGY

The Gippsland Region is projected to grow by an additional 76,000 people by 2031 (Victoria in Future 2012). To manage the growth, the Department of Planning and Community Development (DPCD) is currently undertaking state-wide regional growth planning including for Gippsland, the *Gippsland Regional Growth Plan (GRGP)*.

GRGP will provide an integrated settlement framework as well as detailed planning frameworks for key regional centres in Gippsland. This includes regional coordination and planned prioritised provision of infrastructure to support regional employment and regional communities.

In this policy context, South Gippsland is preparing a Housing and Settlement Strategy to provide Council with a Shire-based integrated framework for managing the future growth and development of its settlements to 2031.

Council has already developed a strategic framework for its rural areas through the *South Gippsland Rural Land Use Strategy 2011* which was implemented into the *South Gippsland Planning Scheme* in March 2012.

South Gippsland's 44 settlements are widely dispersed across the Shire. They vary significantly in terms of their size, population characteristics, role, economic activities and access to service and facilities. The Shire is expected to grow by 1.4% per annum from 28,500 residents to 36,927 residents in 2031. The key issues and challenges include:

- Managing population changes, from population growth associated with 'tree-change' and 'sea change' migration to population decrease in smaller settlements.
- Providing for a future which demographic trends indicate will include an increasing proportion of aged residents and changing household structures that will affect demand for housing diversity and services.

- Protecting agricultural practices and associated infrastructure from development pressure or conflict from other land uses.
- Preserving and enhancing the quality of natural assets including water catchments, habitats, coastal environments and landscapes.
- Planning for the impact of climate change.
- Acknowledging the service limitations and the costs of providing community and physical infrastructure in a Shire containing 44 dispersed settlements.
- Providing direction for non-residential uses within settlements to maintain a sustainable economy and employment opportunities.

The project was undertaken in two parts.

Stage 1: *Issues, Opportunities and Constraints Paper* - prepared in December 2012, provides an outline of the strategic policy framework context, key issues, and opportunities and constraints for the Shire's settlements. This includes a community infrastructure analysis and economic analysis, examining housing characteristics and trends, demographic and population forecasts, and demand and supply for residential, commercial/retail and industrial land.

Stage 2: *Housing and Settlement Strategy* – (this Paper) which provides:

- The principles and strategies for future growth.
- A settlement hierarchy and community infrastructure framework.
- A set of Urban Design Frameworks (UDFs) for 17 settlements that are currently without a strategic plan.
- Investigates precincts proposed for rezoning to Rural Living Zone.
- Identifies land in 'old Crown townships' to be restructured in order to avoid negative impacts associated with full development while providing development options for landowners.

The following strategic directions have guided the development of this HSS:

- The larger settlements that are serviced by reticulated sewerage will be the focus for growth in the Shire including Leongatha, Korumburra, Foster, and Mirboo North. These settlements will also be the focus for diversifying the municipal economy, particularly through industry and business.
- Growth will be directed and managed by the preparation of Settlement Structure Plans. This will ensure that future population communities are efficiently serviced by the necessary community and physical infrastructure that is established in larger settlements.
- Focusing growth in the larger settlements will ensure that development is managed in a way that will not encroach on productive agricultural land, negatively impact on environmental values, expose residents to hazards, or lead to pockets of isolated development.
- In the smaller settlements that do not have access to reticulated sewerage, development will be encouraged only within the settlement boundary. The existing role, services and character of each settlement will be retained and enhanced in accordance with the relevant settlement Structure Plan or UDF.
- Other than the land identified in the relevant Structure Plans, commercial growth will be focused on the towns of Leongatha, Korumburra and Foster, with industrial growth to be concentrated in Leongatha, Korumburra and the industrially zoned port areas adjacent to Corner Inlet.
- Demand for lifestyle residential development will be managed by ensuring an adequate supply of Low Density Residential Zone land on the periphery of larger settlements where this is consistent with structure planning and access to reticulated sewerage is available. The rezoning of additional land into the Rural Living Zone will be limited to addressing zoning anomalies or conflicting land uses.
- The 2000 potential rural living lots identified for potential dwellings in the RLUS are considered to address the RLZ demand.
- In coastal areas development will be carefully managed in accordance with the Victorian Coastal Strategy and take into account the projected impact of climate change on low-lying coastal areas.
- The findings and directions of the *RLUS* will be supported by the *HSS* by defining settlement boundaries and focusing development within them. The *HSS* will aim to ensure an adequate supply of urban land for both residential and lifestyle residential development to reduce development pressure on agricultural land.
- The development of connected, resilient and sustainable settlements will be a priority for the Strategy. Access and connection to community infrastructure between the larger and smaller settlements will be integral to community infrastructure provision across the Shire.

URBAN DESIGN FRAMEWORKS

Over the last five years the Shire has prepared strategic plans for many of its settlements. This section of the HSS focuses on the outstanding 17 settlements for which no strategic plan currently exists. These are:

- Arawata
- Bena
- Buffalo
- Darlimurla
- Dumbalk
- Fish Creek
- Jumbunna
- Kardella
- Kongwak
- Koonwarra
- Mirboo
- Nerrena
- Ruby
- Stony Creek
- Strzelecki
- Walkerville
- Yanakie

Each settlement has a unique and valued identity supported by active community members. Each settlement is similar in terms of having smaller, static or decreasing populations, dependence of residents on services provided in the bigger townships, and limited growth potential due to lack of physical and community infrastructure such as reticulated sewerage and water provision.

Given these constraints to residential growth and development, the UDFs identify a settlement boundary to provide an integrated and coherent framework for managing the future of the settlements focusing on the physical aspects of the towns and localities, their images and identities.

State policy objectives for planning include the creation of safe, healthy, functional and good quality environments. Good urban design is critical to this and ensures future development or redevelopment contributes to sense of place, cultural identity, health and wellbeing, and environmental sustainability. Contextually appropriate design principles and strategies provide the framework to achieve these objectives.

Each UDF includes the following:

- Character Statement including Town Role and Zone and Overlay Controls
- Land Use Actions
- Urban Design Actions
- Land Use & Urban Design Framework Plan

It is intended that Urban Design Frameworks be reviewed periodically. This will be important if new infrastructure, such as reticulated sewerage, is introduced or new business opportunities arise.

RURAL LIVING ZONE REVIEW AND RESTRUCTURE AREAS

Part C: Investigation Areas examines a number of current proposals to rezone land to Rural Living (RLZ) in Nyora, Kongwak, Sandy Point, Southern Leongatha and Yanakie. It also considers the merits and application of the Restructure Overlay to 'old and inappropriate' subdivisions in eleven locations across the Shire, of these 9 are referred to in the *Rural Land Use Strategy (RLUS)*, adopted by Council in August 2011

The RLUS identifies that rural areas within the Shire are experiencing a high level of fragmentation due to historical settlement patterns and a lack of robust planning policy guidance in the past.

The RLUS was developed to assist Council in managing further fragmentation caused by subdivision of its rural areas for lifestyle residential purposes. Poorly managed subdivision can have considerable implications for agricultural production, landscape values, natural resource management and servicing of populations in outlying areas.

The HSS must provide Council with a tool to assist in guiding the appropriate locations for the lifestyle residential property market. This market is driving demand for larger 'rural living' and 'low density residential' zoned properties (0.4 – 4 ha), particularly in areas of high amenity and environmental value outside settlement boundaries.

The principles around settlement planning contained in the HSS can also provide a strategic framework for managing the numerous historical subdivisions (often called 'old Crown townships') that were either never developed or correspond with the sites of former settlements that have depopulated. In many cases the development (or redevelopment) of these subdivisions to full capacity would present significant environmental, servicing and social impacts; or expose residents to environmental risks.

The following principles have been applied to both the Rural Living Zone and Restructure Overlay Investigations:

- avoid the loss of quality agricultural land;
- avoid the potential for land use conflicts;
- discourage residential development in locations without access to an appropriate range of services and employment opportunities;
- recognise that infrastructure and community services cannot be provided to rural living areas to the same standards as settlements;
- ensure that opportunities for population growth are not compromised by the fragmentation of larger parcels of land adjacent to settlement boundaries;
- protect environmental values and natural resources; and
- avoid exposure to natural and human induced hazards, such as bushfire, landslip, flooding, and land contamination from past mining and agricultural practices.

The HSS recognises that lifestyle residential properties are an important component of the residential market in South Gippsland and a significant driver of demand and change. In light of the overarching policy directions aimed at consolidating residential growth in key townships and protecting rural land for agricultural purposes the HSS does not support population growth in rural areas. It therefore recommends that the subdivision and rezoning of land for this purpose be strongly controlled.

The HSS recommends that the Low Density Residential Zone be used as the preferred zone for lifestyle residential lots and that these lots should be located in close proximity to higher order settlements where sewerage and services can be provided. Investigation of existing Rural Living Zoned land should be undertaken for rezoning to LDRZ subject to reticulated sewage provision. Given that the RLUS identified a large supply of lots within the Farming Zone that fall into the lifestyle residential category (4.0 hectares or

less) further expansion of the Rural Living Zone should not be supported except in limited circumstances. Relevant circumstances should be limited to addressing zoning anomalies or resolving existing land use conflicts.

The *HSS* also recommends that the Restructure Overlay be applied to old Crown townships to provide certainty to landowners and service providers and avoid the adverse impacts of fragmentation that would likely occur if the townships were fully developed.

The investigation into the Rural Living Zone rezoning proposals recommends that parts of Southern Leongatha, Nyora and Kongwak be supported by Council, however the remaining parts of Nyora, Kongwak and Sandy Point not be supported.

The investigation into the Restructure Overlay areas supports the application of the overlay to the identified old Crown townships. The proposed Restructure Plans will facilitate larger lots of a size and configuration that better reflect the environmental capacity and landscape values of the relevant localities.



PART A : HOUSING & SETTLEMENT STRATEGY

1

INTRODUCTION

1.1 INTRODUCTION

South Gippsland Shire Council is preparing a Housing and Settlement Strategy to provide an integrated framework for managing the future growth and development of its 44 settlements over the next 15 to 20 years.

This *Housing and Settlement Strategy 2013* incorporates the results of extensive community consultation, settlement surveys, policy review and research and analysis undertaken by Council and the consultant team.

1.1.1 WHY A HOUSING & SETTLEMENT STRATEGY?

Gippsland is projected to grow by an additional 76,000 people by 2031 (Victoria in Future 2012). To manage the growth, the Department of Planning and Community Development (DPCD) is currently undertaking Statewide Regional growth planning including the *Gippsland Regional Growth Plan* (GRGP).

GRGP will provide a broad direction for regional land use and development as well as detailed planning frameworks for key regional centres. This includes regional coordination and planned provision of infrastructure to support regional employment and regional communities.

South Gippsland is expected to grow by 1.4% from 28,500 residents to 36,927 residents in 2031 (based on a moderate growth forecast prepared by id consulting). In the context of regional based settlement planning, South Gippsland is preparing a Housing and Settlement Strategy to provide Council with a Shire-based integrated framework to determine which settlements can accommodate growth; consider the type of infrastructure needed to support the population growth and change; and manage development in a manner that respects the environmental, social and economic context of the Shire.

GRGP identified the following key issues and challenges for South Gippsland including:

- Managing population growth, including population loss from smaller settlements in favour of larger urban centres.
- Providing for demographic trends that point to an increasingly aged population in the future, and changing household structures that will affect housing demand and preferences.
- Managing demand for rural living and lower density 'lifestyle residential' properties, particularly in areas of high amenity and environmental value.
- Promoting growth in settlements with reticulated sewerage and allowing managed and incremental growth only in the settlements with no reticulated sewerage.
- Protecting agricultural land and capital investment.
- Preserving and enhancing natural assets including water catchments, habitat, coastal environments and landscapes.
- Planning for the impact of climate change.
- Delivering community services recognizing the limitations and costs of providing infrastructure in a Shire of 44 dispersed settlements.
- Providing direction for non-urban uses within settlements to maintain a sustainable economy and employment sources in light of trend towards larger farm holdings, fewer farm work opportunities, and an increase in the importance of larger urban centres such as Traralgon and Bairnsdale for commercial and retail functions.

The Housing and Settlement Strategy is a key action by Council discussed in the *Annual Council Plan 2012-2013* and *South Gippsland Council Plan 2010-2014*.

1.1.2 STUDY AREA COVERED BY THE PLAN

The South Gippsland Shire is located about 100km south east of Melbourne. The Shire covers an area of approximately 3,297 square kilometres.

The Shire adjoins the south eastern growth corridor, which encompasses some of the fastest growing municipalities in Victoria such as the City of Casey and the Shires of Cardinia and Baw Baw.

The Study Area includes the entire Shire of South Gippsland focusing on its 44 dispersed settlements.

Error! Reference source not found. illustrates the study area for the South Gippsland Housing and Settlement Strategy.

1.1.3 APPROACH

The project is being undertaken in the following four stages:

- Stage 1: Inception & Background Review [August 2012]
- Stage 2: Consultation & Analysis [November 2012]
- Stage 3: Draft Strategy [Current]
- Stage 4: Final Strategy [July 2013]

Council will consider adopting a final version of the report after it has been revised in response to community and stakeholder comments. At this stage, apart from placing the report on exhibition, no decisions have been made by Council in relation to this report or its recommendations.

1.1.4 STUDY TEAM

Council appointed a team led by Planisphere to assist with preparation of the *Housing and Settlement Strategy*. The study team and their various roles comprise:

Planisphere Project Management, Planning & Urban Design

Urban Enterprise Economic Analysis, Land Demand & Supply Analysis
Equity Justice Access Specialist Housing & Community Infrastructure Analysis

1.1.5 CONSULTATION

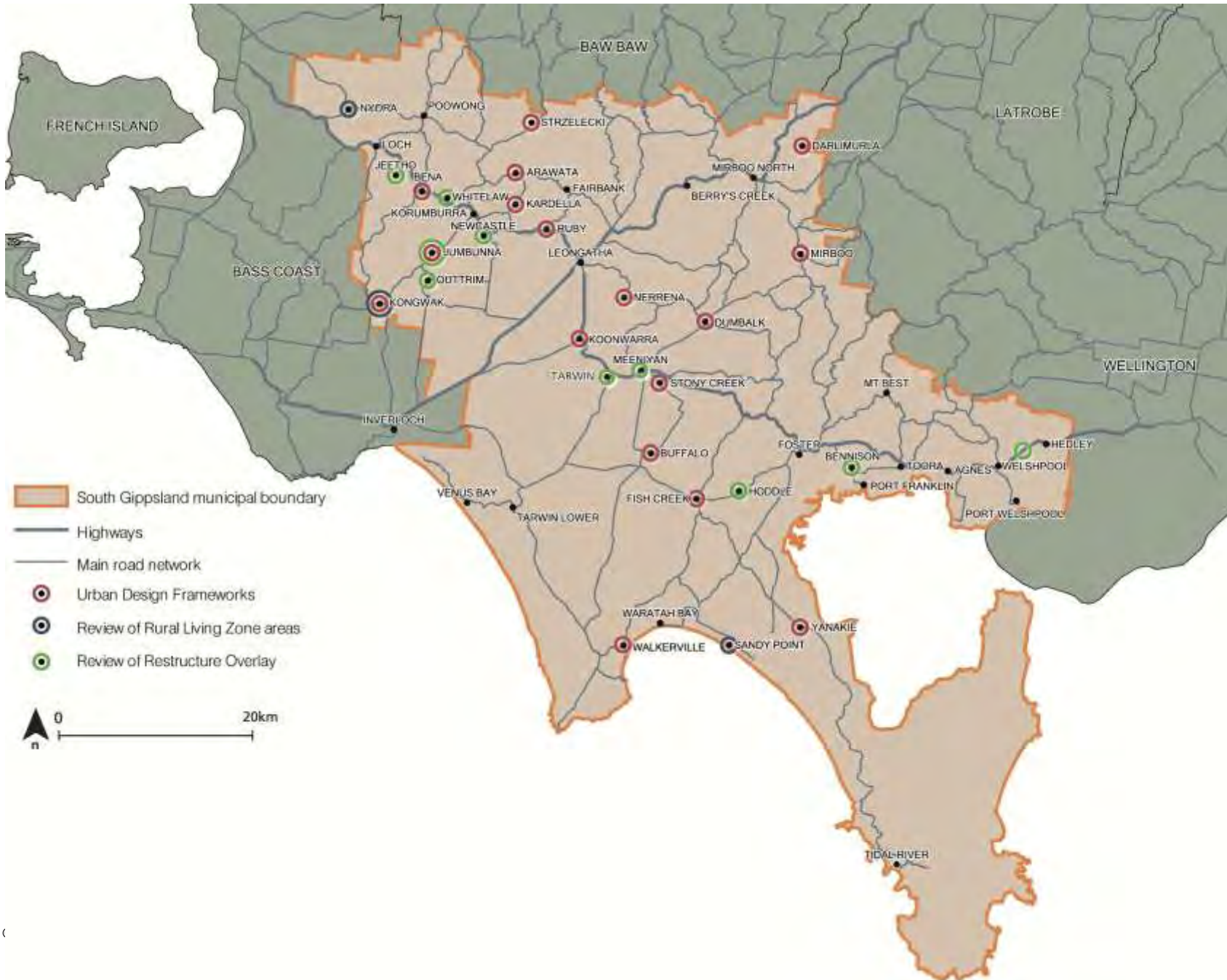
A vital component of the project is engaging with a broad range of stakeholders from private, public and not-for-profit sectors. The project Consultation and Communication Strategy outlines the key project stakeholders, consultation approach and key questions and issues to be investigated through the project.

The program of community and stakeholder consultation can be viewed in the *Housing and Settlement Strategy Consultation Plan*.

Figure 1: South Gippsland Shire Context Map



FIGURE 2– STUDY AREA AND INVESTIGATION SETTLEMENTS



2

THE SHIRE SNAPSHOT

2.1 POLICY CONTEXT

A range of State, regional and local policies, plans and other data sources are relevant to the planning, management and development of South Gippsland's settlements. A summary of State, Regional and Local Policy is located at Appendix 1. The key strategic documents are:

STATE POLICY	REGIONAL POLICY	LOCAL POLICY
State Planning Policy Framework Melbourne 2030 Melbourne @ 5 Million Victorian Coastal Strategy	Draft Gippsland Integrated Land Use Plan May 2012 Gippsland Regional Plan 2010 Gippsland Transport Strategy 2008-2020 Gippsland Estuaries Coastal Action Plan Gippsland Boating Coastal Action Plan 2012	Council Plan 2010-2014 Municipal Strategic Statement Municipal Public Health & Wellbeing Plan 2010-2012 Overall Settlement Plan (2006) Rural Land Use Strategy (2011) Draft Economic Development & Tourism Strategy 2012-2017 Open Space Strategy (2007) Recreation Plan (2007) Infrastructure Design Manual (2010) Draft Municipal Domestic Wastewater Management Plan 2012-2022 Aquatic Strategy 2012

These policy directions have the following implications for the Housing and Settlement Strategy:

- The *HSS* should address land supply from a municipal perspective rather than on an individual settlement basis.
- The Draft *GILUP* (recently renamed the *Gippsland Regional Growth Plan*) contains the following directions for the HSS:
 - A settlement hierarchy, including Regional Centre, District Centre and Towns that should be consistent in the HSS.
 - Leongatha and Korumburra are identified as 'District Towns'. Leongatha is identified as having an adequate supply of land.
 - Foster is identified as a settlement with moderate spatial growth capacity.
 - Identifies commuters, retirees and second home owners, as a key driver of growth in the Shire.
 - Encourage a diversity of housing options and access to affordable housing.
- The *Victorian Coastal Strategy* seeks to limit growth along the coast by identifying key settlements in which growth and infrastructure development should be focused. Coastal towns in South Gippsland Shire are classified as having: 'Low Spatial Growth Capacity' where growth should be contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries.
- Growth drivers vary significantly across the Shire, with some towns well positioned to cater for standard density residential growth and associated employment growth, while other towns and regions are more tourism and lifestyle oriented. These values should be supported and protected.

- The economic strengths of the region should be supported through providing sufficient land supply in appropriate locations and zones.
- Land with high agricultural quality should be protected from urban encroachment.
- Sufficient industrial land should be made available for expansion of key food manufacturing businesses.
- Large lot industrial land is required in strategic locations for dairy related and value-add industries.
- Industrial land supply should be sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum.
- Commercial land supply is sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum, particularly in areas surrounding the commercial core of existing town centres.
- Towns with strong tourism activity/potential are appropriately located for the development of tourist accommodation and associated facilities.

ZONE REFORMS

In July 2012 the State Government proposed a series of reforms to the existing residential, commercial, industrial and farming zones contained in the Victorian Planning Provisions. Public consultation on the zones ended in September 2012. The Reformed Zones Advisory Committee submitted its progress report on the residential zones to the Minister for Planning on 14 December 2012. The government has responded to this report with a set of final residential zones.

These changes are likely to impact the implementation of this *Housing and Settlement Strategy*.

2.2 ENVIRONMENTAL & CULTURAL

NATURAL FEATURES

WATER CATCHMENT

The Shire is located in the West Gippsland region and extends across the Bunurong and Corner Inlet catchments. Significant waterways and waterbodies include the Tarwin River, Bass River, and, importantly, the Ramsar listed Corner Inlet wetland.

South Gippsland Water notes that any future developments within the Tarwin Lower catchment area can pose significant risk to the potable water supply for Dumbalk and Meeniyan. The State Government has recently released revised guidelines for development in declared water catchments.

Figure 3 identifies the areas subject to natural resources and features and environmental constraints.

FAUNA

South Gippsland Shire Council is currently preparing an Environmental Significance Overlay for the Giant Gippsland Earthworm (GGE) to protect and manage populations and habitat of the species. The GGE is listed as a threatened species under both Commonwealth and State legislation and as an endangered species on the Department of Sustainability and Environment's Advisory List of Threatened Invertebrate Fauna in Victoria – 2009. The Victorian Biodiversity Atlas records GGE presence scattered across the Shire.

VEGETATION

Wilson's Promontory National Park and coastal areas to the north and to the north-west of the National Park contain large areas of native vegetation. Native forests and plantation forestry occur in the Strzelecki Ranges.

The most common habitats are wet forest, dry sclerophyll woodland, coastal Banksia woodland, heath and grasslands.

PARKS & RESERVES

The Shire contains a network of parks and reserves, protecting ecosystems and significant environmental assets. These areas are of State, National and International natural significance, and include Wilson's Promontory National Park, Cape Liptrap Coastal Park and the Strzelecki Ranges. These Parks and Reserves are managed by a range of agencies and organisations including Parks Victoria, Council and local volunteer committees of management.

Two marine parks are declared immediately adjacent to the Shire, namely the Corner Inlet and Nooramunga Marine Parks. These are associated with internationally recognised RAMSAR wetland areas.

NATURAL RESOURCES

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. 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. It is important for the Shire to ensure land with high agricultural quality is protected from urban encroachment.

The Shire also contains State recognised sand reserves to the west of Nyora and coal deposits in the east.

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 Gunnai, Bun Wurrung and Wurundjeri clans through to the post-contact era.

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.

POST-SETTLEMENT HERITAGE

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 that 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.

ABORIGINAL CULTURAL HERITAGE

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. The Venus Bay Urban Design Framework identified a site on its eastern edge that is a site of 'strong' aboriginal significance. Aboriginal culture is also reflected in place names derived from the local language groups including Woorayl, Bunurong, and Gunyah Gunyah.

ENVIRONMENTAL HAZARDS

BUSHFIRE

Significant areas of the Shire are covered by the Bushfire Management Overlay. Bushfires have had a significant effect on the Shire and its industries in recent years including the Wilsons Promontory fires of 2005 and 2009, and the 'Black Saturday' fires in 2009.

Bushfire mapping for South Gippsland Shire is currently under review. It is understood that updated bushfire mapping will be available from the Department of Planning and Community Development early 2013.

Settlements subject to bushfire risk include Mirboo North, Foster, Kongwak, Darlimurla, Walkerville, Venus Bay, Waratah Bay, Port Welshpool and Sandy Point. This will influence planning for growth and the vulnerability of settlements.

FLOOD

The Shire has a number of areas that are subject to inundation. These have been extensively mapped. The *South Gippsland Planning Scheme* applies the Land Subject to Inundation Overlay (LSIO) and the Environmental Significance Overlay Schedule 6 (ESO6) to land subject to flooding for the purpose of protecting human lives and preventing economic loss.

Vulnerability to flooding will have implications for future settlement planning in the Shire. The Strategy should ultimately seek to minimise flood risks to life, property and community infrastructure and protect the environmental significance of floodplains.

Council is currently preparing Planning Scheme Amendment C81 to updated flood-related planning controls across the Shire.

COASTAL SEA LEVEL RISE AND FLOODING

Policy direction on coastal inundation and erosion caused by climate change is detailed at Clause 13.01 of the State Planning Policy Framework.

The *Victorian Coastal Strategy 2008* (VCS) states that during this century, it is likely the Victorian coastline will be impacted by sea level rise and increased frequency and severity of storm events leading to inundation and erosion. Further, higher temperatures will increase bushfire risk along the coast, and increased sea temperatures, changing sea currents and further acidification of the ocean will affect the marine environment.

Further, the *Future Coasts Program*, led by the Victorian Department of Sustainability and Environment in partnership with the Department of Planning and Community Development, implements a number of the actions of the VCS. The Program will continue to map areas physically vulnerable to climate change impacts along the coasts and has developed decision making support tools.

Council practice is for the use and development of land in coastal areas where the lot or its access is below 5 metres Australian Height Datum (AHD) to be conditional on a section 173 agreement requiring a Coastal Climate Change Management Plan or/and a detailed Coastal Hazard Vulnerability Assessment being registered on title.

The HSS should ultimately seek to minimise risks to life, property and community infrastructure and protect the environmental significance of floodplains and sand dunes.

EROSION

There are extensive areas of the municipality which are prone to erosion. These are identified by the Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion.

The incidence of landslip and erosion, particularly within the steep areas of the Shire, impacts the development and use potential of land. Erosion can

reduce agricultural productivity, limit development potential, contribute to silting of water bodies, and reduce the capacity of the land to treat wastewater.

FIGURE 3 – ENVIRONMENTAL FEATURES AND PLANNING SCHEME OVERLAYS



2.3 WHO LIVES IN SOUTH GIPPSLAND

There are 44 settlements dispersed across South Gippsland Shire, ranging in size from Leongatha with over 5,000 people to hamlets such as Mt Best with less than 100 people. They vary significantly in terms of their size, population characteristics, role, economic activities and access to service and facilities. All settlements possess strong linkages to settlements outside of the Shire for retail, community and health services, as well as employment. Shire residents often access higher level goods and services in places such as Wonthaggi, Inverloch, the Latrobe Valley and Greater Melbourne.

In 2011, the Shire contained approximately 28,500 residents. In comparison to neighbouring municipalities, South Gippsland Shire's settlements are highly dispersed, with Leongatha, Korumburra and Foster containing the just under half of the population.

THE POPULATION IS AGEING

Residents in the older age brackets (55 - 64 years and 65+) were the only age groups to increase in number between 2001 and 2011. All other age groups remained steady or decreased in number, with the '10 - 19 years' and '30 - 44 years' age groups having the largest decrease between 2001 and 2011. The median age in South Gippsland Shire increased from 39 years to 44 years of age between 2001 and 2011.

SMALLER HOUSEHOLD TYPES DOMINATE

Smaller households, such as couples without children and lone person households have been the most dominant household types in South Gippsland Shire since 2001. The average household size (that is, the number of people living in each dwelling) decreased from 2.6 persons per household in 2001 to 2.4 persons in 2011. This trend is in-line with the regional Victorian average.

THERE ARE SOME POCKETS OF DISADVANTAGE IN THE SHIRE

When compared to regional Victoria in 2011, South Gippsland had slightly more lower-income households (incomes less than \$999 per week) and fewer high-income households (\$2,000 or more per week). Median household income increased from \$623 in 2001 to \$919 per week in 2011 in South Gippsland Shire. When compared to regional Victorian, South Gippsland had a lower median weekly household income between 2001 and 2011.

THE MAJORITY OF DWELLINGS ARE SEPARATE HOUSES

In 2011, the South Gippsland Shire contained 10,882 occupied private dwellings. Of these, 94% were separate houses, 2% were semi detached and 2% were apartments. The proportion of separate houses in South Gippsland was significantly higher than the regional Victorian average (94% compared to 88%). Furthermore the majority of houses in the Shire had three or more bedrooms in 2011. This had been the trend in the Shire since 2001.

SOME TOWNSHIPS ARE CHARACTERISED BY SEASONAL POPULATIONS

Several settlements, particularly those on the coast, have part-time populations and consequently experience a seasonal influx of residents. For example, Venus Bay had 275 occupied private dwellings and 1,281 unoccupied dwellings in 2011. Unoccupied dwellings made up 82% of total dwellings in the township. This reflects the significant holiday home market.

THERE ARE HIGH LEVELS OF HOME OWNERSHIP IN THE SHIRE

The Shire's dwelling stock is characterised by high levels of dwelling ownership. As a consequence the supply of rental properties is low. In 2011 19% of properties were rental properties. This is significantly lower than the national (29.6%) and State (26.5%) levels.

2.4 EXISTING SETTLEMENTS

Within the Shire, **Leongatha** is the principal service centre containing the widest range and highest level of retail, commercial, community and recreational facilities and services; and the highest population of any settlement.

Korumburra is the Shire's secondary service centre. Located 100 kilometres from metropolitan Melbourne on the South Gippsland Highway, and 15 minutes by car from Leongatha, the centre contains a variety of services and facilities that complement Leongatha.

Foster serves the role of a district town. It is the third most populated township and houses key retail activities and services for the surrounding area, however not to the extent of the higher order centres. This is followed by **Mirboo North** which has recorded strong growth in house and land values.

South Gippsland is also well known for its coastal settlements: **Yanakie, Venus Bay, Waratah Bay, Sandy Point** and **Walkerville** which support part-time and seasonal populations. These settlements cater to the significant lifestyle and tourism housing market within the Shire.

The study has also identified three township clusters, which possess important interdependencies in terms of access to retail and community infrastructure.

Poowong, Nyora and Loch: This relationship is based on access to community services, education, employment and retail facilities. The forthcoming introduction of reticulated sewerage to the settlements, coupled with their strategic location in proximity to the Urban Growth Boundary, is likely to reinforce the relationship between the settlements while spurring residential growth.

Venus Bay and Tarwin Lower: Venus Bay contains a significant proportion of holiday homes but has a limited range of retail activity and community infrastructure. Residents of the township look to Tarwin Lower for immediate access to education, retail and a limited range of commercial land uses.

Welshpool and Port Welshpool: There are strong historical linkages between Welshpool and Port Welshpool. The former contains a wider range of community facilities and services (e.g. early years, education and recreational), while the latter contains regionally significant port infrastructure.

The remainder of smaller rural settlements throughout the Shire have limited existing physical and social infrastructure or play a more localised role than the other settlements.

2.5 PHYSICAL INFRASTRUCTURE

2.5.1 ACCESS AND TRANSPORT

ROAD

The Shire is serviced by three highways connecting its settlements to each other, the wider region and Melbourne:

- **South Gippsland Highway** extends from the north-west to the south-east of the Shire and connects to Cranbourne in the west and Sale in the east.
- **Bass Highway** provides a key north-south linkage, providing connections to Inverloch and Wonthaggi in the west
- **Strzelecki Highway** comprises the primary north-south link, providing a connection between the Latrobe Valley and South Gippsland.

Meeniyan-Promontory Road, Foster-Promontory Road, and Inverloch-Venus Bay Road are important road connections during peak holiday and tourist periods, providing access to the coastal towns and Wilsons Promontory.

The Shire's highways and many local roads are facing increasing usage due to expansion in the tourism, forestry and other industries. There is also significant heavy vehicle traffic on roads associated with dairy and agricultural transport.

VicRoads has recently secured funding to undertake a planning study and detailed design for the construction of a heavy vehicle alternate route for the Leongatha town centre. This project will increase the accessibility of heavy vehicles to key industrial areas and improve the amenity and safety of the town centre.

RAIL

The Shire is not currently serviced by passenger rail. The nearest V/Line train stations are located in Warragul and Morwell.

The South Gippsland Tourist Railway runs a collection of historical diesel locomotives and railcars between Leongatha, Korumburra and Nyora along a 36-kilometre section of former Victorian Railways main line. This is a popular tourist attraction in the region. Vic Track administers the railway reserve.

BUS

V/Line bus routes along South Gippsland Highway connect commuters to and from Melbourne. There are also services connecting the Shire to the Latrobe Valley via Mirboo North.

There has recently been an upgrade of bus stops facilities and an increase of V/Line coach services between townships on the South Gippsland and Bass Coast Highways. Notwithstanding, two key outstanding issues to be addressed include:

- Relocation of the interchange from Koo Wee Rup to Pakenham, which would not only improve the flow of other regional bus services utilising the interchange;
- Development of an exchange between Korumburra and Melbourne on the Yarram- Melbourne route.

Council provides community transport in some townships.

WALKING & CYCLING

The Shire is serviced by a network of on- and off-road walking and cycling tracks. The most significant of these is the Great Southern Rail Trail which extends between Leongatha and Foster, and Yarrum and Port Albert along the former Great Southern Railway line.

The protection, maintenance and improvement of the trail is overseen by a Committee of Management made up of community volunteers, with support from Council.

2.5.2 PHYSICAL SERVICING

RETICULATED SEWERAGE

The settlements of Leongatha, Korumburra, Foster, Mirboo North, Meeniyan, Toora, Welshpool, Port Welshpool and Waratah Bay are the only settlements in the Shire serviced by reticulated sewerage.

South Gippsland Water is preparing for the introduction of sewage schemes for Loch, Nyora and Poowong by 2018. This will have significant implications for the growth potential for these towns.

Wastewater treatment facilities in some areas will need upgrading in the future. Effluent disposal is a major problem in the smaller coastal settlements which do not have a reticulated sewerage system, particularly in the peak holiday periods due to the associated influx of population.

On-site waste disposal from rural dwellings within the Declared Water Supply Catchment areas has the potential to impact on the quality of potable water supplies. Rural dwellings in the Tarwin River Catchment area are putting pressure on the quality of potable water supply for Dumbalk and Meeniyan.

Council is reviewing its Municipal Domestic Wastewater Management Plan and the new plan is expected to be adopted by Council by mid 2013.

RETICULATED WATER

The settlements of Leongatha, Korumburra, Foster, Mirboo North, Toora, Meeniyan, Nyora, Poowong, Loch, Koonwarra, Fish Creek, Dumbalk, Welshpool, Port Franklin, Agnes, and Port Welshpool are serviced by reticulated water supply.

South Gippsland Water's Water Supply Demand Strategy proposes to interconnect the reticulated water systems of Leongatha, Korumburra, Poowong, Loch and Nyora using water supplied by Lance Creek with the Melbourne supply system as a backup alternative supply.

ELECTRICITY

All settlements in the Shire are connected to electricity.

TELECOMMUNICATIONS

Mobile telephone coverage is inconsistent across the Shire due in part to the dispersed population and undulating topography. Residents in Dumbalk, in particular, reported poor reception.

NATIONAL BROADBAND NETWORK

The Commonwealth Government is currently implementing a new high-speed National Broadband Network (NBN). This will provide 93 per cent of Australian premises with access to a high-speed fibre network capable of providing broadband speeds of up to 1 gigabit per second.

Whilst the NBN cable is laid through the main townships across the Shire wireless towers are proposed in the following locations:

Bena	Korumburra (out of town)	Ruby
Dumbalk	Leongatha South	Toora
Fish Creek	Meeniyan	Welshpool
Foster Northeast	Port Franklin	Yanakie
Kongwak	Port Welshpool	Yanakie North
Koonwarra		

FIGURE 4 – PHYSICAL INFRASTRUCTURE



2.6 COMMUNITY INFRASTRUCTURE

Community infrastructure may be defined as a collection of physical, publically accessible assets used by the community to support health, well being, sense of place and community.

Community infrastructure includes physical assets and buildings ('hard infrastructure'), supportive infrastructure designed to assist people to access physical assets ('soft infrastructure'), and social capital developed through capacity building. In its broadest sense community infrastructure can include:

- buildings of a variety of sizes capable of delivering services and supporting social activities and groups
- outdoor spaces for gatherings, markets and events
- footpaths, bike paths and bike lanes
- parks and other open spaces, and the amenity that supports use, such as pavilions, swimming pools, change rooms and toilets
- outdoor furniture and amenity such as drinking fountains, seats, shade trees, barbecues, rotundas, playgrounds, playground equipment
- community and public transport services, stops and shelters.

Community infrastructure may be developed and managed by local government, State Government, community groups, not-for-profit organisations, religious organisations, and even the private sector. Given the range of potential stakeholders a partnership approach is required in order to ensure community infrastructure meets the needs of the communities it serves and is delivered in an efficient manner.

Compared to other parts of regional Victoria, South Gippsland has a highly dispersed population, with only 35% of people living in its two largest

settlements – Leongatha and Korumburra. In addition, there are significant differences in age structure and income across the municipality and its settlements. Population projections suggest that these differences will become more significant in the future as growth is focussed in the north-west of the Shire; and as the population profile ages, particularly towards the south-east.

The purpose of Community Infrastructure is to deliver potential to all Shire residents, to live culturally rich, successful and socially included lives. In relation to Community Infrastructure, the context for the Shire includes:

- The Shire has changed significantly over the past few decades. People are now moving into the Shire to retire, or to commute to major employment areas – Melbourne, Dandenong, or the Latrobe Valley. These populations have different needs to longer term residents of the Shire.
- Places identified for permanent settlement, and others identified as holiday destinations have changed purpose and now contain a mix of both types of residents and will continue to do so.
- Many of the most disadvantaged [poor, renting and in housing stress] live many kilometers from shops and amenity in areas previously used as holiday destinations, and in areas that were not previously permanent settlements but now are for example Venus Bay.
- Many older residents also live some distance from amenity on the periphery of the Shire. For some, local amenity can mean the difference between successfully ageing in place, or needing additional care.

The dispersed and diverse nature of the Shire's population creates challenges in relation to the planning and delivery of community infrastructure. While growth is occurring, and is projected to continue, it is focussed on a small number of settlements. The rate of growth in these settlements is relatively modest, making it difficult to fund investment in

new community infrastructure. At the other end of the scale many of the very small settlements have stable or declining populations, creating pressures in relation to the ongoing retention and maintenance of community infrastructure.

South Gippsland has a wide range of community infrastructure assets distributed throughout its settlements. No detailed analysis of the use, capacity or conditions of these assets exists. Anecdotally, many assets are ageing and mismatches exist between available assets and contemporary community needs.

Given the challenges described above, emphasis needs to be placed on:

- Locating different types of community facilities in settlements where they can most effectively meet the needs of the catchment population (based on a 15-20 minute drive);
- Creating multi-functional, flexible spaces that serve a variety of purposes, e.g. community hubs;
- Facilitating low cost access to community facilities for people on low incomes;
- Facilitating access to community facilities for those who have transport limitations;
- Designing, siting, or upgrading community facilities to provide access for people of all abilities and enhance linkages to housing, shops and other services;
- Monitoring population growth and demographic change to identify trends and emerging needs and priorities;
- 'Celebrating' (making the best use out of) existing community infrastructure assets;
- Fostering partnerships with other providers to run local services or to deliver services and activities in underutilised buildings or spaces;

- Acknowledging that it is not feasible or practical in municipalities such as South Gippsland to expect the range of facilities and services likely to be available in a metropolitan context;
- Working with communities to develop resilience and independence, by providing leadership and strategy through community planning and fostering opportunities for social activity.

2.6.1 DEVELOPMENT CONTRIBUTIONS

Development contributions are payments (or infrastructure provided in lieu of payment) towards higher order infrastructure such as major roads and intersections, catchment drainage works, active and passive open space land and improvements, and community facilities..

Development contributions can be levied through planning permit conditions, a voluntary agreement between developers and Council, or through a Development Contributions Plan (DCP) that is incorporated into the Planning Scheme.

Development Contribution Plans must have a strategic basis and justification which must demonstrate need, a time horizon, and be apportioned on the basis of projected share of usage. They must demonstrate a commitment to deliver infrastructure and be transparent and accountable in operation.

Development contributions may be collected by a Council towards two categories of infrastructure:

- **Development Infrastructure** (including any land required for public purposes and the construction of roads, intersections, drainage works, trails, maternal and child health centres, kindergartens and basic improvements to public open space).
- **Community Infrastructure** (including sporting pavilions, community centres, libraries, etc.).

The Development Infrastructure Levy (DIL) is payable prior to the issue of a Statement of Compliance for a subdivision and applies to all development (with some exceptions such as schools).

The Community Infrastructure Levy applies only to residential development and is payable prior to the issue of a Building Permit for each dwelling. The CL is capped at a maximum of \$900 per dwelling under Section 46L the Planning and Environment Act (1987).

Development Contributions Plans are most effective in situations where significant growth is expected within a specific area. In other situations, where growth is slow or highly dispersed, the cost and restrictions associated with preparing and administering a Development Contributions Plan may outweigh the benefits.

At present the Shire does not collect development contributions but it is committed to seeking contributions in new growth areas.

The Minister for Planning has established an Advisory Committee to advise on a framework for a new standard Development Contributions System. The Advisory Committee has proposed a new system of standard levies based around five infrastructure categories:

- Community facilities
- Open Space facilities
- Transport infrastructure
- Drainage infrastructure
- Public land

The new system will enable different levies to be set for different development contexts, including rural and regional development. This will assist municipalities such as South Gippsland which have been unable to establish feasible development contributions systems under previous arrangements.

3

GROWTH FRAMEWORK

3.1 POPULATION & HOUSING GROWTH

Three population and dwelling projection scenarios were prepared for the period between 2011 and 2031. The growth scenarios are based on the following sources:

- **Low** - State Government's *Victoria in Future 2012*.
- **Moderate** – i.d forecast undertaken on behalf of SGSC
- **High / Aspirational** - Prepared by Urban Enterprise

Table 1 provides an overview of the three scenarios for the municipality as a whole.

The 'moderate' growth scenario, as outlined above in Table 1, is considered to be the most realistic and appropriate growth projection for South Gippsland over the next 20 years. This has formed the basis of analysis for this strategy.

TABLE 1 - SOUTH GIPPSLAND SHIRE POPULATION & HOUSING GROWTH SCENARIOS

SCENARIO	GROWTH RATE	POPULATION		OCCUPIED DWELLINGS		SOURCE
		2011	2031	2011	2031	
Low	0.67%		31,428		12,817	VIF 2012
Moderate	1.48%	27,506	36,927	10,882	15,774	ID Forecast
High	2.2%		42,506		19,090	Urban Enterprise 2012

Source: Forecast ID, VIF 2011 and ABS Census 2011

3.1.1 PROJECTED HOUSING GROWTH BY TOWNSHIP

Table 2 provides an overview of projected population and housing growth over the next 20 years for each of the settlements expected to experience the most significant growth. The settlements analysed in Table 2 are expected to be the focus of the most significant population and housing growth, accounting for approximately 50 to 55% of housing growth during the study period. The balance of growth will be distributed among other settlements.

TABLE 2 – PROJECTED POPULATION GROWTH FOR MAJOR SETTLEMENTS

KEY SETTLEMENT	POPULATION 2011	POPULATION 2031 – [MODERATE GROWTH SCENARIO]	TOTAL NEW 299+OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY
LEONGATHA	5,332	7,158	945	47
KORUMBURRA	4,373	5,871	756	38
FOSTER	1,677	2,251	333	17
MIRBOO NORTH	2,296	3,082	365	18
NYORA	1,332	1,788	202	10
VENUS BAY	589	791	124	27

Source: Moderate Growth Scenario - i.d forecast undertaken on behalf of SGSC

The smaller settlements have not been included in projected population and housing figures as it is expected these settlements without reticulated sewerage will only accommodate infill development with the settlement boundary.

3.1.2 PROJECTED HOUSEHOLD SIZE

Victoria in Future 2012 (VIF 2012) projected a decrease in average household size for South Gippsland Shire between 2011 (2.40) and 2031 (2.23). This will have a twofold effect on future housing needs. First, it will increase the number of dwellings required to accommodate expected growth. Secondly, it will emphasise the need for a greater diversity of housing stock given that the current stock is dominated by detached houses.

3.1.3 PROJECTED AGE STRUCTURE

VIF 2012 projects that the category of residents 'aged 65 years and over' will increase significantly over the next 20 years from 19% of the population in 2011 to 32% in 2031, a continuation of the current trend. This will increase demand for housing appropriate to older people and for associated health, aged care, disability and social services. As the population continues to age demand for 'low care' aged care is likely to decline as demand for 'high care' increases.

The ageing of the population will occur across the Shire, but will be most pronounced in the central and south-eastern precincts where population growth associated with new residents will be limited.

3.2 RESIDENTIAL LAND USE

The following provides an overview of key drivers of growth and change in the Shire, in particular residential demand and supply, the role of non-urban land and environmental considerations.

3.2.1 URBAN RESIDENTIAL LAND SUPPLY

It is estimated that zoned land in the municipality has capacity for approximately 2,762 lots, including vacant house blocks and vacant broad-hectare land.

TABLE 3 - SUMMARY OF INDICATIVE RESIDENTIAL LOT CAPACITY

	VACANT SUBDIVIDED LOTS	INDICATIVE LOT CAPACITY OF BROAD-HECTARE LOTS	TOTAL INDICATIVE LOT CAPACITY
Residential 1 Zone	280	1066	1346
Township Zone	927	181	1108
Standard Density Residential	1207	1247	2454
Low Density Residential Zone	79	92	171
Rural Living	49	88	137
Lower Density Residential	128	180	308
Total	1335	1427	2762

Source: South Gippsland Shire Council.

It is important to note that vacant land supply data has been provided by Council. The vacant lots identified are all appropriately zoned for residential development and it has been assumed that the lots are unconstrained. However, some lots may in fact be constrained by factors such as vegetation, topography, bushfire risk, or flood inundation planning controls.

Indicative lot capacity has been calculated based on the following broad assumptions of density (refer to table below). This is comparable to the vacant lot supply as measured by the Regional Urban Development Program, prepared by DPCD.

TABLE 4 - INDICATIVE RESIDENTIAL LOT CAPACITY (ASSUMPTIONS)

ZONE	LOTS PER HECTARE	BROAD-HECTARE DEFINITION
Residential 1 Zone	10	Vacant, greater than 4,000m ²
Township Zone	5	Vacant, greater than 4,000m ²
Low Density Residential Zone	1	Vacant, greater than 1ha
Rural Living Zone	0.5	Vacant, greater than 2 ha

Further detail at the township level is provided through township specific planning projects (eg. Structure Plans and Framework Plans) to ascertain local development constraints and likely development yields.

3.2.2 URBAN RESIDENTIAL LOT SUPPLY

The table below shows the current and future lot supply expressed in years based on the demand projections outlined earlier in this report. It should be noted that the State planning requirement is to provide a minimum 15 years zoned land supply, which excludes 'future' lot supply identified in township

structure plans. At present, there is insufficient zoned land to meet the projected residential needs of the Shire. However, once planned re-zonings are implemented, this imbalance could be effectively addressed.

TABLE 5 - PROJECTED LOT SUPPLY

GROWTH SCENARIOS	LOT CAPACITY	LOW	MOD.	HIGH
New Dwellings Required per annum (projected demand)		200	348	514
Years supply based on existing vacant lots	2,762	14	8	5
Years supply based on existing and future vacant lots identified in settlement plans	6,452	32	19	13

The undersupply of residential land is confirmed by the recent Amendment C70 Planning Panel Report for Korumburra, which notes that "the work done by Essential Economics and Forecast ID in preparing the basis of Amendment C70 clearly demonstrates the need for additional land to be rezoned for residential purposes within the Korumburra Township. In addition, the Panel considers that whilst the amount of land considered for rezoning through Amendments C52 and C66 is significant, it will not be detrimental in terms of creating an oversupply of available land and thereby distorting the residential land market in Korumburra".¹

¹ Refer to Amendment C70 Planning Panel Report for Korumburra, page 26.

The Leongatha Structure Plan prepared in 2008 identified that at that time there was approximately 8 years of land supply for standard density residential purposes and 7 years supply for low density residential purposes. The overall land demand and supply figures presented in this report indicate that there is still an undersupply of residential land in Leongatha. As Leongatha is the major existing and future residential area in the Shire, the undersupply of residential land should be addressed as a matter of priority. In this regard it is noted that Council resolved in December 2012 to progress with rezoning in Leongatha.

3.2.3 LIFESTYLE LOTS SUPPLY

At the municipal level, there is capacity for 380 lifestyle residential lots between 0.4 and 4 ha in size. This figure includes vacant lots and broad-hectare lots in the Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ). It excludes lots in the Farming Zone (FZ) that fall within this size range.

Demand for lifestyle lots as measured by building approvals has averaged 33 lots per annum, with 11 lots per annum in the RLZ and 22 lots in the LDRZ.

Assuming that demand for lifestyle lots will continue at the historical trend, the current lot capacity is equivalent to 11.5 years supply as shown in the table below. A significant proportion of this supply is subject to further subdivision, which may limit or delay the delivery of these lots to the market.

TABLE 6 - LOWER DENSITY RESIDENTIAL LAND SUPPLY

SOUTH GIPPSLAND SHIRE	
Demand for lower density residential lots (per annum)	33
Lot capacity	380

Years Supply	11.5
--------------	------

The supply of lifestyle lots needs to be carefully managed to avoid adverse impacts on agricultural productivity and environmental and landscape values; recognise the difficulty in servicing dispersed populations; and avoid natural and human induced hazards.

In the context of South Gippsland it is recommended that the Low Density Residential Zone be utilised as the preferred zone for addressing demand for lifestyle properties. It is recommended that additional land be rezoned to the Low Density Residential Zone in strategic locations adjacent to higher order settlements to increase the zoned land supply to at least 15 years. This is equivalent to an additional 115ha of land in the LDRZ (3.5 years x 33 lots per year @ 1 lot per hectare).

Addressing demand for lifestyle lots by ensuring a sufficient supply of Low Density Residential Zone land will reduce pressure to rezone land into the Rural Living Zone and remove the justification for doing so in all but limited circumstances. Relevant circumstances may include addressing existing zoning anomalies or land use conflicts. Over time this will result in a reduction in the supply of vacant Rural Living Zone land as existing broadhectare parcels are subdivided and developed.

It is acknowledged that notwithstanding this suggested approach demand will continue to exist for larger lifestyle residential lots in locations remote from settlements. In other words, a supply of Low Density Residential Zone lots in close proximity to settlements will not meet the lifestyle expectations of all buyers.

In response to this it is noted that in 2010 the *RLUS* identified approximately 2,000 Farming Zone lots with an area of less than 4.1 hectares across the municipality. The Rural Dwellings Policy states that a permit may be granted for a rural residential dwelling on a lot of less than 4.1 hectares in the Farming Zone provided the impact on nearby agricultural activities, rural character, landscape values, natural systems and water quality are assessed

as part of the application. Accordingly, due to their large number and wide distribution these small Farming Zone lots provide substantial opportunities for rural lifestyle development without the need to rezone additional land into the Rural Living Zone.

The 11 old Crown townships across the municipality represent an exception to this approach. At present the Rural Dwellings Policy does not support dwelling developments within the 9 affected townships (with the exception of Meeniyan and Tarwin Lower RO Areas). The application of the Restructure Overlay provides an opportunity to facilitate some redevelopment of these lots subject to the consolidation of existing small titles. This type of measured approach to redevelopment has the potential to provide some certainty for landowners while avoiding further fragmentation and dispersal of population. Once the Restructure Overlay has been introduced the Rural Dwellings Policy will need to be revised to accommodate limited development in old Crown Townships.

3.2.4 DIRECTIONS FOR URBAN RESIDENTIAL LAND USE

Settlements in the Shire are highly dispersed, with Leongatha, Korumburra and Foster containing the majority of the population.

The majority of housing growth is taking place in the vicinity of the South Gippsland Highway in the towns of Leongatha, Korumburra, Loch, Nyora and Poowong driven by proximity to employment in metropolitan Melbourne, Wonthaggi and Warragul. Demand for dwellings in this area is largely driven by local families attracted by relatively low property prices and large dwellings.

Council has developed Structure Plans for these settlements that provide a land use framework

STANDARD RESIDENTIAL

The majority of recent residential development has comprised 'standard residential housing', namely detached dwellings within the Residential 1 Zone. Key considerations for the future provision of standard residential housing relate to diversity, location and design.

Density	There is currently a lack of housing diversity across the Shire; detached houses are the predominant housing type. Anecdotally, there is a growing demand for both 4+ bedroom dwellings and smaller dwellings (i.e. around 180 - 400 sqm blocks). The Shire currently has limited supply of these dwelling types.
Location	The location of existing dwellings in South Gippsland is highly dispersed. There is housing growth pressure in Leongatha, Korumburra, Venus Bay and Nyora.
Design	There are opportunities to encourage the incorporation of environmentally sensitive design and universal design principles in the development of new housing.

TOWNSHIP ZONE

The Township Zone currently applies to land within many of the smaller settlements across the Shire. This zone provides for residential development as well as a range of commercial, industrial and other uses. It provides flexibility for a variety of land uses to operate and establish within settlements.

The flexibility offered by the Township Zone is appropriate in smaller settlements where growth is limited and reticulated sewerage is unavailable. While greater flexibility does create the potential for land use conflict, this can be mitigated by the larger lot sizes and other constraints associated with the operation of septic tanks.

3.2.5 DIRECTION FOR NON-URBAN RESIDENTIAL LAND

'Non-urban' land refers to land outside the settlement boundaries. The RLUS provides policy direction for up to 2000 dwellings that can be developed on existing land within the Farming Zone. The HSS does not provide for any additional population growth in the non-urban areas of the Shire than that identified in the RLUS.

The *South Gippsland Rural Land Use Strategy (RLUS)* adopted by Council in August 2011, identified the Shire's non-urban areas 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 will have considerable implications for agricultural production, landscape, and the servicing of populations in outlying areas (*South Gippsland Shire Rural Land Use Study, August 2011*).

State planning policy discourages *ad hoc* residential development in rural areas and local policy continues to be revised to ensure this is consistent. To limit the further fragmentation of rural land by subdivision, maintaining clear and robust planning criteria around such practices will ensure the fair, sustainable and economic use and development of rural land. Most important, is to ensure land with high agricultural quality is protected from urban encroachment.

Council will maintain a strong commitment to discouraging growth in locations not serviced by reticulated water and sewerage.

FARMING ZONE

The *Rural Land Use Strategy 2011 (RLUS)* found that rural areas of the Shire have experienced a high level of land fragmentation arising from historical settlement and subdivision patterns. It supports the consolidation of rural lots to reduce fragmentation, avoid land use conflicts and support agricultural production.

The *RLUS* identified a significant supply of 2,000 vacant lots under 4.0ha in size within the Farming Zone that may also be suitable for the rural lifestyle market. These lots have not been included in demand analysis as the purpose of the zone does not support residential dwelling growth. Approval to develop these lots for dwellings is subject to the provisions and decision guidelines of the Farming Zone and relevant local policies.

The *HSS* has investigated eleven old Crown townships identified in the *RLUS*. It recommends the application of the Restructure Overlay to better align these subdivisions with the purposes of the Farming Zone and provide certainty to land owners.

Clause 22.08 - Rural Dwellings Policy of the South Gippsland Planning Scheme currently applies to applications for the use and development of dwellings in the Farming Zone. The Clause addresses matters such as development of dwellings on lots in association with or without agriculture, development of second and subsequent dwelling and development of dwellings in association with native vegetation and biodiversity outcomes. The scheduled lot size over which a planning permit is not required to use the land for a Dwelling in the Planning Scheme is 40ha. At present the policy seeks to prohibit the development of dwellings in old Crown townships.

This policy intent is supported by this *Housing and Settlement Strategy*. The policy relating to old Crown townships should be revised in the event that the Restructure Overlay provides an alternative mechanism for dealing with development in these locations.

LIFESTYLE RESIDENTIAL MARKET

There is also a strong lifestyle residential property market in South Gippsland, driven largely by the tree-change and retirement demand sectors.

These residents are driving demand for rural living and lower density residential properties. This is particularly evident in areas of high amenity and environmental value, such as Foster, Mirboo North, smaller coastal

settlements; and farming areas west of Korumburra which are within commuting distance of metropolitan Melbourne.

The second home or holiday home market also plays a significant role in the Shire, with Venus Bay a particularly popular holiday home location. Demand for holiday homes in the Shire is expected to continue into the future.

Lifestyle residential opportunities are provided in the Shire via land zoned Low Density Residential (LDRZ) and Rural Living Zone (RLZ). These zones are widely distributed across the municipality. In general terms both LDRZ and RLZ precincts can be found at the periphery of settlements, while there are also some RLZ precincts located more remotely.

The direction contained in Council's rural land use strategies including the RLUS and proposed Restructure Overlay, will result in over 2000 rural living opportunities in the Farming Zone. In addition, recent approval by Council of part of Amendment C50 will see additional dwelling opportunity in Foster.

The minimum lot sizes for subdivisions and dwellings are 0.4 ha in the LDRZ and between 1 and 8ha in the RLZ.

There are approximately 70 vacant LDRZ lots across the municipality, some of which have potential for further subdivision. These are located in Leongatha, Korumburra, Mirboo North, Foster, Nyora, Venus Bay, Poowong, Tarwin Lower and Dumbalk.

There are approximately 73 vacant lots zoned RLZ located across the settlements of Korumburra, Mirboo North, Foster, Nyora, Meeniyan and Venus Bay. Again, several of these have potential for further subdivision and Council has recently approved additional lots in Foster as part of Amendment C50.

The Low Density Residential Zone is preferable to the Rural Living Zone as a means of addressing demand for lifestyle residential development as smaller lot sizes achieve more efficient development, higher infrastructure standards (including sewerage), and the narrower range of permissible land uses enables better integration with residential areas. The HSS supports

upzoning of existing underdeveloped RLZ land to LDRZ where development constraints such as physical and community infrastructure are addressed,

Apart from areas identified for investigation in existing Structure Plans, this strategy does not support rezoning of further areas to RLZ as a means of meeting the future housing growth projected for the municipality due to its impact on agricultural land and the difficulty of providing infrastructure and services to dispersed communities.

RETIREE MARKET

The median age of Shire residents is well above the regional Victorian average. Retirees make up a high proportion of the population, comprising both long-standing residents and more recent arrivals. The population of South Gippsland is predicted to age significantly over the next 20 years (projected by VIF 2011).

The population of the Shire is expected to continue to age. This will increase the need for aged care, health services and age-specific community programs. In terms of the housing market, there is likely to be an increased demand for smaller, low-maintenance dwellings in locations with good access to retail, entertainment and community facilities.

3.2.6 RESIDENTIAL POLICY RESPONSES

STANDARD RESIDENTIAL

- Support the development of smaller housing types (1-2 bedrooms) in proximity of retail, community infrastructure and public transport nodes.
- Encourage infill development within settlement boundaries identified in adopted township Structure Plans and Urban Design Frameworks.

- Support residential development in areas serviced by reticulated water and sewerage.
- Encourage the incorporation of universal and environmental sustainable design principles into new residential development.

TOWNSHIP ZONE

- Continue to apply/administer the Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited.

FARMING ZONE

- Continue to support *Clause 22.08 - Rural Dwellings Policy* and the recommendations of the South Gippsland Rural Land Use Strategy, with the exception of the provisions relating to old and inappropriate subdivisions.
- Discourage dwelling development in the Farming Zone on lots between 4.1 and 40 ha that are not essential to support agricultural production on the land.
- Apply the Restructure Overlay to old and inappropriate subdivisions throughout the Shire and amend the Rural Dwellings Policy to reflect the provisions of the Overlay

LIFESTYLE RESIDENTIAL MARKET

- Encourage future residential development in existing towns and residentially zoned areas.
- Ensure sufficient land supply for lifestyle residential development by encouraging existing RLZ land to rezone to Low Density Residential Zone in close proximity to growth settlements where sewerage connection is available.

- Plan for lifestyle residential development in an integrated manner through settlement structure planning that takes into account land capability, natural hazards, locational suitability, existing and likely future land demand/supply and the efficient provision of services and infrastructure.
- Discourage the rezoning of additional land to Rural Living Zone except for the purpose of addressing zone anomalies or township interface issues.
- Discourage increasing the supply of lifestyle residential land in the Shire beyond 10 years.

3.3 SPECIAL NEEDS HOUSING

In the context of the South Gippsland Shire, 'special needs housing' refers to housing that meets the essential housing needs of those residents whose needs cannot be met by the traditional housing stock. Vulnerable groups include the elderly, disabled persons, the youth, single person households, homeless persons and the Indigenous community.

Housing should be considered in conjunction with local economic, social, educational, and environmental opportunity. This Strategy should take the opportunity to address the broader needs of community. For example, the low proportion of rental properties across the Shire (around 19%) suggests limited opportunity for housing vulnerable groups outside of home ownership, state owned public housing or via social housing providers.

More flexible housing options should be provided in close proximity to the key centres of Leongatha and Korumburra, to reduce future travel burden and ensure access to exiting services and amenity. For example, there appears to be a large market for attractive, adaptable, accessible, energy efficient units for long term residents who recognise the challenges of ageing in place, particularly in terms of maintenance of larger properties.

DIRECTIONS

South Gippsland has a community facing varying degrees of hardship. The population is ageing, has a higher than average proportion of persons with a disability (5.31% compared to 4.77% in Victoria), changing family structures (increasing single parent/person households and double income no kids) as well as settlements having variable levels of service provision.

Within the Shire these groups have specific housing needs in terms of design, location, tenure and cost, outside of the existing traditional dwelling stock. Specialist housing forms, such as public and social housing, nursing homes and emergency housing, currently represent only a marginal percentage of dwelling stock in the Shire.

There is a need to ensure that the Shire provides well located and appropriate housing forms for the future population. Principles around access to transport, flexible housing options (ie. accommodation outside of the traditional 3 bedroom detached house or 2 bedroom unit) and secure provision of essential services (ie. gas, water, electricity) are important to implement. Other key qualities include:

- Highly energy efficient dwellings, with small footprint, good solar access, north facing, good winter light.
- Dwellings that are accessible or adaptable, built on flat land with wider doorways, and reinforced frames for grab rails.
- Dwellings located in walkable environments in close proximity to shops for food, chemist and services (i.e. medical services), more specifically in Leongatha or Korumburra, but potentially also in Meeniyah, Mirboo North and Foster.
- Close proximity refers to direct walking distance (1-1.5 kilometres) on flat land and in a pleasant environment if possible, and with seats supporting walking journeys.

3.3.1 POLICY RESPONSES

- Encourage the provision of a diverse housing stock which meets the needs of residents across life stages, abilities and circumstances.
- Support the development of housing types suitable for elderly residents in higher order settlements where medical and community services are readily available, including Leongatha, Korumburra, Meeniyah, Mirboo North and Foster.
- Support housing that is designed for people with disabilities in Leongatha and Korumburra.

- Strengthen housing options for people with mental illnesses in settlements where medical and community services are readily available, including Meeniyah, Mirboo North, Leongatha, Korumburra, Foster and Fish Creek.
- Support housing options for younger people in Leongatha and Korumburra with good access to secondary and tertiary (TAFE) education, employment and transport.
- Encourage development of housing that is adaptable to a range of household types to support Indigenous housing needs, including in Meeniyah, Mirboo North, Leongatha, Korumburra, Foster and Fish Creek.
- Encourage the provision of affordable housing options in appropriate locations across the Shire, particularly well serviced settlements including Leongatha, Korumburra and Foster. This may also be appropriate in settlements that support large industry employers such as Poowong.
- Support the development of social housing to address gaps in the private rental market and the specific needs of vulnerable community members
- Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels in higher order settlements where medical and aged care services are readily available, including Leongatha.

3.4 INFRASTRUCTURE

3.4.1 COMMUNITY INFRASTRUCTURE

For South Gippsland an important step towards improving community cohesion is through supporting its existing stock of community infrastructure, particularly as work continues into assessing future need and increasing demand.

Lateral and creative solutions to community infrastructure provision can produce similar or even better results for a community than just the creation of new infrastructure. For example, by identifying well designed and flexible community halls/rooms these can then take on many new uses from promoting lifelong learning and educational opportunities, seminars, gym classes, art and sewing groups and even envelope stuffing for campaigns. Importantly, by supporting a community doing things for itself Council can provide leadership and strategy through its community planning capacity.

The purpose of Community Infrastructure is to deliver potential to all Shire residents, to live culturally rich, successful and socially included lives.

- The Shire has changed significantly over the past few decades. People are now moving into the Shire to retire, or to commute to major employment areas – Melbourne, Dandenong, or the Latrobe Valley. These populations have different needs to longer term residents of the Shire.
- Places identified for permanent settlement, and others identified as holiday destinations have changed purpose and now contain a mix of both types of residents and will continue to do so
- Many of the most disadvantaged [poor, renting and in housing stress] live many kilometers from shops and amenity in areas previously used as holiday destinations, and in areas that were not previously permanent settlements but now are.

- Many older residents also live some distance from amenity on the periphery of the Shire. As they age they should no longer be under pressure to drive as far or as often.
- For these people providing centralised amenity in the largest townships will have very little effect on their lives
- For some, particularly older residents, local amenity can mean the difference between successfully ageing in place, or needing additional care

3.4.2 TRANSPORT AND ACCESS

The Shire is serviced by a network of road, bus and walking and cycling routes. Passenger rail does not operate through in the Shire.

The Shire's highways and many local roads are facing increasing usage due to expansion in the tourism, forestry and other industries. There is also significant heavy vehicle traffic on roads associated with dairy and agricultural transport.

There are also some areas of the Shire, particularly towards the southern and eastern extents, which are not well serviced by public transport. This can be particularly problematic in the context of the Shire's ageing population.

The provision of efficient and quality transport linkages is particularly important in the context of the Shire's dispersed settlement pattern and ageing population profile. It is also important to the economic prosperity of the area.

3.4.3 RETICULATED WATER SUPPLY AND SEWERAGE

The extent of physical servicing across the Shire's townships is varied. Leongatha, Korumburra, Foster, Mirboo North, Toora, Meenyan, Port Welshpool and Welshpool are the only settlements that are serviced by both

reticulated water and sewerage. Reticulated sewerage is anticipated to be provided in the settlements of Nyora, Loch and Poowong by 2018.

Urban growth should be directed to locations where reticulated services are available in order to make the most effective use of those services and to avoid adverse environmental impacts associated with the use of septic tanks.

3.4.4 INFRASTRUCTURE POLICY RESPONSES

COMMUNITY INFRASTRUCTURE

- Support the implementation and development of community infrastructure plans, such as the draft Korumburra Community Infrastructure Plan recently released by Council for public exhibition.
- Foster partnerships by working with external providers to run services locally. For example supporting a local school to hold out-of-hour services (i.e. adult education), working with neighbourhood hall committees to provide a supported outreach library service or space for outreach Maternal and Child Health services.
- Foster social cohesion, promote activity and support economic viability. Providing and/or improving amenity, for example parks and spaces for local exchange (i.e. community markets) or improvements to footpaths/trails, is an important component in promoting social activity, supporting economic activity through passing foot traffic and fostering social cohesion.

- Encourage the creative use of space. Opportunistically leveraging space for service and amenity is another strategy in times of resource constraints. For example, running sessional and youth outreach sessions from existing local shop front, or a school; a library outlet in an established coffee shop or holding pop up art displays in unlet shops.
- Consider accessibility and mobility needs and constraints and facilitate access at a lower personal inconvenience and cost between communities and services.
- Manage and maintain existing community infrastructure assets by Council ensuring buildings are used as efficiently and effectively as possible to deliver best value to a community and people. This can result in communities sharing buildings to allow all people in the community the opportunity to thrive. Shared buildings or collections of spatially related or management linked buildings are commonly referred to as 'Community hubs'.
- Advocate for and facilitate the provision of infrastructure required to support the development of business and industry, including water, telecommunications, energy and waste systems.
- Require new Low Density Residential Developments to connect to reticulated sewerage systems (on site waste water containment will not be supported in Declared Water Supply Catchments).

TRANSPORT & ACCESS

- Support the development of an efficient and sustainable transport network.
- Encourage the expansion of public and community transport across the Shire.

RETICULATED WATER SUPPLY & SEWERAGE

- Direct residential and non-residential growth to settlements serviced by reticulated water and sewerage.
- Ensure that new development in settlements with reticulated infrastructure constraints does not result in adverse environmental impacts or overburden existing services.

3.5 NON-RESIDENTIAL LAND USE

RETAIL

In terms of retail development, the majority of retail options and opportunities exist within Leongatha and Korumburra. Additional retail floorspace will be needed in these centres to support projected residential growth.

It is important to note, there is only two major supermarkets located in South Gippsland (Woolworths Leongatha). Large independent supermarkets with a diverse range of stock operate in Leongatha, Korumburra, Mirboo North and Foster; with the other settlements serviced by local convenience retail. As designated settlements begin to grow there may be sufficient demand for additional full line supermarkets, particularly in the north-west of the Shire, such as Korumburra.

Given the relatively low population in South Gippsland, a supermarket is currently a higher order retail facility, and careful consideration should be given to the locations of future supermarkets given the significant trade that can be expected to be drawn to this location as a proportion of existing expenditure in the Shire and impact on local businesses and amenity. As a general rule, higher order retail facilities should be located in District Towns or larger.

Apart from providing access to goods and services, retail areas make a significant contribution to town identity and provide a focus for community activity and local amenity. The *Economic Development and Tourism Strategy 2012* encourages the expansion of retail opportunities, particularly supermarkets and general merchandise.

The location and type of retail land uses is varied and dispersed across the Shire. Leongatha and Korumburra are currently, and will remain, the primary retail centres. There are also smaller outlets located in smaller centres.

COMMERCIAL

Commercial development has centred on Leongatha in recent years, driven largely by the key employment and economic generator of the Murray Goulburn food processing plant. Similarly, the milk processing facilities in Korumburra and Poowong, and Poowong Abattoir are significant employers in the north west of the Shire. These industries provide an employment and economic anchor for supporting development and residential demand in these areas.

There is low non-retail commercial demand across the Shire. This is largely due to the absence of larger regional centres which are typically the location for public and private sector regional offices. However, a small amount of non-retail commercial land use should be facilitated to support areas experiencing significant retail and residential growth. This is particularly important in retaining local employment and reducing environmental impact related to work travel.

Leongatha and Korumburra are identified as the key locations for commercial land however there may be strategic opportunities for commercial development in Port Welshpool and Port Anthony, particularly in supporting the dominant industrial uses.

Further, new business opportunities should be sought to support the principle of diversifying and strengthening the economy as directed by the *Economic Development and Tourism Strategy 2012*.

INDUSTRIAL

Industrial development has centred on Leongatha in recent years. The Shire contains port facilities at Barry's Beach and Port Welshpool. There is potential to promote future growth at these locations associated with their strategic location and existing infrastructure.

The Shire also contains extractive industry, most notably sand around Nyora and stone quarrying near Leongatha.

The Shire supports a significant manufacturing industry closely linked to agricultural production, particularly the food production sector. The *Urban Development Program Regional Industrial Report 2012 – Shire of South Gippsland* provides a detailed breakdown of the demand and supply for industrial land in the municipality. The key finding of the UDP report is that “there is an adequate stock of zoned and unzoned industrial land stocks to meet trend and accelerated consumption rates across the Shire and within each of the towns.”

Industrial activities are generally concentrated in Leongatha, Korumburra and Barrys Beach.

Industrially zoned land is also located in Mirboo North, Port Welshpool, Toora and Nyora. It is noted that the 567 hectares of industrial land at Barrys Beach is not included in the land demand and supply calculations due to the long term, strategic nature of the land.

Demand for industrial land remains strong in Leongatha, with around 40 ha of vacant industrial land identified in 2008, some of which is subject to development constraints. It is anticipated that Leongatha would require an additional 30 hectares of industrial land to accommodate demand to 2026. This suggests there is sufficient supply available to accommodate demand within the study period.

There may also be strategic opportunities for industrial and commercial development in Port Welshpool and Port Anthony as well as an existing supply of industrial land close to Barry’s Beach. This could be a strategic resource for future development in the event that port facilities are further developed.

Council is conducting an industrial land review for Leongatha that recommends an additional 12 hectares of net developable land to be rezoned for industrial use.

3.5.1 TOURISM

South Gippsland contains significant natural and cultural assets which provide the basis for a strong tourism industry. The Shire has limited non-natural attractions and high quality accommodation venues. The *Economic Development and Tourism Strategy 2012* encourages development of tourism-related infrastructure within the Shire.

Given the role, location, amenity and environmental values of Mirboo North, Foster and Venus Bay in the regional and local context, there may be tourism opportunities in these towns, particularly in hospitality and accommodation.

Council has recently rezoned land to the Rural Activity Zone to encourage tourism related activities within key areas of the Shire, generally in areas close to tourist focal points for example Wilsons Promontory and Coal Creek. Council is conducting a study on recreational vehicles and locations for complementary facilities. It is also currently extending the Great Southern Rail Trail with further areas to be added as funding is acquired.

3.5.2 NON-RESIDENTIAL USES POLICY RESPONSES

RETAIL

- Reinforce the role of Leongatha and Korumburra as the key retail centres of the Shire.
- Encourage the provision of retail development in accordance with adopted settlement Structure Plans and Urban Design Frameworks.
- Support expansion of ‘in-centre’ retail development in strategic locations experiencing growth / in accordance with the settlement hierarchy.

COMMERCIAL

- Support the establishment of new businesses in a manner that supports the settlement hierarchy.
- Ensure commercial land supply is sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum.
- Provide commercial land supply in areas surrounding the commercial core of existing town centres and transport nodes, specifically Leongatha which has been identified as having insufficient supply to meet demand by 2020.

INDUSTRIAL

- Reinforce the role of Leongatha and Korumburra as the major industrial centres of the Shire given the developable land supply, proximity to population and commercial centres and the presence of major industries and businesses.
- Continue to direct and expand the role of industrial use at Barrys Beach.
- Ensure sufficient industrial land is available for expansion of key food manufacturing businesses.
- Ensure large lot industrial land is available in strategic locations for dairy related and value-add industries.
- Support the development of new port related industries at Barry's Point.
- Ensure industrial land supply is sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum.
- Discourage the encroachment of sensitive land uses in close proximity to industrial uses particularly where industrial noise, odour, lighting and truck movements may cause amenity concerns.

TOURISM

- Encourage and promote the development of the local tourism sector.
- Support the development of larger scale tourism infrastructure capable of attracting year round visitation, such as conference centres and major accommodation venues, in appropriate locations.
- Strengthen tourism links with adjoining municipalities.
- Infrastructure & Servicing

4

SETTLEMENT HIERARCHY

4.1 SETTLEMENT HIERARCHY & COMMUNITY FACILITIES FRAMEWORK

4.1.1 GROWTH FRAMEWORK PRINCIPLES

The following principles have been developed to guide the preparation of the South Gippsland Settlement Hierarchy and assist in the management of growth and development in the Shire.

- Support the development of connected, resilient and sustainable settlements
- Diversify the local economy, particularly through local industries and business.
- Strengthen liveability and character
- Protect and enhance environmental and landscape values
- Optimise access to existing infrastructure and services
- Minimise risks to life, property and built assets

4.1.2 THE SETTLEMENT HIERARCHY

A Settlement Hierarchy for South Gippsland Shire has been prepared to assist in guiding urban growth across the municipality and identifying infrastructure deficits. The hierarchy defines the role of different settlements and describes the relationships and interdependencies between localities. Refer to Figure 5.

The hierarchy has been informed by an analysis of:

- Existing and future population
- Existing land uses
- Physical and community infrastructure provision

- Settlement patterns and relationships
- State, regional and local policies.

The hierarchy contained in this document complements and implements the GRGP hierarchy. In addition, the hierarchy has been informed by consideration for identified key features of the Shire's settlements reflecting local conditions, settlement and land use patterns and seeks to ultimately inform future Council decision making.

It is important to note that designation in the hierarchy is not fixed, rather designation is an important tool to assess local character and availability and access to services. Where settlements function, growth patterns and or/key features change in the life of this Strategy, particular settlement conditions and hierarchy can be reviewed (where possible).

Consistency with the GRGP hierarchy may assist Council and others in the process of future funding applications.

4.1.3 COMMUNITY FACILITIES FRAMEWORK

The following community facilities framework has been prepared to support the settlement hierarchy developed as part of the Housing and Settlement Strategy. The framework has been developed in response to the community facilities principles outlined above and in light of the Municipal Strategic Statement and the Growth Areas Authority's *Planning for Community Facilities in Growth Areas*. The framework does not make specific commitments in relation to community infrastructure, nor does it identify expected thresholds at which particular facilities should be provided. Rather, a principles-based approach has been adopted due to: the highly dispersed and diverse nature of South Gippsland Shire, the relatively modest and geographically uneven nature of anticipated growth and change, and the inappropriateness of applying metropolitan standards in a regional context.

Table 4 sets out the settlement hierarchy and community facilities framework for each of South Gippsland's Settlements.

FIGURE 5 – SETTLEMENT HIERARCHY MAP



TABLE 4 – SETTLEMENT HIERARCHY & COMMUNITY FACILITIES FRAMEWORK

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
MUNICIPAL CENTRE	Municipal Centres are the dominant residential, commercial and retail node within the Shire. They support a large and diverse population, housed in a variety of dwelling types including specialist forms, as well as provide access to all levels of education as well as a range of health, recreational and cultural opportunities. Municipal Centres are connected to all essential utility services and are well serviced by public transport, possessing strong relationships with surrounding settlements of all types.	<p>Utilities - reticulated water, sewer, electricity & gas</p> <p>Services - Post Office, Ambulance & Police Stations, CFA, medical facilities, local govt office, accommodation, primary / secondary / tertiary education</p>	LEONGATHA	<p>Early Years – children’s centres, preschool, playgroups</p> <p>Education – special, primary, secondary, tertiary and training</p> <p>Medical – medical services, hospital</p> <p>Specialist housing – nursing homes, crisis housing, transitional housing, caravan parks</p> <p>Recreation – indoor swimming pool, velodrome, squash centre, indoor recreation centre, recreation reserves, playgrounds, parks</p>	<p>Promote Growth (Primary Growth Settlement)</p> <p>Highest level facilities and services commensurate with municipal catchment.</p> <p>Avoid duplication of facilities and services associated with close proximity to Korumburra.</p> <p>Key transport node providing access to higher level services in Melbourne and the Latrobe Valley.</p> <p>Monitor demand for children’s, family and aged services associated with population growth and ageing.</p>
LARGE DISTRICT CENTRE	Large District Centres have a diverse population base. They are the secondary residential, commercial and retail node within the Shire and contain a moderate employment base. Large District Centres provide access to a range of educational, health and recreational opportunities, are connected to all essential utility services and are well serviced by public transport.	<p>Utilities - reticulated water, sewer, electricity & gas</p> <p>Services - Post office/general store, medical services, CFA, ambulance, police, local government office, accommodation, primary and secondary education</p>	KORUMBURRA	<p>Early Years – Maternal child and health, kindergarten, childcare, playgroups</p> <p>Education – primary, secondary, library</p> <p>Medical – medical services, hospital</p> <p>Specialist housing – nursing home, community housing, caravan park</p> <p>Recreation – swimming pool, indoor recreation centre, recreation reserves, playgrounds, parks</p>	<p>Promote Growth (Primary Growth Settlement)</p> <p>High level facilities and services commensurate with the north-western growth corridor catchment.</p> <p>Complementary municipal services associated with close proximity to Leongatha.</p> <p>Key transport node providing access to higher level services in Melbourne.</p> <p>Monitor demand for children’s and family services, particularly kindergartens and childcare, associated with growth within Korumburra and north-western corridor.</p> <p>Support aged housing in close proximity to town centre.</p>

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
DISTRICT TOWN	District towns function as a key retail and service centre for a rural hinterland. They contain a limited range retail, education, health and recreational opportunities. There may be some specialist housing forms. Access to higher order services is generally sought in Large District Centres, Municipal Centres and outside the Shire.	<p>Utilities - reticulated water, sewer & electricity</p> <p>Services - Post Office/general store, basic medical services, CFA, ambulance, police, accommodation, primary and secondary education</p>	MIRBOO NORTH	<p>Early Years – maternal and child health, playgroup, children’s centre</p> <p>Education – primary, secondary, library</p> <p>Medical – community health centre, medical centre</p> <p>Specialist housing – aged care, caravan park</p> <p>Recreation – skate park, swimming pool, hockey field, recreation reserve, parks</p>	<p>Promote Growth (Secondary Growth Settlement)</p> <p>District level facilities and services commensurate with the north-eastern precinct catchment.</p> <p>Key transport node providing access to higher level services in the Latrobe Valley.</p> <p>Monitor demand for children’s, family and aged services associated with development of lifestyle properties.</p>
			FOSTER	<p>Early Years – maternal and child health, children’s hub, children’s centre, preschool</p> <p>Education – primary, secondary, library</p> <p>Medical – community health centre, dentist, hospital</p> <p>Specialist housing – aged care, caravan park</p> <p>Recreation – swimming pool, showgrounds, skate park. recreation reserve, parks</p>	<p>Promote Growth (Secondary Growth Settlement)</p> <p>District level facilities and services commensurate with the southern and eastern precinct catchment.</p> <p>Key transport node providing access to higher level services in Leongatha.</p> <p>Established role in providing retirement living, aged housing, health and disability facilities and services is likely to continue to grow due to ageing population.</p> <p>Likely to experience increased demand for smaller houses suitable for older residents.</p>

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
SMALL TOWN	<p>Small towns provide access to a limited range essential education and health services for a rural hinterland and contain a small retail centre. They may be connected to both reticulated water and sewer services and usually have strong relationships with larger settlements nearby.</p>	<p>Utilities - reticulated water, sewer (possible) & electricity</p> <p>Services - Post office/general store, CFA, police station, accommodation, primary school</p>	NYORA	Playgroup, primary school, community hall, open spaces, recreation reserve, skate park	<p>Support Growth</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Monitor demand for children’s and family services associated with projected population growth.</p> <p>Enhance connections to Korumburra for higher level services.</p> <p>Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster, particularly in light of expected growth in Nyora where limited community services exist.</p>
			TOORA	Kindergarten, primary school, community house, medical centre, swimming pool, recreation reserve, skate park, caravan park, supported housing, aged care, parks	<p>Support Growth</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Enhance connections to Foster for higher level services, particularly aged services.</p>
			MEENIYAN	Preschool, primary school, playgroups, community hall, recreation reserve, golf club, basketball/volleyball indoor stadium, parks	<p>Support Growth</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Enhance connections to Leongatha for higher level services, particularly aged services.</p>

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
			POOWONG	Maternal and child health, kindergarten, primary school, library, swimming pool, recreation reserve, basketball stadium, community hall, open spaces	<p>Support Growth</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Monitor demand for children’s and family services associated with projected population growth.</p> <p>Enhance connections to Korumburra for higher level services.</p> <p>Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.</p> <p>Support development of a community hub in the Poowong in the longer term given its good level of existing infrastructure and services.</p>
			LOCH	Preschool, primary school, market site, community hall, skate ramp, medical centre, recreation reserve, local parks, lawn bowls club	<p>Support Growth</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Enhance connections to Korumburra for higher level services.</p> <p>Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.</p>
			FISH CREEK	Kindergarten, primary school, dental clinic, community hall, recreation reserve	<p>Support Growth</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Enhance connections to Foster for higher level services, particularly aged services.</p>
VILLAGES	Villages support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are found in a small commercial area and connections to reticulated water and sewerage vary.	<p>Utilities – electricity, reticulated water (possible)</p> <p>Services - Post office/general store, CFA, primary school,</p>	KONGWAK	Primary school, community hall, recreation reserve	<p>Contain Growth within Settlement Boundary</p> <p>Local facilities and services commensurate with village and environs catchment.</p> <p>Explore opportunities to optimise use of existing facilities and take advantage of Welshpool-Port</p>
WELSHPOOL	Kindergarten, primary school, community hall, Rural Transaction Centre, recreation reserve, indoor stadium				

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
		accommodation	PORT WELSHPOOL	Skate park, playground	Welshpool Cluster. Enhance connections to larger centres for higher level services.
			KOONWARRA	Community hall, recreation reserve , shops	
COASTAL VILLAGES	Coastal villages perform a key tourist function and experience seasonal population influxes. They support small permanent populations and have limited access to public transport and community services. Coastal villages possess strong linkages to nearby towns and centres for access to essential and higher order services. Connections to reticulated water and sewerage vary.		VENUS BAY	Playgroup, lifesaving club, community centre, skate park, parks	Contain Growth in accordance with the <i>Victorian Coastal Strategy</i> Local facilities and services commensurate with village and environs catchment. Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services. Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster. Enhance connections to larger centres for higher level services.
			SANDY POINT	Community hall, lifesaving club, recreation reserve	
			TARWIN LOWER	Maternal and child health, playgroup, primary school, mobile library site, community health centre, tennis courts, sports park, community hall	
			WARATAH BAY	Recreation reserve	
			WALKERVILLE	Community hall	
			YANAKIE	Recreation reserve	
HAMLET	Hamlets contain a small cluster of housing generally within the Township Zone. Limited services or facilities are located within the settlement other than a possible community space and/or CFA service.	Utilities – Electricity Services - Community space, CFA (potentially)	BENA BUFFALO DUMBALK MIRBOO PORT FRANKLIN RUBY STONY CREEK JUMBUNNA	Community halls and/or recreation reserves exist in most hamlets and localities	Contain Growth within Settlement Boundary Explore opportunities to optimise use of existing facilities. Enhance connections to larger centres for higher level services.

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
LOCALITY	A locality comprises a cluster of housing located on smaller than average rural sized allotments within non-urban zones. Reticulated water and / or sewer is generally not available. Usually no services are located within the settlement.	Utilities – Electricity Services - Nil	ARAWATA BERRYS CREEK DARLIMURLA KARDELLA MT HEDLEY-AGNES NERRENA STRZELECKI	Community halls and/or recreation reserves exist in most hamlets and localities	Discourage Growth Explore opportunities to optimise use of existing facilities. Enhance connections to larger centres for higher level services.

4.2 LEONGATHA

SETTLEMENT TYPE:

Municipal Centre

KEY REFERENCE DOCUMENT:

Leongatha Structure Plan (2008)

Southern Leongatha Outline Development Plan (2012)

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated sewerage, water
- Electricity and Gas
- Situated along South Gippsland Hwy
- Bus Service

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: Children’s centres, preschools, playgroups
- Education: Special, primary, secondary, tertiary, training
- Medical: Leongatha hospital, maternal child & health, medical services, specialist medical
- Specialist Housing: Nursing homes, crisis housing, transitional housing, caravan parks
- Other Services: CFA brigade, SES, Police, Ambulance, Council Office, Community & Visitor Centre
- Recreation: Indoor swimming pool, velodrome, squash centre, indoor soccer, recreation reserves, playgrounds, parks

KEY CONSTRAINTS

- Lack of housing diversity
- Land surrounding Leongatha is erosion and flood prone
- Habitat of the Giant Gippsland Earthworm
- Tarwin Declared Water Catchment.
- Vacant industrial land subject to a range of environmental constraints

EXISTING LAND SUPPLY

	Residential 1 Zone*	Low Density Residential Zone**	TOTAL
Existing Vacant Lots	110	6	116 lots
Potential Lots	528	29	557 lots
Sub-Total	638	35	673 lots

*Note: less than 4,000m²

**Note: less than 1ha

INFLUENCES AND INDICATORS

Leongatha is the largest township and a regional industrial service centre with a significant dairy industry.

Leongatha is an urban density township (600 - 750 sqm), 3 bedroom houses make up 56% of the housing supply in the township. Despite that separate houses remain the most prevalent dwelling type in the area, Leongatha had one of the highest proportion (10%) of townhouses/units and apartments in the Shire (2011).

The key markets for housing in Leongatha are young couples/families from the local area, metropolitan Melbourne, Latrobe Valley and surrounds. These markets find property prices in Leongatha to be more affordable, and the town has the physical infrastructure to commute to other regional centres and Melbourne. These markets are also more likely to have higher education qualifications and earn a higher household income.

Anecdotal information suggests that there is an increasing demand for larger (4 beds +) dwellings from young families market and smaller, more condensed housing for senior residents. This demand is not matched by supply at present.

Leongatha has the highest demand for new dwellings in the Shire - its dwelling approvals accounted for 30% of the Shire's total (2007-2011).

Leongatha is a commercial service centre to South Gippsland Shire. Over half of the new commercial and industrial development was in Leongatha in the past 5 years.

GROWTH PRESSURES

- In-migration from smaller settlements.
- Expand to a regional service centre
- R1Z development most in demand
- Future Rural Living Expansion Areas restricting township growth
- Increasing demand for smaller dwellings (400sqm or less) and larger dwellings (4 beds+) to support young families and children, and people moving to Leongatha from smaller settlements.
- High demand for commercial and industrial land
- Will require 1ha commercial land, 5ha retail land, 8ha for 'out of centre' bulky goods development and 30 ha industrial land

PROJECTED HOUSING DEMAND

POPULATION 2011	POPULATION 2031*	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
5,332	7,158	945	47

**Based on Moderate Growth Scenario*

FUTURE GROWTH STRATEGY:

Promote Growth (Primary Growth Settlement]

FUTURE ROLE:

Leongatha is the primary service centre for the Shire. The majority of industrial and commercial development in the Shire over the past 5 years has taken place in Leongatha, and the town is expected to be one of the Shire's major residential growth locations going forward. The town has good urban land supply, and will continue to be the focus for demand for housing and settlement in close proximity to services, employment and retail facilities. Key businesses should be supported, with regular consideration of strategic commercial land requirements and facilitating expansion of existing business and attraction of supporting industries.

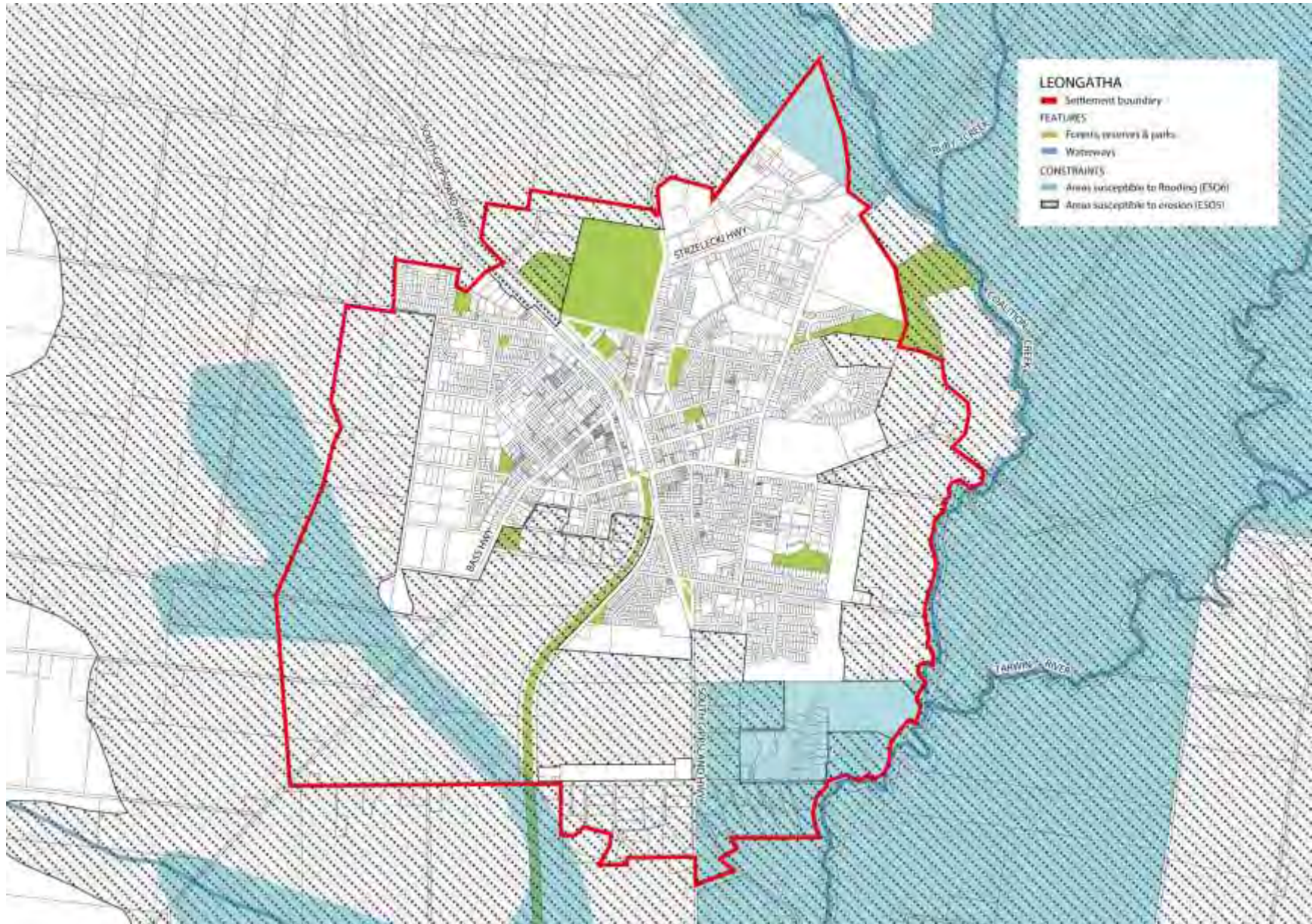
RECOMMENDATIONS:

- Provision of highest level facilities and services to support a municipal catchment including:
 - all levels of education
 - a range of health, recreational and cultural opportunities
 - connected to all essential utility services
 - transport services, possessing strong relationships with surrounding settlements of all types

- Encourage higher density residential development in accordance with the Southern Leongatha Outline Development Plan.
- Provide smaller residential allotments and housing options suitable for smaller households including elderly residents within a 400 metre radius of the Leongatha town centre.
- Advocate to Nursing Home / Aged Care Housing Services to provide additional supply of low care and high care beds in accordance with Federal aged care allocations of 113 places per 1,000 persons aged 70 years and over.
- Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels.
- Provide housing options for people with mental illnesses ideally within an 800m radius of the Town Centre and where medical and community services are readily available.
- Support housing that is designed for people with disabilities, including locations with flat topography that supports access and movement, and where medical and community services are readily available.
- Support smaller residential housing for younger people with good access to secondary and tertiary (TAFE) education, employment and transport.
- Support development of affordable housing that is adaptable to a range of household types to support Indigenous and non-indigenous housing needs. Work with the Aboriginal Housing and Red Shield Housing providers to determine demand.
- Support the development of social housing to address gaps in the private rental market and the specific needs of vulnerable community members:
 - Advocate to the National Rental Affordability Scheme (NRAS) to provide allocation for NARS housing stock in Leongatha.
 - Strengthen partnerships between housing associations, transitional housing managers, and service groups i.e. Aboriginal Housing and Red Shield Housing, RSL, Lions Club to support and increase social housing options in Leongatha.
- Support key businesses with regular consideration of strategic commercial land requirements and facilitating expansion of existing business and attraction of supporting industries.
- Industrial development should be encouraged and promoted, without the need to rezone land for industrial use.

FURTHER WORK

- The undersupply of residential land should be addressed as a matter of priority through implementation of the Southern Leongatha Outline Development Plan and relevant rezoning.
- Investigate the potential of the land identified for commercial use adjoining the South Gippsland Highway in the *Southern Leongatha Outline Development Plan (2012)* for the 8ha of land required for bulky goods development.



4.3 KORUMBURRA

SETTLEMENT TYPE:

Large District Centre

KEY REFERENCE DOCUMENT:

Korumburra Structure Plan (2010)

Amendment C70

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated sewerage and water
- Electricity and gas
- Situated along South Gippsland Hwy
- V-line Bus Service, community transport

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: Maternal child & health, kindergarten, childcare, playgroups
- Education: primary, secondary
- Medical: medical services, hospital
- Specialist Housing: nursing home, community housing, caravan park
- Other Services: CFA brigade, Police station, Ambulance, Council Office, Tourist Information Centre
- Recreation: swimming pool, indoor recreation centre, recreation reserves, playgrounds, parks, tennis courts

KEY CONSTRAINTS

- Limited larger land parcels
- Land surrounding township is erosion prone
- Habitat of the Giant Gippsland Earthworm
- Declared Tarwin Water Catchment covers the eastern half of Korumburra
- Vacant industrial land subject to a range of environmental constraints

EXISTING LAND SUPPLY

	Residential 1 Zone*	Low Density Residential Zone**	TOTAL
Existing Vacant Lots	121	15	136
Potential Lots	390	3	393
Sub-Total	511	18	529

*Note: less than 4,000m²

**Note: less than 1ha

INFLUENCES AND INDICATORS

Korumburra is the second largest urban settlement in South Gippsland Shire and has a significant industrial and dairy sector.

It has a similar housing stock as Leongatha, mostly separate houses with 3 bedrooms in R1Z land of standard density (600-750 sqm). There are also a number of lifestyle properties. The key markets for housing are similar to Leongatha's, probably with more work force in the industrial/manufacturing sector and a higher number of retirees compared to Leongatha.

Korumburra had the second highest new dwelling growth in the Shire in the past 5 years (21% of total Shire). The majority of growth happened in R1Z, some in rural zones. The Structure Plan identified a range of urban and rural residential land supply in Korumburra in 2008.

Anecdotal information also suggests an increasing demand for 4 beds+ houses and smaller dwellings (approx 180-400 sqm).

26% of new commercial and industrial development in the Shire was in Korumburra.

GROWTH PRESSURES

- Demand for Residential 1 Zone (R1Z) and Low Density Residential Zone (LDRZ)
- Increasing demand for 4 beds+ houses and smaller dwellings (approx 180-400sqm) to support young families and children and people moving to Korumburra from smaller settlements.
- Demand for retail/commercial land in flat topography locations
- Recent rezoning of the former saleyards site to the Industrial 3 Zone in Korumburra has further added to the stock of industrial land.

PROJECTED HOUSING DEMAND / SUPPLY

POPULATION 2011	POPULATION 2031 *	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
4,373	5,871	756	38

**Based on Moderate Growth Scenario*

FUTURE GROWTH STRATEGY

Promote Growth (Primary Growth Settlement)

FUTURE ROLE

Korumburra is the secondary service centre for the Shire, often performing a similar role to Leongatha but with a reduced civic and employment role. Due to the capacity of the town to accommodate future growth and the strategic location in the north-west section of the Shire in relatively close proximity to Metropolitan Melbourne, Korumburra is considered to be a long term District Town, but to remain as a secondary centre in comparison to Leongatha. Consideration should be given to the retail and business requirements for the town as it grows, including protecting and facilitating grow in key business sectors and supporting industries.

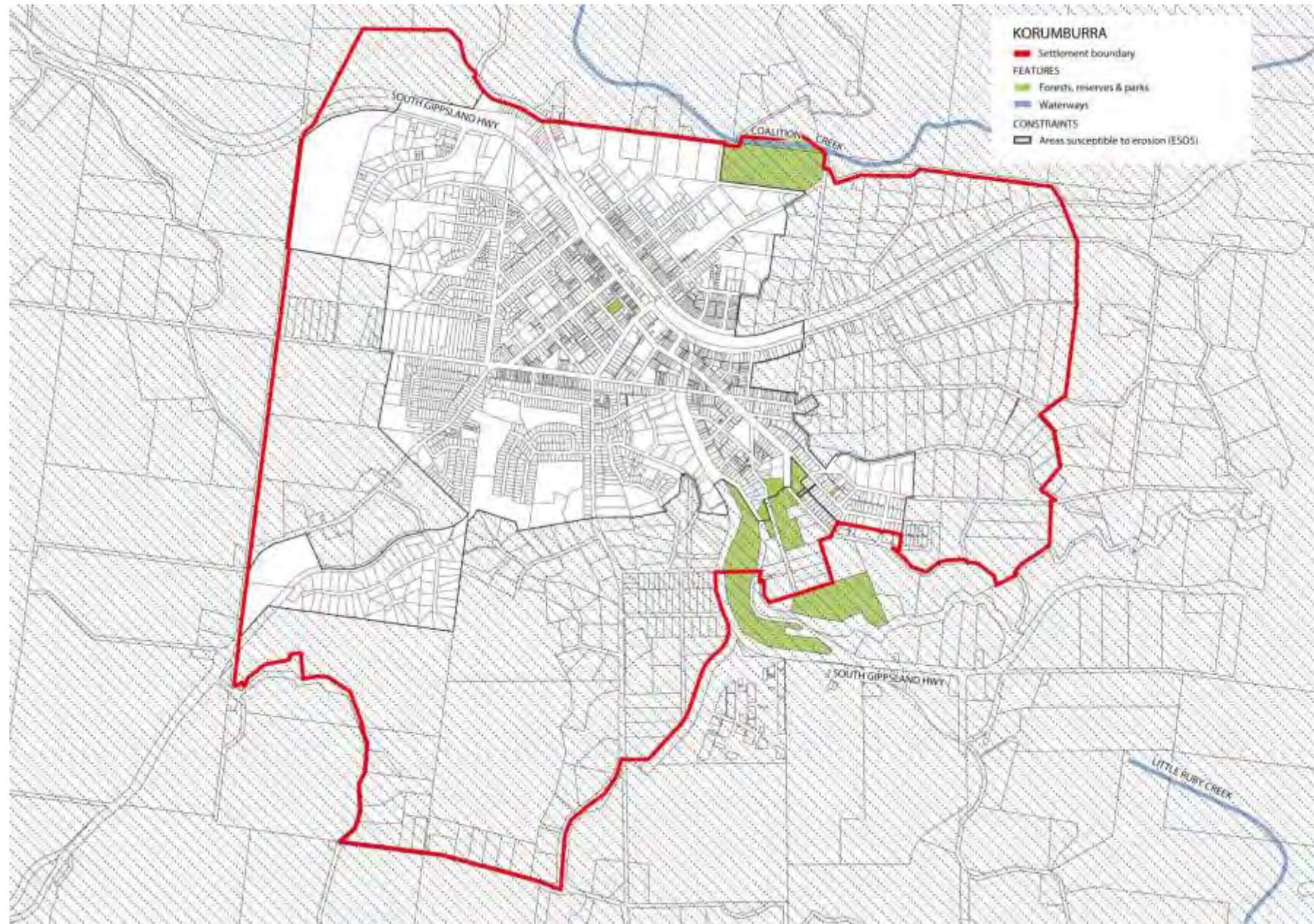
RECOMMENDATION:

- High level facilities and services commensurate with the north-western district, complementary to municipal services associated with close proximity to Leongatha, including:
 - secondary residential, commercial and retail
 - primary and secondary education
 - a range of health, recreational and cultural opportunities
 - connected to all essential utility services
 - transport services
- Limit settlement expansion in locations subject to the proposed Environmental Significance Overlay (Giant Gippsland Earthworm).
- Monitor demand for children’s and family services, particularly kindergartens and childcare, associated with growth within Korumburra and north-western corridor of Nyora and Poowong.

- Prefer higher density residential development with two or more dwellings on an urban residential site, on sites within a 400m radius of the Korumburra Town Centre in accordance with the *Korumburra Structure Plan 2010*.
- Discourage further rezoning of land for Rural Residential Zone and Low Density Residential Zone that may limit settlement expansion.
- Advocate to Nursing Home to provide additional supply of low care and high care beds in accordance with Federal aged care allocations of 113 places per 1,000 persons aged 70 years and over.
- Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels.
- Provide housing options for people with mental illnesses ideally within an 800m radius of the Korumburra Town Centre and where medical and community services are readily available.
- Support housing that is designed for people with disabilities, including locations with flat topography that supports access and movement, and where medical and community services are readily available.
- Encourage the provision of affordable housing options in appropriate locations.
- Support the development of social housing to address gaps in the private rental market and the specific needs of vulnerable community members:
 - Advocate to the National Rental Affordability Scheme (NRAS) to provide allocation for NARS housing stock in Korumburra.
 - Strengthen partnerships between housing associations, transitional housing managers, and service groups i.e. Aboriginal Housing and Red Shield Housing, RSL, Lions Club to support and increase social housing options in Korumburra.
- Support key businesses with regular consideration of strategic commercial land requirements and facilitating expansion of existing business and attraction of supporting industries.
- Industrial development should be encouraged and promoted, without the need to rezone land for industrial use in Korumburra, however this includes rezoning of the former saleyard site for 'future light industry and highway business' .

FURTHER WORK

- As part of the Korumburra Town Centre Plan, identify additional retail floorspace in the Korumburra Town Centre, including identifying site/sites with potential for a medium size supermarket.



4.4 FOSTER

SETTLEMENT TYPE:

District Town

KEY REFERENCE DOCUMENT:

Foster Structure Plan (2008)

Amendment C46, C50

EXISTING PHYSICAL INFRASTRUCTURE:

- Serviced by reticulated water and sewerage
- Electricity
- Water supply during drought
- Situated along South Gippsland Hwy

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: maternal and child health, children’s hub, children’s centre, preschool
- Education: primary, secondary, library
- Medical: community health centre, dentist, hospital
- Specialist Housing: aged care, caravan park
- Other Services: CFA brigade, Police station, Ambulance, Council Office, Tourist Information Centre
- Recreation: swimming pool, showgrounds, skate park, recreation reserve, parks

KEY CONSTRAINTS

- Limited vacant retail/commercial land
- Some areas of inundation and flooding
- Areas to the north and west of township are bushfire prone
- Area surrounding township has significant landscape character

EXISTING LAND SUPPLY

	Residential 1 Zone	Low Density Residential Zone	TOTAL
Existing Vacant Lots	25	3	28
Potential Lots	101	-	101
Sub-Total	126	3	129

**Note: less than 4,000m²*

***Note: less than 1ha*

Recent Planning Scheme Amendment C50 has rezoned land south of Foster town centre, creating an additional lifestyle residential supply for about 26 RLZ lots.

INFLUENCES AND INDICATORS

Foster has a significant retiree and holiday home role. The most prevalent dwelling type is separate houses, most with 3 bedrooms. However, it also has the largest proportion of apartments in the Shire (10% of all Foster dwellings in 2011).

Its key housing markets are retirees and 'tree-changers' from Melbourne or Mornington Peninsula and surrounds. There is an increasing demand for smaller dwellings due to the aging population in Foster (91% dwelling approvals in R1Z in past 5 years), No semi-detached dwellings were recorded in 2006 and 2011 Census.

There is high demand for aged care services and facilities in the township. South Gippsland Hospital is located in Foster and a 60 bed (high and low) care facilities is being developed in the town.

GROWTH PRESSURES

- Demand for smaller dwellings (eg. 180 - 400 m² lots)
- Some demand for high and low aged care facilities
- Demand for more retail services

PROJECTED HOUSING DEMAND / SUPPLY

POPULATION 2011	POPULATION 2031 *	TOTAL NEW 299+OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
1,677	2,251	333	17

**Based on Moderate Growth Scenario*

FUTURE GROWTH STRATEGY

Promote Growth (Primary Growth Settlement)

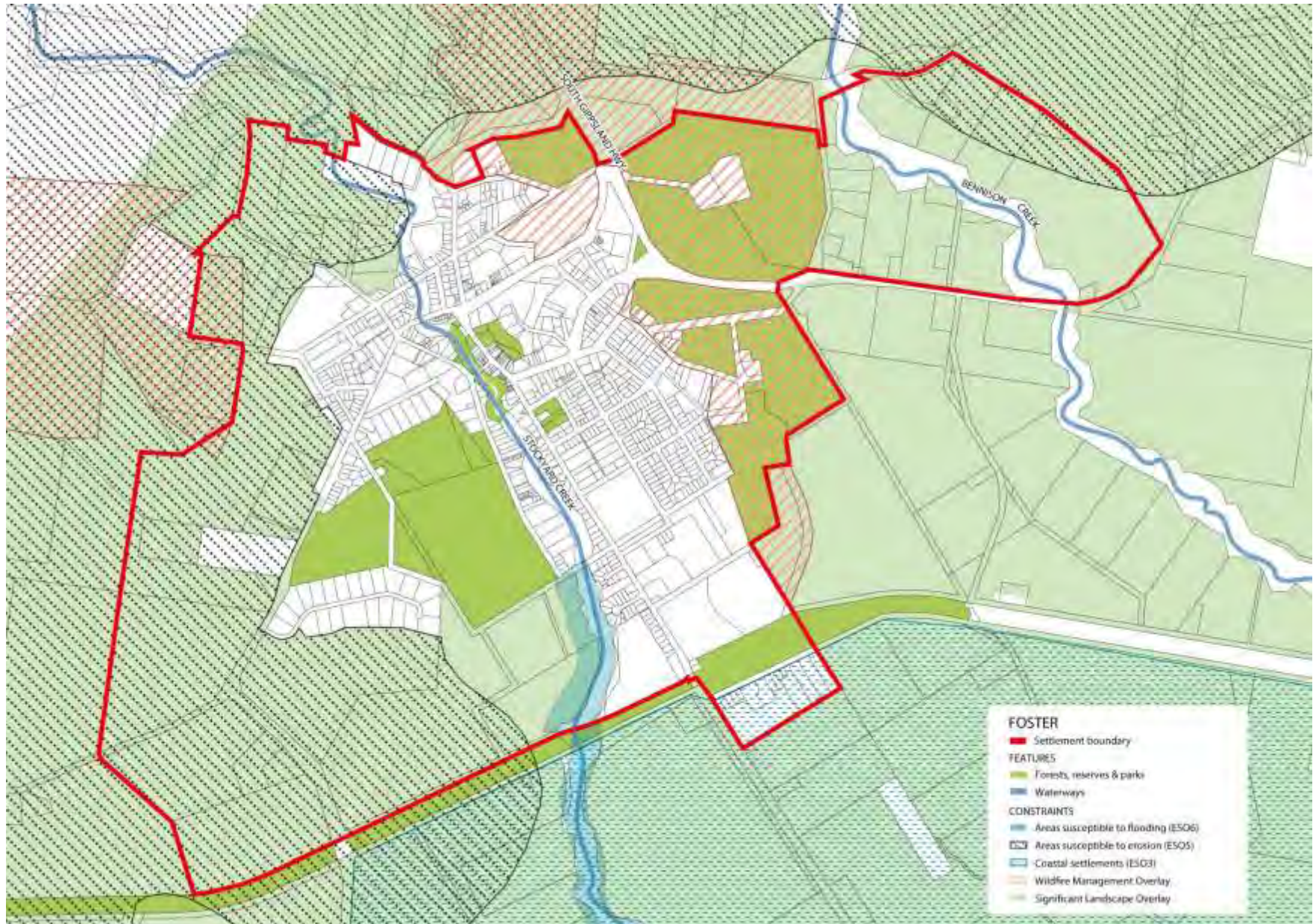
KEY CONSIDERATIONS

Foster is the key service centre for the eastern section of the Shire. Demand is expected to continue for standard and medium density residential dwellings, particularly due to the ageing population in this section of the Shire. There is expected to be ongoing demand for basic services, health care and retirement living in Foster, which performs the role of a District Town.

RECOMMENDATION

- District level facilities and services commensurate with the South Gippsland southern and eastern precinct catchment.

- Create smaller residential allotments within a 400m radius of the Foster Town Centre (250 -400sqm)
- Encourage housing diversity including specialist forms of housing, particularly aged care.
 - Established role in providing retirement living, aged housing, health and disability facilities and services is likely to continue to grow due to ageing population.
 - Advocate to Nursing Home to provide additional supply of low care and high care beds in accordance with Federal aged care allocations of 113 places per 1,000 persons aged 70 years and over.
 - Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels.
 - Provide housing options for people with mental illnesses ideally within an 800m radius of the Foster Town Centre and where medical and community services are readily available.
- Encourage the provision of affordable housing options in appropriate locations in new development.



4.5 MIRBOO NORTH

SETTLEMENT TYPE:

District Town

KEY REFERENCE DOCUMENT:

Mirboo North Structure Plan (2004)

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated water and sewerage supply
- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: maternal and child health, playgroup, children's centre
- Education: primary, secondary, library
- Medical: community health centre, medical centre
- Specialist Housing: aged care, caravan park
- Other Services: CFA brigade
- Recreation: skate park, swimming pool, hockey field, recreation reserve, parks

KEY CONSTRAINTS

- Limited vacant retail/commercial land
- No reticulated gas
- Steep slope and Tarwin Declared Water Catchment in south of the town centre
- Extensive application of the Bushfire Management Overlay (BMO) around and within the settlement

EXISTING LAND SUPPLY

	Residential 1 Zone	Low Density Residential Zone	TOTAL
Existing Vacant Lots	24	8	32
Potential Lots	48	25	73
Sub-Total	72	33	105

**Note: less than 4,000m²*

***Note: less than 1ha*

INFLUENCES AND INDICATORS

Mirboo North is a lifestyle and retirement location due to its attractive environmental setting. The large majority of dwellings in town are separate houses (3+ bedrooms).

Mirboo North also serves as a satellite town to Morwell, Traralgon etc, as many residents live in Mirboo North and work in the Latrobe Valley.

Mirboo North has the highest annual growth in land and house values in the past 10 years in the Shire (18% and 12% p.a. respectively). New dwellings were half R1Z and half rural lifestyle properties between 2007 and 2011.

GROWTH PRESSURES

- Demand for smaller dwellings and lifestyle properties
- Demand for aged care facilities
- Opportunities for some additional retail floorspace

PROJECTED HOUSING DEMAND / SUPPLY

POPULATION 2011	POPULATION 2031 *	TOTAL NEW 299+OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
2,296	3,082	365	18

**Based on Moderate Growth Scenario*

FUTURE GROWTH STRATEGY

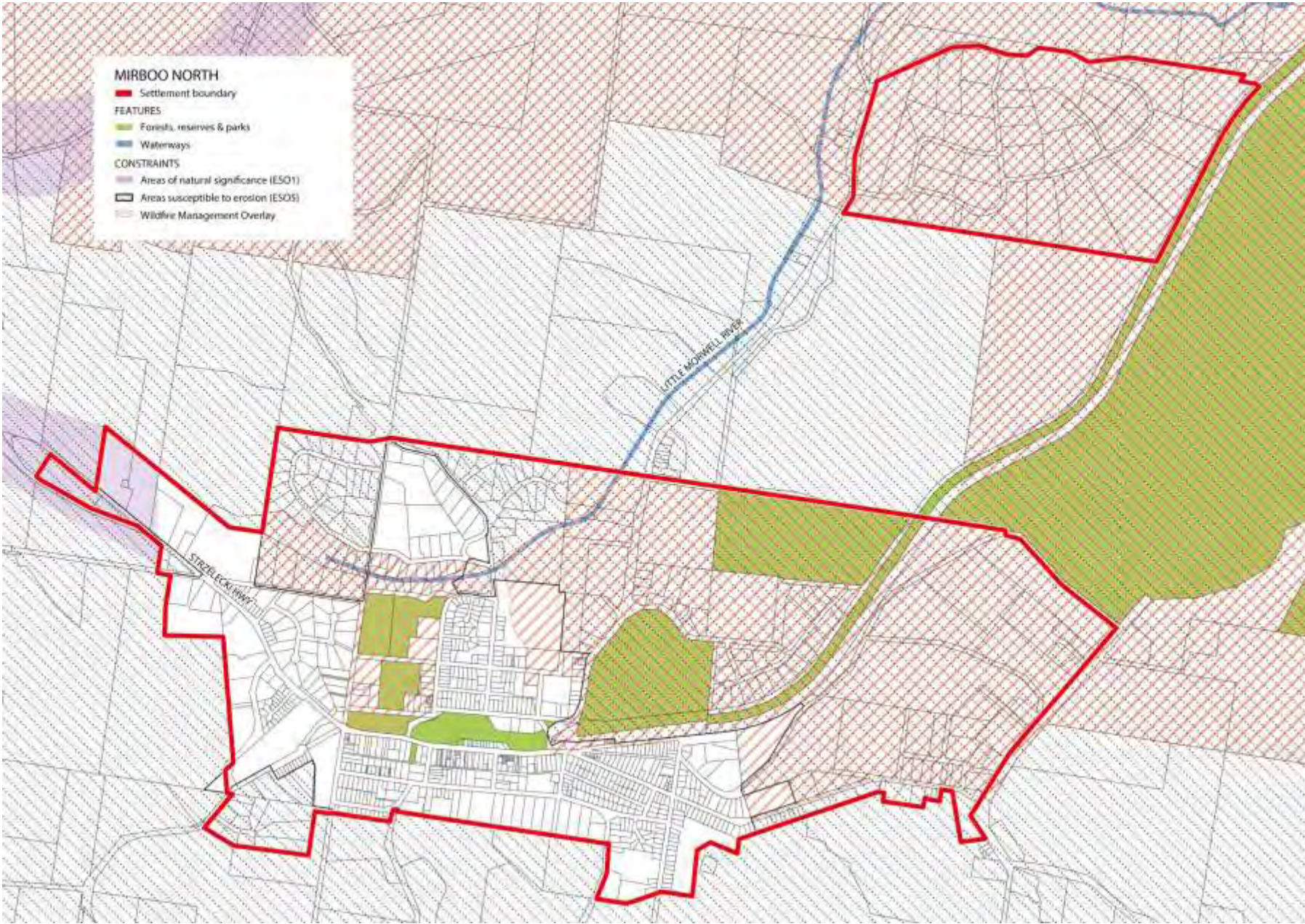
Promote Growth (Primary Growth Settlement)

KEY CONSIDERATIONS

Mirboo North has a current population of just over 2,000 persons. In the past 5 years, more dwellings have been developed in the LDRZ and RLZ than Residential 1 Zone, indicating the attractiveness of the location for lower density, high amenity living. Given the proximity to key regional employment locations including Leongatha and the Latrobe Valley, it is considered that Mirboo North will predominantly play a residential role, with a town centre servicing the local residents as well as leveraging tourism opportunities such as accommodation and hospitality.

RECOMMENDATION

- Encourage housing diversity
- Create smaller residential allotments within a 400m radius of the Mirboo North Town Centre (250 -400sqm)
- Encourage specialist forms of housing, particularly aged care
- District level facilities and services commensurate with the South Gippsland north-eastern precinct catchment.
- Key transport node providing access to higher level services in the Latrobe Valley.
- Monitor demand for children's, family and aged services associated with development of lifestyle properties



4.6 NYORA

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

Nyora Structure Plan (2011)

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated water
- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: playgroup
- Education: primary school
- Other Services: Community Hall
- Recreation: parks

KEY CONSTRAINTS

- No reticulated gas and sewerage (sewerage expected to be introduced in 2015)
- The town has limited retail/commercial services.
- Railway reserve (which supports tourist train) provides the main open space
- Habitat of the Giant Gippsland Earthworm
- Topographical constraints
- Areas to the west of State significance including sand resources (buffer to sand mining)
- Protecting the economic value of agricultural land in the Farm Zone

EXISTING LAND SUPPLY

- 26 existing vacant Lots in the Township Zone (TZ)
- 30 potential vacant lots in Township Zone (TZ)

Will be updated in light of Amendment C72 for Nyora Structure Plan and Henley Land rezoning.

INFLUENCES AND INDICATORS

Nyora is identified as a peri-urban settlement within 100 kilometres of metropolitan Melbourne. There are currently large scale proposals for Residential 1 Zoned land adjoining the existing township to the north-east (Wallis Watson). Recent adoption of Amendment C72 for Nyora will see development of additional residential land.

Nyora is a rural residential town that has the highest proportion of separate houses with 4+ bedrooms in the Shire (2011).

All new dwellings were rural properties in the past 5 years (5% of total Shire). Demand for new housing slowed since 2009.

The town has limited retail/commercial services. Residents rely on Korumburra and Leongatha for essential services.

GROWTH PRESSURES

Demand for lifestyle properties and some standard density/ commuter lots

Demand on existing primary school associated with growth

Limited service provision in comparison to high growth projection

PROJECTED HOUSING DEMAND / SUPPLY

POPULATION 2011	POPULATION 2031 *	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
1,332	1,788	202	10

**Based on Moderate Growth Scenario*

KEY CONSIDERATIONS

The towns of Nyora, Poowong and Loch are considered to play a similar economic role, in that the relative proximity to services and employment in metropolitan Melbourne, combined with a regional setting and improving local services and infrastructure, are driving demand for standard density residential dwellings in these small settlements. These settlements act as a cluster, with improving land supply and infrastructure fundamentals allowing incremental growth that should continue to be supported by higher order facilities in Korumburra and Leongatha, alongside incremental growth in local services.

FUTURE GROWTH STRATEGY

- Support Growth

RECOMMENDATION

- Local facilities and services commensurate with a sub-district catchment.
- Monitor demand for children's and family services associated with projected population growth.
- Enhance connections to Korumburra for higher level services.
- Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.



4.7 LOCH

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

Loch Structure Plan (2011)

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated water supply
- Electricity
- Located adjoining the South Gippsland Highway

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: Preschool
- Education: Primary school
- Medical: Disability services
- Other Services Community Hall, market site
- Recreation Recreation reserve, playground, Skate Ramp, Parks, Bowling Club

KEY CONSTRAINTS

- No sewerage or gas (reticulated expected sewerage by 2018)
- Areas with steep topography and environmental overlays (east, west and south of Loch)
- Habitat of the Giant Gippsland Earthworm
- Areas prone to inundation (north, west and east of Loch)
- South Gippsland Highway to the north
- Heritage buildings

GROWTH PRESSURES

- Provision of reticulated sewerage will allow for small lots
- Retail/commercial development dependent on tourism in town

PROJECTED HOUSING DEMAND / SUPPLY

- There are 32 existing vacant lots in 2011.
- Replacement of the Township Zone can create 53 R1Z lots and 15 LDRZ lots as per the recommendations of the Loch Structure Plan 2011.

INFLUENCES AND INDICATORS

The towns of Nyora, Poowong and Loch are considered to play a similar economic role, in that the relative proximity to services and employment in metropolitan Melbourne, combined with a regional setting and improving local services and infrastructure, are driving demand for standard density residential dwellings in these small settlements. These settlements act as a cluster, with improving land supply and infrastructure fundamentals allowing incremental growth that should continue to be supported by higher order facilities in Korumburra and Leongatha, alongside incremental growth in local services.

FUTURE GROWTH STRATEGY

- Support Growth

RECOMMENDATION

- Local facilities and services commensurate with a sub-district catchment.
- Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.

FURTHER WORK

- Implement the Design and Development Overlay to control buildings within Loch.

4.8 POOWONG

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

Poowong Structure Plan (2011)

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated water supply
- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: Maternal & Child Health, kindergarten
- Education: Primary school, library
- Other Services: Community Hall
- Recreation: Recreation reserve, swimming pool, basketball stadium, open spaces

KEY CONSTRAINTS

- No sewerage or gas (reticulated expected sewerage by 2018)
- Much of the land in and around Poowong is steeply sloping
- Habitat of the Giant Gippsland Earthworm
- Aboriginal Cultural Heritage sensitive area in south of town centre.
- Demand for lifestyle properties and potential to constrain settlement growth
- Existing industry provides a constraint due to required buffers (abattoir and UDP Dairy)

GROWTH PRESSURES

- Provision of reticulated sewerage will allow for small lots.

PROJECTED HOUSING DEMAND / SUPPLY

- Approximately 30 existing vacant lots in 2011.
- Approximately 126 new lots can be created in the township based on rezoning of the Township Zone to the Residential 1 Zone (R1Z)

FUTURE GROWTH STRATEGY

- Support Growth

INFLUENCES AND INDICATORS

The towns of Nyora, Poowong and Loch are considered to play a similar economic role, in that the relative proximity to services and employment in metropolitan Melbourne, combined with a regional setting and improving local services and infrastructure, are driving demand for standard density residential dwellings in these small settlements. These settlements act as a cluster, with improving land supply and infrastructure fundamentals allowing incremental growth that should continue to be supported by higher order facilities in Korumburra and Leongatha, alongside incremental growth in local services.

RECOMMENDATION

- Local facilities and services commensurate with a sub-district catchment.
- Monitor demand for children's and family services associated with projected population growth.
- Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.
- Support housing developments suitable for workers employed in town.

4.9 TOORA

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

South Gippsland Eastern District UDFs (2012)

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated sewerage, water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: Maternal & Child Health, kindergarten
- Education: Primary school
- Specialist Housing: Caravan park, supported housing
- Medical: Medical centre
- Other Services: Community House, library, aged care
- Recreation: Swimming pool, recreation reserve, skate park

KEY CONSTRAINTS

- No gas supply
- Significant landscape character

PROJECTED HOUSING DEMAND / SUPPLY

- 24 existing vacant lots. 5.6ha un-subdivided TZ land (yield 56 lots)

FUTURE GROWTH STRATEGY

Support Growth

RECOMMENDATION

- Local facilities and services commensurate with a sub-district catchment.

4.10 FISH CREEK

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

South Gippsland Small Towns Urban Design Framework, 2013

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: Kindergarten
- Education: Primary school
- Medical: Dental Clinic
- Other Services: Community Hall
- Recreation: Recreation reserve

KEY CONSTRAINTS

- No reticulated gas or sewerage
- Waste disposal issues in some parts associated with soil capacity
- Waterway and Aboriginal Cultural Heritage Sensitive area running through the town.
- Erosion prone land
- Fish Creek is prone to flooding and inundation

PROJECTED HOUSING DEMAND / SUPPLY

Limited growth pressure in township.

FUTURE GROWTH STRATEGY

- Support Growth

RECOMMENDATION

- Local facilities and services commensurate with a sub-district catchment.

4.11 MEENIYAN

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

Meeniyon Structure Plan (2011)

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated sewerage, water supply and electricity
- Located on South Gippsland Highway
- Connection to Great Southern Rail Trail

EXISTING COMMUNITY INFRASTRUCTURE

- Early Years: Preschool, playgroups
- Education: Primary school
- Other Services Community hall
- Recreation Recreation reserve, golf club, basketball/volleyball

KEY CONSTRAINTS

- No gas supply
- Significant vegetated, swampy and sloping land
- Inadequate supply of existing vacant residential land/urban lots
- Erosion prone land surrounding settlement
- Large part of settlement is located within Tarwin Declared Water Catchment
- Bushfire and flood prone land to north of township

PROJECTED HOUSING DEMAND / SUPPLY

- 11 existing vacant Township Zone lots
- Initial proposed rezoning from TZ to R1Z - can create 25 urban lots

FUTURE GROWTH STRATEGY

- Support Growth

RECOMMENDATION

- Create smaller residential allotments (500 -1,000sqm)
- Support strengthening of commercial and retail centre
- Support local facilities and services commensurate with a sub-district catchment.

4.12 KONGWAK

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

South Gippsland Small Towns Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE:

- Reticulated water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Education Primary school
- Other Services Community hall
- Recreation Recreation reserve

KEY CONSTRAINTS

- No reticulated water, sewerage or gas
- Aboriginal Cultural Heritage Sensitive Area covers half of the town centre and surrounding land
- Bushfire Management Overlay (BMO) applies to land south of the township

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATION

- Local facilities and services commensurate with village and environs catchment.
- Explore opportunities to optimise use of existing facilities
- Enhance connections to Wonthaggi and Korumburra for services

4.13 KOONWARRA

SETTLEMENT ROLE

Village

REFERENCE

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE:

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Other Services Community hall, shops
- Recreation Recreation reserve

KEY CONSTRAINTS

No reticulated water supply or sewerage

Bushfire prone settlement

Within a Declared Water Supply Catchment – Tarwin River

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services.
- Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.14 WELSHPOOL

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

South Gippsland Eastern Districts UDF (2012)

EXISTING PHYSICAL INFRASTRUCTURE

- Reticulated sewerage, water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Learning: Kindergarten
- Education: Primary school
- Other Services: Community hall, Rural Transaction Centre, CFA
- Recreation: Recreation reserve

KEY CONSTRAINTS

- No reticulated gas
- Significant landscape character
- Aboriginal Cultural Heritage Sensitive Area covers large area north of the main street.
- Ability to accommodate demand for housing and associated community and physical service infrastructure in association with potential commercial / industrial development at Barrys Beach and Port Welshpool.

FUTURE GROWTH STRATEGY

- Contain Growth within Settlement Boundary

RECOMMENDATION

- Local facilities and services commensurate with village and environs catchment.
- Explore opportunities to optimise use of existing facilities and take advantage of Welshpool-Port Welshpool Cluster.
- Enhance connections to larger centres for higher level services.
- Monitor land supply and housing demand / supply in Welshpool as commercial and industry growth increases in Barrys Beach and Port Welshpool.

4.15 PORT WELSHPOOL

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

South Gippsland Eastern Districts UDF (2012)
Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

- Reticulated water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Skate park, playground, foreshore reserve

KEY CONSTRAINTS

- No reticulated gas
- Prone to impacts of coastal processes
- Significant landscape character
- Aboriginal Cultural Heritage Sensitive Area covers the entire settlement
- Land to north and west of township is bushfire prone

FUTURE GROWTH STRATEGY

- Contain Growth within Settlement Boundary

RECOMMENDATION

- Local facilities and services commensurate with village and environs catchment.
- Explore opportunities to optimise use of existing facilities and take advantage of Welshpool-Port Welshpool Cluster.
- Enhance connections to larger centres for higher level services.

4.16 VENUS BAY

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

Venus Bay Urban Design Framework (2006)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Learning: Playgroup
- Other Services: Community centre, Lifesaving Club
- Recreation: Skate park, parks

KEY CONSTRAINTS

- No reticulated water or sewerage.
- Fragmented retail services, only a town centre in Estate 1
- Crown land reserve along the coast within Aboriginal Cultural Heritage Sensitive Area
- Prone to coastal processes
- Bushfire prone
- Land to southeast is flood prone
- Significant landscape character
- Acid Sulfate soils

GROWTH PRESSURES

- Demand for lifestyle properties and some standard density/ commuter lots
- Service delivery given the very high rate of unoccupied dwellings (mostly holiday homes)

PROJECTED HOUSING DEMAND / SUPPLY

Housing demand is mainly driven by the holiday home market in Venus Bay, demonstrated by the very high proportion of dwellings that were unoccupied at the last Census (82%). Therefore, a different housing demand method was used to project dwelling requirements for Venus Bay to the other settlements in the Shire.

For Venus Bay:

- The requirement for new occupied dwellings is based on permanent resident population growth (the 3 scenarios used in this report); and
- The requirement for new unoccupied dwellings (mostly holiday homes) is based on the average number of dwelling approvals between 2007 and 2011 and assuming the current proportion of unoccupied dwellings to continue in 2031.

POPULATION 2011	POPULATION 2031 *	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
589	791	124	27

**Based on Moderate Growth Scenario*

KEY CONSIDERATIONS

Venus Bay is the key holiday home location in the Shire. 82% of dwellings in the town were unoccupied on Census night, and historical demand for dwellings in this location is high. It is considered that the town is appropriate for local convenience retail and commercial facilities, but that higher order

facilities can be appropriately accessed in Tarwin Lower, Inverloch and Wonthaggi as incremental growth progresses.

FUTURE GROWTH STRATEGY

- Contain Growth in accordance with the *Victorian Coastal Strategy*

RECOMMENDATION

- Local facilities and services commensurate with village and environs catchment.
- Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.
- Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.
- Enhance connections to larger centres for higher level services.



4.17 TARWIN LOWER

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

Reticulated water supply

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Learning: Playgroup, primary school
- Other Services: Maternal and child health, Community centre, mobile library site, community health centre, Community hall
- Recreation: Parks, River Reserve, Tennis courts, Sports park

KEY CONSTRAINTS

- Prone to coastal processes
- Bushfire prone
- Land is flood prone
- Significant landscape character
- Acid Sulfate soils

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATION

- Local facilities and services commensurate with village and environs catchment.
- Explore opportunities to improve accessibility between Venus Bay and Tarwin Lower.
- Enhance connections to Leongatha and Korumburra for higher level services.

4.18 SANDY POINT

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

Sandy Point Structure Plan (2006)

Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Early Learning: Playgroup
- Other Services: Community Hall, Lifesaving Club
- Recreation: Recreation Reserve

KEY CONSTRAINTS

- No reticulated water or sewerage.
- Prone to coastal processes
- Acid Sulphate Soils
- Bushfire Prone
- Aboriginal Cultural Heritage Sensitive Area surrounding the settlement

PROJECTED HOUSING DEMAND / SUPPLY

- 12 vacant lots in the Township Zone

GROWTH PRESSURES

- 90% of dwellings in Sandy Point were unoccupied in 2011 (holiday homes). Large majority of dwellings were large beach holiday houses.

Only a small proportion of permanent residential population. The town relies heavily on Leongatha for major retail, commercial and industrial services.

- Sandy Point provides accommodation for tourists to surrounding coastal towns/parks.

FUTURE GROWTH STRATEGY

Contain Growth in accordance with the Victorian Coastal Strategy

RECOMMENDATION

- Local facilities and services commensurate with village and environs catchment.
- Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.
- Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.
- Enhance connections to larger centres for higher level services.

4.19 WARATAH BAY

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

Waratah Bay Structure Plan (2006)

Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

- Sewerage and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Recreation Reserve

KEY CONSTRAINTS

- No reticulated water or sewerage.
- Prone to coastal processes
- Acid Sulfate soils
- Aboriginal Cultural Heritage Sensitive Area covers most of the settlement

FUTURE GROWTH STRATEGY

- Contain Growth in accordance with the *Victorian Coastal Strategy*

RECOMMENDATION

- Local facilities and services commensurate with village and environs catchment.
- Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.

- Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.

4.20 WALKERVILLE

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

Draft Walkerville Coastal Foreshore Management Plan (2013)

Victorian Coastal Strategy

PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community Hall

KEY CONSTRAINTS

- No reticulated water supply or sewerage
- Prone to coastal processes
- Acid Sulfate soils
- Aboriginal Cultural Heritage Sensitive Area in Crown land south and east of the settlement.

FUTURE GROWTH STRATEGY

- Contain Growth in accordance with the Victorian Coastal Strategy

RECOMMENDATION

- Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.

- Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.
- Enhance connections to larger centres.

4.21 YANAKIE

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Recreation

KEY CONSTRAINTS

- No reticulated water supply or sewerage

GROWTH PRESSURES

- Increase in demand for commercial/retail options associated with development of the Rural Activity Zone - Prom Gate.

FUTURE GROWTH STRATEGY

- Contain Growth in accordance with the *Victorian Coastal Strategy*

RECOMMENDATION

- Local facilities and services commensurate with village and environs catchment.
- Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.

- Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.
- Enhance connections to larger centres for higher level services.

4.22 BENA

SETTLEMENT ROLE

Hamlet

REFERENCE

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community hall

KEY CONSTRAINTS

- No reticulated water supply or sewerage
- Habitat of the Giant Gippsland Earthworm

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services. Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.23 BUFFALO

SETTLEMENT ROLE

Hamlet

REFERENCE

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community hall and general store

KEY CONSTRAINTS

- No reticulated water supply or sewerage
- Aboriginal Cultural Heritage Sensitive Area along waterway south of town centre
- Fire prone town centre

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services. Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.24 DUMBALK

SETTLEMENT ROLE

Hamlet

REFERENCE

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Other Services: Community hall, CFA, general store (including post office), cafe, farm and hardware supplies store, nursery and Church
- Recreation: Recreational reserve with sporting clubs and campdraft, Memorial Park and playground, picnic facilities

KEY CONSTRAINTS

- No reticulated water supply or sewerage
- Within a declared Water Supply Catchment – Tarwin River

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services.
- Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.25 MIRBOO

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Former Community hall and recreation reserve

KEY CONSTRAINTS

- Mirboo is in Tarwin Catchment area, The Environmental Significance Overlay No. 2 "Water Catchments" applies to whole settlement.
- South Gippsland Water has serious concerns with growth and associated increase in septic tanks creating catchment contamination.
- No reticulated water supply or sewerage
- Aboriginal Cultural Heritage Sensitive Area
- Bushfire risk

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to Leongatha for higher level services.
- Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.26 PORT FRANKLIN

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT

South Gippsland Small Settlements Urban Design Framework (2013)

Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

- Reticulated water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community hall, basketball courts, oval
- Corner Inlet and Coastal Park
- Franklin River Reserve and Foreshore Reserve

KEY CONSTRAINTS

- No reticulated water supply or sewerage
- Prone to coastal processes
- Land Subject to Inundation Overlay (LSIO) applies to low-lying areas adjacent to Corner Inlet, including the 'peninsula' reserve.
- Environmental Significance Overlays apply to the entire town (ESO3) and to the riparian public land (ESO6)
- Aboriginal Cultural Heritage Sensitive Area
- A Significant Landscape Overlay (SLO) applies to the majority of land outside the town boundary

PROJECTED HOUSING DEMAND / SUPPLY

- Approximately 16 existing vacant lots in 2010.
- Approximately 5.3 hectares of un-subdivided land within the Township Zone in 2010. Due to the absence of sewerage, the un-subdivided land would yield a maximum of 1 dwelling per 4,000 square metres, equating to a further 13 lots. However, some of the un-subdivided land is unsuitable for further subdivision due to its close proximity to the Franklin River.

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to Foster and Leongatha for higher level services.
- Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.27 RUBY

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community hall, tennis court, CFA building

KEY CONSTRAINTS

- No reticulated water supply or sewerage
- Within a Declared Water Supply Catchment - Tarwin River.
- Aboriginal Cultural Heritage Sensitive Area

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services. Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.28 STONY CREEK

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community Hall, Glass manufacturer, and Victorian-era former shop buildings, Stony Creek Racecourse and Recreation Reserve, Great Southern Rail Trail

KEY CONSTRAINTS

- No reticulated water supply or sewerage
- Northern half of the settlement is within a Declared Water Supply Catchment - Tarwin River.
- Western half of the settlement is bushfire prone

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to Foster and Leongatha for higher level services.
- Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.29 JUMBUNNA

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community hall

KEY CONSTRAINTS

- No reticulated water supply or sewerage

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services.
- Encourage new development in accordance with adopted Urban Design Framework for the settlement.

4.30 ARAWATA

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community hall

KEY CONSTRAINTS

- No services
- Within a Declared Water Supply Catchment - Tarwin River

FUTURE GROWTH STRATEGY

Discourage Growth

RECOMMENDATIONS:

- Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services.

4.31 BERRYS CREEK

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community halls and/or recreation reserves exist in most hamlets and localities

KEY CONSTRAINTS

No services

Within a Declared Water Supply Catchment - Tarwin River

FUTURE GROWTH STRATEGY

Discourage Growth

RECOMMENDATIONS:

Encourage infill development in accordance with adopted Urban Design Framework for the settlement.

Explore opportunities to optimise use of existing facilities.

Enhance connections to larger centres for higher level services.

4.32 DARLIMURLA

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

Access to Mirboo North (Grand Ridge) Rail Trail

EXISTING COMMUNITY INFRASTRUCTURE

Community hall

KEY CONSTRAINTS

No services

FUTURE GROWTH STRATEGY

Discourage Growth

RECOMMENDATIONS:

Encourage infill development in accordance with adopted Urban Design Framework for the settlement.

Explore opportunities to optimise use of existing facilities.

Enhance connections to larger centres for higher level services.

4.33 KARDELLA

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community halls and/or recreation reserves exist in most hamlets and localities

KEY CONSTRAINTS

- No services
- Within a Declared Water Supply Catchment - Tarwin River
- Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to all land surrounding the Township Zone (TZ).

FUTURE GROWTH STRATEGY

Discourage Growth

RECOMMENDATIONS:

- Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services.

4.34 MT BEST – AGNES - HEDLEY

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

Eastern District Urban Design Framework (2012)

EXISTING PHYSICAL INFRASTRUCTURE

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE

- Community hall in Mt Best and Hedley
- Tennis Court in Mt Best
- Great Southern Rail Trail in Hedley and Agnes

KEY CONSTRAINTS

- No services
- Mt Best: susceptible to erosion, bushfire risk to much of Mt Best
- Hedley: BMO applies to land to the east and west of Hedley; SLO₃ applies to the smaller lots in Hedley and the LSIO applies to land close to the Nine Mile Creek.
- Agnes: Land within Agnes subject to ESO₆, the LSIO applies to land adjacent to the Agnes River; SLO₃ applies to the smaller lots.

FUTURE GROWTH STRATEGY

Discourage Growth

RECOMMENDATIONS:

- Encourage infill development in accordance with adopted Urban Design Framework for the settlement.

- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services.

4.35 NERRENA

SETTLEMENT TYPE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE:

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE:

- Recreation Reserve, playground, former school building, Community hall, CFA brigade

KEY CONSTRAINTS:

- No services
- Within a Declared Water Supply Catchment - Tarwin River
- Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to settlement
- Heritage Overlay (HO102) applies to the Community Hall.

FUTURE GROWTH STRATEGY:

Discourage Growth

RECOMMENDATIONS:

- Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres for higher level services.

4.36 STRZELECKI

SETTLEMENT TYPE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE:

- Electricity

EXISTING COMMUNITY INFRASTRUCTURE:

- Community hall and local Church

KEY CONSTRAINTS:

- Area south of the Korumburra Warragul Road is within a Declared Water Supply Catchment - Tarwin River.
- The Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to entire locality
- No services

FUTURE GROWTH STRATEGY:

Discourage Growth

RECOMMENDATIONS:

- Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- Explore opportunities to optimise use of existing facilities.
- Enhance connections to larger centres



PART B: URBAN DESIGN FRAMEWORKS

5

INTRODUCTION

5.1 OVERVIEW

The South Gippsland Small Towns Urban Design Frameworks (SGST UDFs) have been prepared for the following 17 settlements within the municipality:

- Arawata
- Buffalo
- Dumbalk
- Jumbunna
- Kongwak
- Mirboo
- Ruby
- Strzelecki
- Yanakie
- Bena
- Darlimurla
- Fish Creek
- Kardella
- Koonwarra
- Nerrena
- Stony Creek
- Walkerville

The UDFs provide an integrated and coherent framework for managing the future growth and development of these settlements. Currently these settlements have no detailed strategic plan. In order to provide long term land use directions for these townships, Council aims to incorporate the land use elements of 17 UDFs into the relevant sections of the Planning Scheme.

The UDFs are being undertaken concurrently with the South Gippsland Housing and Settlement Strategy (SG HSS) to inform the future role of the 17 settlements within the hierarchy of towns in South Gippsland Shire. The UDFs focus on the settlements' physical aspects, images and identities.

PROJECT OBJECTIVES

The project objectives are:

- Review existing work regarding the roles of the 17 settlements in the broader Gippsland region.

- Analyse the urban design opportunities and constraints within the 17 settlements.
- Assess and incorporate outputs from community consultation and engagement processes being undertaken by Council into the UDFs.
- Identify urban design objectives for each area that reflect the values, priorities and aspirations of the community within the framework of opportunities / constraints and community planning work already undertaken.
- Identify boundaries for each of the 17 settlements that reflect the current and projected population within the context of opportunities/constraints and community aspirations.
- Recommend land use and urban design actions to achieve preferred outcomes in the short, medium and long term.

APPROACH

The development of the UDFs involves seven stages:

1. Project inception and background analysis
2. Identification of draft Issues & Opportunities
3. Issues & Opportunities Community consultation
4. Draft Urban Design Frameworks
5. **DRAFT UDFS COMMUNITY CONSULTATION (CURRENT)**
6. Final Urban Design Frameworks for adoption by Council.
7. Planning Scheme Amendment to implement relevant objectives, actions and Framework Plans into the planning scheme and to add the SG UDFs as a Reference document. This process includes its own public exhibition component.

STUDY TEAM

South Gippsland Shire Council (SGSC) appointed a consultant team led by Planisphere to prepare the Study. The study team and their various roles are:

Planisphere	Project Management, Planning & Urban Design
Urban Enterprise	Economic Analysis, Land Demand & Supply Analysis
Equity Justice Access	Specialist Housing & Community Infrastructure Analysis

REVIEW

The UDFs are intended to guide decisions so that they are made in a consistent manner and for the benefit of the whole community. It is recognised that circumstances can change and that plans will need to be revised over time and in response to changed circumstances, for example the provision of the of reticulated sewerage.

URBAN DESIGN PRINCIPLES

Urban design involves applying a localised contextual approach to the analysis and development of settlements. It requires engagement with local communities in order to recognise the elements that support a sense of ownership, identity, pride and resilience. Well-designed places are inhabited by engaged communities who support and help to achieve positive environmental, economic and social outcomes.

The Victorian Urban Design Charter has twelve principles that establish the foundation for good urban design.

- **Accessibility** - provide ease, safety and choice of access for all people

- **Legibility** - help people to understand how places work and to find their way around
- **Animation** - stimulate activity and a sense of vitality in public places
- **Fit and function** - support the intended uses of spaces while also allowing for their adaptability
- **Complementary mixed uses** - integrate complementary activities to promote synergies between them
- **Sense of place** - recognise and enhance the qualities that give places a valued identity
- **Consistency and variety** - balance order and diversity in the interests of appreciating both
- **Continuity and change** - maintain a sense of place and time by embracing change yet respecting heritage values
- **Safety** - design spaces that minimise risks of personal harm and support safe behaviour
- **Sensory pleasure** - create spaces that engage the senses and delight the mind
- **Inclusiveness and interaction** - create places where all people are free to encounter each other as equals.

Source: DPCD Urban Design Charter for Victoria

5.2 THE CONTEXT

POLICY

STATE & REGIONAL POLICY

State policy objectives for planning include the creation of safe, functional and good quality environments. Good urban design is critical to this and ensures future development or redevelopment contributes to a sense of place, cultural identity and environmental sustainability. Contextually appropriate design principles and strategies provide the framework to achieve these objectives.

SGSC is one of six municipalities included in the *Gippsland Regional Plan 2010*. The Plan sets out strategic priorities and infrastructure directions, ten key priorities are listed in the Plan to promote improvements in the liveability, productivity and sustainability of the region. The priorities and issues most relevant to the UDF settlements are those concerned with port and freight transport, regional planning, the introduction of broadband infrastructure, nature based tourism, and sea level rise linked to climate change.

The Plan identified the need for the preparation of a *Gippsland Regional Growth Plan* (GRGP). This plan is currently being prepared.

The *Victorian Coastal Strategy 2008* (VCS) provides an integrated management framework for the coast that is supported by regional coastal actions plans and the *State Planning Policy Framework*. It includes a coastal settlement framework aimed at managing spatial growth. The five coastal settlements including Yanakie, Sandy Point, Waratah Bay, Tarwin Lower and Venus Bay are classified as having:

Low Spatial Growth Capacity: Growth contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries.

The VCS provides a framework for action and ensures that decision makers will be better informed on how to manage climate change risks and likely impacts on the coast.

LOCAL POLICY

SGSC's *Municipal Strategic Statement* (MSS) sets out the Shire's land use and development vision, and the policies and provisions by which it will be implemented utilising the South Gippsland Planning Scheme. It highlights a range of municipal priorities including: protecting the environment, cultural heritage and landscape values; encouraging economic development, particularly in relation to tourism and agriculture; promoting high quality living environments; improving transport; and facilitating community services.

PLACE

LOCATION

South Gippsland Shire is located in the south western area of the Gippsland region, approximately 100km southeast of metropolitan Melbourne, abutting the Baw Baw, Latrobe, Wellington, Bass Coast and Cardinia Council areas.

NATURAL FEATURES

South Gippsland comprises a rich landscape of farmed and forested undulating hills and valleys, and low-lying coastal plains. The Shire includes places such as Wilsons Promontory, Cape Liptrap, Andersons Inlet and Waratah Bay. Significant waterways include the Tarwin River, Bass River, and the Ramsar-listed Corner Inlet marine wetlands. The Shire also contains a large number of parks and reserves containing flora and fauna of State and Federal significance.

These features and landscape settings provide a defining characteristic to many of the rural settlements in South Gippsland and are highly valued by the community.

ENVIRONMENTAL CONSTRAINTS

Key environmental constraints affecting the Shire's settlements include erosion, flooding, coastal sea level rise and bushfires. A majority of the municipality is covered by Environmental Significance Overlays, indicating areas susceptible to erosion and flooding. The Bushfire Management Overlay applies to Wilsons Promontory National Park and the eastern areas of the Shire.

Bushfire mapping for the Shire is currently under review with data expected for release in early 2013. The Victorian Government has released broad-scaled state-wide mapping for areas at risk of sea-level rise, and is currently working on more detailed assessments to provide clearer information to Councils on the potential future impacts.

Guidance for the planning and management of sea level rise is outlined in Clause 13.01-1 of the State Planning Policy Framework. It stipulates that planning should take into account a possible sea level rise of 0.8 metres by 2100, and that development should be avoided in identified coastal hazard areas.

Future developments must be sensitively sited and designed in response to these environmental constraints, particularly in coastal areas.

ACCESS AND TRANSPORT

The Shire is accessible by vehicle from the South Gippsland, Strzelecki and Bass Highways. Many major and local roadways provide connections between the settlements, and are used by locals, tourists, and industries. As a result of expected increases in tourist and heavy vehicle traffic, these roads require constant maintenance and some may require upgrades.

The former railway line to South Gippsland was closed in 1993 and now terminates in Cranbourne. A section of rail line between Nyora and Leongatha is currently used on a monthly basis by the South Gippsland Tourist Railway. The rail alignment from Leongatha to Foster has been transformed into the Great Southern Rail Trail (GSRT) which is used as a shared pedestrian, horse riding and cyclist path. Funding was allocated in 2012 to complete the GSRT to Welshpool by 2015.

The V-line passenger coach service provides a connection from Melbourne to South Gippsland via the South Gippsland Highway. Limited local bus services also exist between some settlements and a coach service also links South Gippsland to Bass Coast and the Latrobe Valley.

The MSS notes that it is important for the Shire to maintain the former rail reserves to provide the opportunity for rail services to return in the future.

SERVICES & UTILITIES

Korumburra, Leongatha, Foster, Mirboo North, Toora, Meeniyan, Welshpool and Port Welshpool are serviced by reticulated sewerage and water. Waratah Bay is serviced by reticulated sewerage but not reticulated water.

The UDF settlements including Fish Creek, Koonwarra, Dumbalk and some properties in Ruby have reticulated water but not reticulated sewerage. The other UDF settlements do not receive these services, which is a constraint to any future growth of these areas.

Many of the UDF settlements have limited services or facilities, and benefit from strong linkages to other nearby towns and centres for access to essential and higher order services. These constraints will be overcome by facilities provided in the larger towns.

PEOPLE

POPULATION

South Gippsland has a population of 27,506 persons based on the 2011 Census, an increase of 1,475 since the 2006 Census. The residents are dispersed across the 44 settlements of the Shire. Based on a moderate growth scenario (1.48% per annum), the population is projected to increase to 36,927 by 2031, requiring approximately 5,000 new dwellings².

The draft South Gippsland Housing and Settlement Strategy identifies that growth within the Shire will be directed to the larger townships serviced by reticulated sewerage e.g. Leongatha and Korumburra. The balance of growth will be distributed among other settlements. The settlements with no reticulated sewerage, including the 17 UDF townships, will only support infill development within a settlement boundary.

AGE STRUCTURE

Around 43% of South Gippsland residents are aged 50 years and over (20% of which are 65 and over). Based on current Victoria in Future (VIF) 2012 forecasts the number of residents aged 65 years and over is expected to increase significantly in the Shire over the next 20 years. This indicates that access to and the provision of aged care services and facilities will be critical to the quality of life experienced by the ageing population if these residents are to stay in the Shire.

FAMILY COMPOSITION

The key households in the Shire are couples without children (32.4%), couples with children (26.5%) and lone persons (25.9%). Since 2006, there has been growth in couples without children and lone person households.

SOCIO-ECONOMIC CHARACTERISTICS

The municipality has slightly lower household and median weekly incomes, and a smaller portion of high income households compared to regional Victoria in 2011.

² Urban Enterprise (2013), *South Gippsland Shire Housing & Settlement Strategy: Economic Analysis*

6

SETTLEMENT UDFs



Arawata

6.1 ARAWATA

Arawata is a small rural residential settlement situated high along Fairbank Road, north of Korumburra and Leongatha. Rich in heritage and priding itself on a strong sense of community, the settlement is privileged with expansive views overlooking the surrounding hills and valleys.

The settlement is sign posted at both entranceways and includes a cluster of rural farm houses, community hall, church and art gallery. Buildings are modest in height and scale, and sited close to the road behind transparent timber or post and wire fences. Fairbank Road at Arawata is lined with formally planted native and exotic trees and provides vistas of the rural landscape.

TOWN ROLE & FUNCTION

Arawata is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'locality' comprising a cluster of housing and a community hall. The locality is not serviced by reticulated water or sewer.

EXISTING PLANNING CONTROLS

Arawata is located in the Township Zone (TZ).

The Environmental Significance Overlay (ESO₂) 'Water Catchment' applies across the entire township.

6.1.1 LAND USE ACTIONS

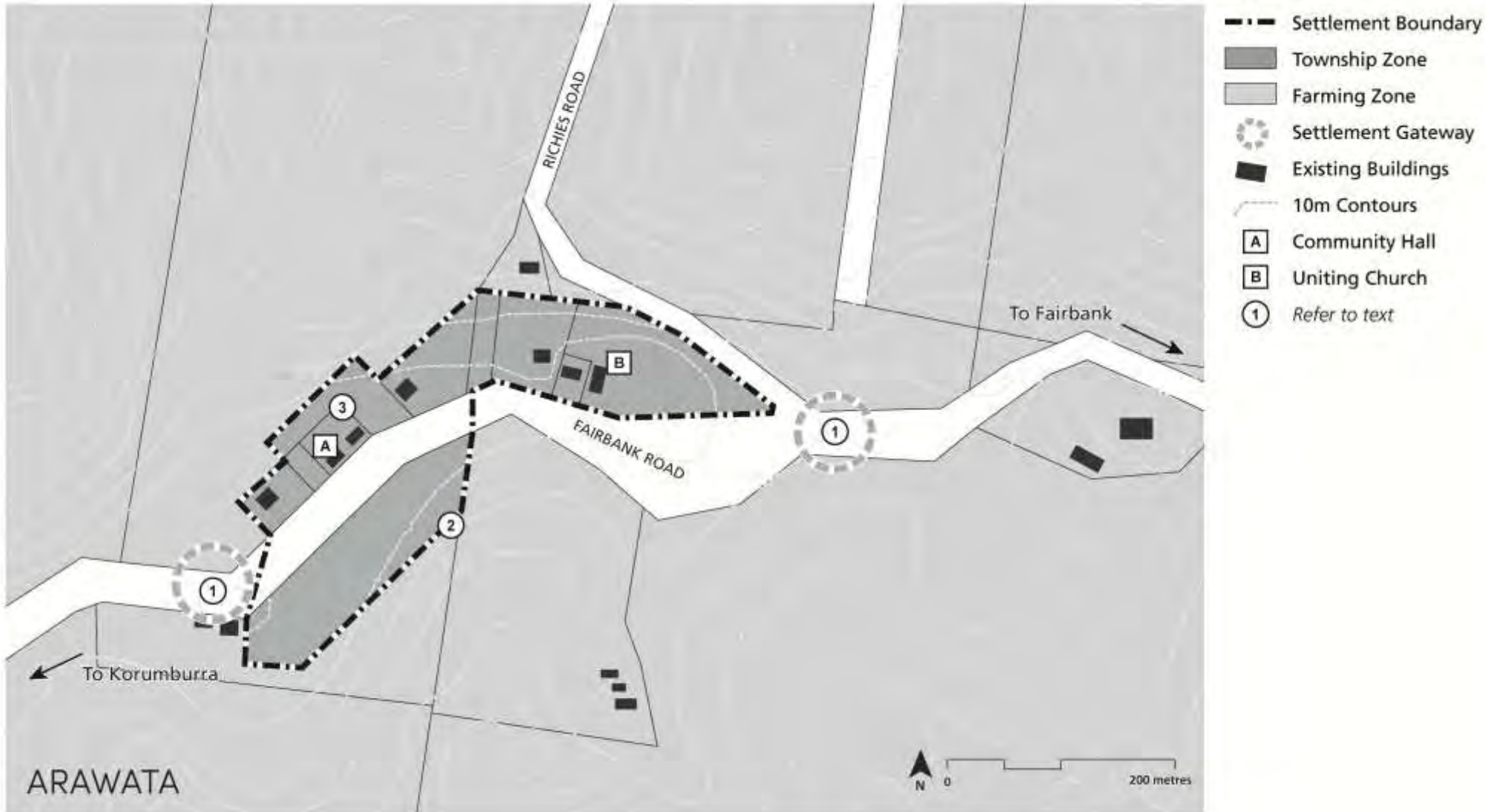
- Establish a settlement boundary to consolidate future development in the absence of reticulated sewerage and in response to environmental constraints. ② (*Refer to map*)

- Apply the Public Use Zone to the Community Hall site ③ (*Refer to map*)
- Review the Environmental Significance Overlay (ESO₂) where it applies to properties within the Arawata settlement boundary.

6.1.2 URBAN DESIGN ACTIONS

- Protect the well-defined sense of arrival on Fairbank Road and enhance the identity of Arawata by maintaining its streetscape and environmental amenity through landscaping. This should include supporting the township landscaping activities of the Arawata Landcare Group. ① (*Refer to map*)

ARAWATA LAND USE & URBAN DESIGN FRAMEWORK PLAN





6.2 BENA

Bena is a small rural residential settlement located between Loch and Korumburra that is now bypassed by the South Gippsland Highway. A welcome sign and rail overpass signify the gateway into the settlement from the Highway. Despite the bypass, Bena still receives regular through-traffic.

Bena is centred around a T-intersection. The settlement includes a community hall, shop, tennis court, park, playground, bus stop, former church and former school buildings (the primary school closed and was sold in 2006). The South Gippsland Tourist Railway runs in a cutting along the northern side of the settlement, reflecting its past as a former railway settlement. Light-coloured residential buildings are constructed along the main roads, with an 11-lot cul-de-sac subdivision under development immediately to the south.

The SGSC has allocated funds for reconstruction of the Bass Valley Road in 1014/2015.

TOWN ROLE & FUNCTION

Bena is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet'. Bena has a community hall that services local residents and the rural hinterland. At 2011, the population of Bena (which includes the surrounding hinterland, Jumbunna and Moyarra) was 238 persons.

PLANNING CONTROLS

Bena is located in the Township Zone (TZ).

The Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' borders the settlement boundary.

The proposed Environmental Significance Overlay (Giant Gippsland Earthworm) may impact Bena.

6.2.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development in the absence of reticulated sewerage and in response to environmental constraints. ① (*Refer to map*)

6.2.2 URBAN DESIGN ACTIONS

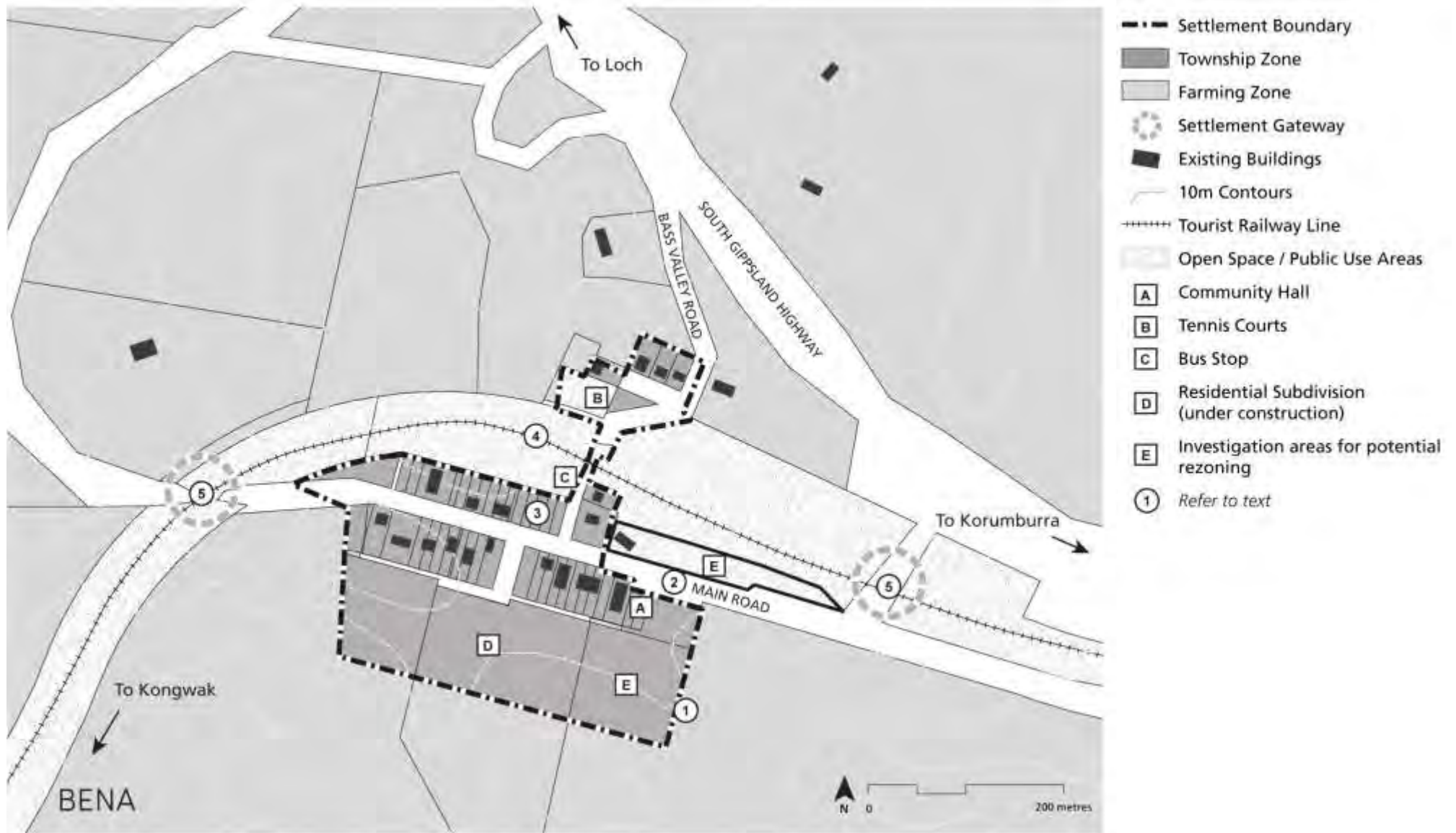
- Strengthen the town centre by improving pedestrian safety, legibility, traffic movement and appearance of the public realm, including:
 - Investigate potential for the provision of street lighting along Main Road. ② (*Refer to map*)
 - Liaise with VicTrack to facilitate maintenance and landscaping of railway reserve. ⑤ (*Refer to map*)
 - Actively engage with the Bena Community Group to explore landscaping opportunities along road reserves, particularly at gateways / entrance points. ⑥ (*Refer to map*)
- Investigate potential for the provision of toilet facilities located within the playground / picnic area on Main Road. ③ (*Refer to map*)
- Support the activities of the Bena Community Group to strengthen opportunities for tourism and community-building at a local scale.
- Continue use of the Bena Community Hall and the activities it provides to the local community



Bena

- Liaise with VicTrack to ensure future sale / subdivision of land provides an appropriate interface with the existing township and also protects the rail alignment for potential return of rail service.

BENA LAND USE & URBAN DESIGN FRAMEWORK PLAN



6.3 BUFFALO

Buffalo is located south of Meeniyah and accessed via Meeniyah-Promontory Road. Open pastoral views and shelterbelts lead into the small former railway settlement, which begins once crossing the Great Southern Rail Trail (GSRT).

Buffalo includes a main street consisting of a general store with post office, retail shop (organic cotton products), a former primary school and rural dwellings. Informal, spacious bush settings, large lots and proximity to the water and beaches are valued by the local community. Adjacent to the GSRT car park, there are picnic facilities, public toilets and a playground.

The community hall is used for local activities and is located on a side road not visible from the main street. Buffalo's V-Line coach stop is located just outside of the settlement at the Meeniyah-Promontory Road intersection.

The closure and sale of the primary school and the closure of the rural produce store have had an impact on the local sense of community. Buffalo's General Store has experienced a subsequent decline and the mobile library visits have ceased. The railway tracks have been removed and the land is part of the GSRT. The original station platform remains and is managed by the GSRT Management Committee.

The *Buffalo/Fish Creek Community Plan Vision* is to be thriving community that: values its people and environment, honours its history, embraces new ideas, has a culture that encourages existing, new and returning residents; and celebrates and encourages strengths and diversity.

The rehabilitation of the Buffalo-Waratah Road is included in the Shire's budget for 2015/2016.

TOWN ROLE & FUNCTION

Buffalo is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet', with its general store and community hall servicing the local residents and rural hinterland.

EXISTING PLANNING CONTROLS

Buffalo is in the Township Zone (TZ).

Land adjoining the township to the east is located within Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion'.

6.3.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development, including the Recreation Reserve on Meeniyah-Fish Creek Road. ④ (*Refer to map*)

6.3.2 URBAN DESIGN ACTIONS

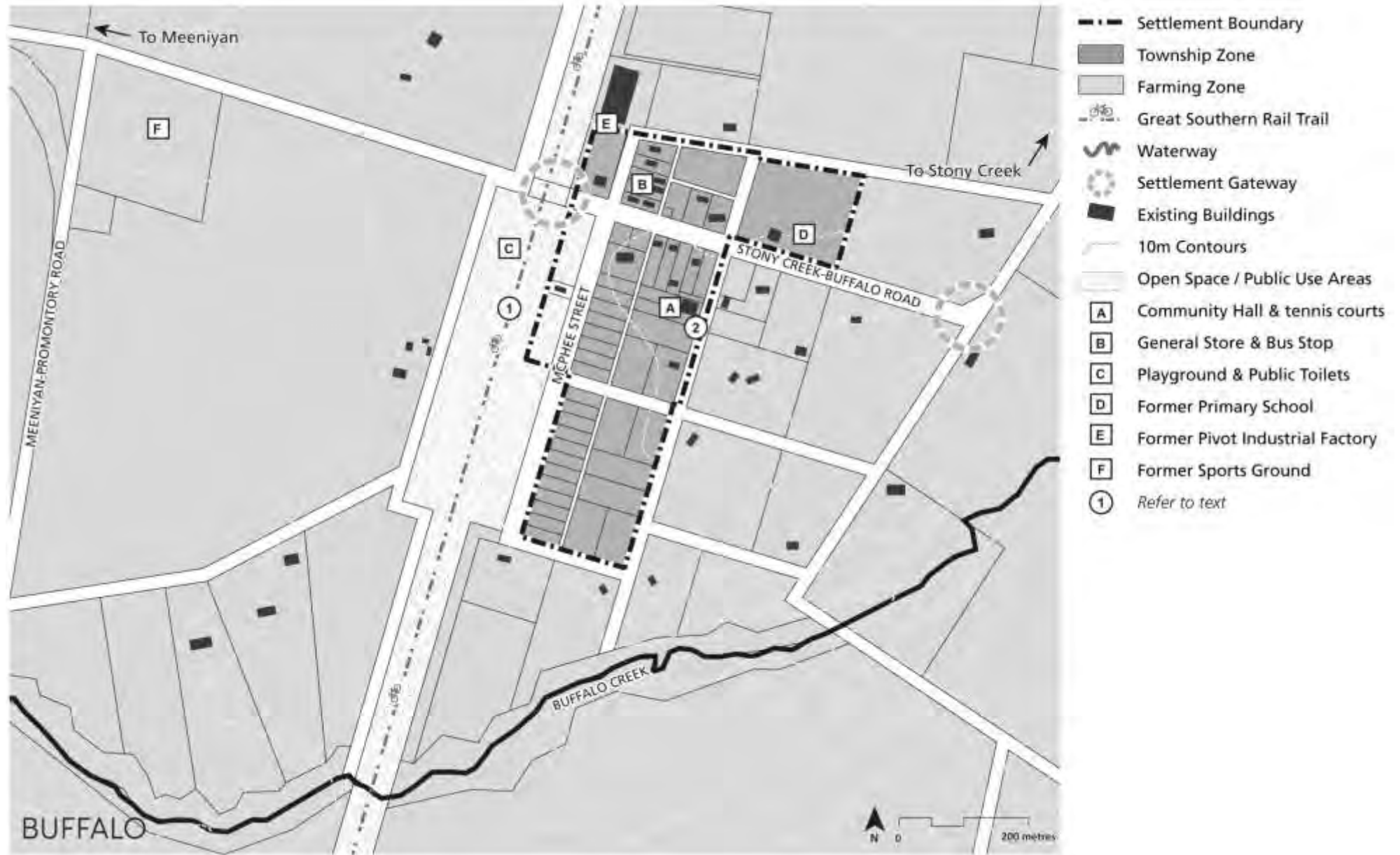
- Investigate potential to reopen the former recreation reserve located west of the township. ⑥ (*Refer to map*)
- Support tourism opportunities associated with the Great Southern Rail Trail. ① (*Refer to map*)
- Liaise with the GSRT Committee of Management, the Department of Sustainability and Environment and the local community to maintain and enhance the historic rail corridor. ⑤ (*Refer to map*)
- Continue to use the Buffalo Community Hall for activities for the local community. ③ (*Refer to map*)



Buffalo

- Investigate potential to construct car parking facility at Buffalo Community Hall. ⑦ (*Refer to map*)
- Investigate potential to improve the drainage infrastructure along Hall Road. ⑧ (*Refer to map*)

BUFFALO LAND USE & URBAN DESIGN FRAMEWORK PLAN





Darlimurla

6.4 DARLIMURLA

Darlimurla is a heavily forested settlement situated 5km north east of Mirboo North. The settlement is defined by its dense landscape of trees and is bordered by the Little Morwell River, a softwood plantation and State Forest. The Grand Ridge Rail Trail (GRRT), a pergola and picnic tables are located on the western entrance to the settlement close to the community hall and a small group of modest timber dwellings.

Rural properties are large, tucked into the landscape and partially hidden by vegetation and the undulating topography, offering a much sought after lifestyle. Darlimurla was heavily impacted by bushfires in 2009.

TOWN ROLE & FUNCTION

Darlimurla is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'locality', with rural residential properties, a community hall and access to the Mirboo North (Grand Ridge) Rail Trail.

EXISTING PLANNING CONTROLS

Darlimurla is in the Rural Activity Zone (RAZ).

The settlement is included in Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' and the Bushfire Management Overlay (BMO).

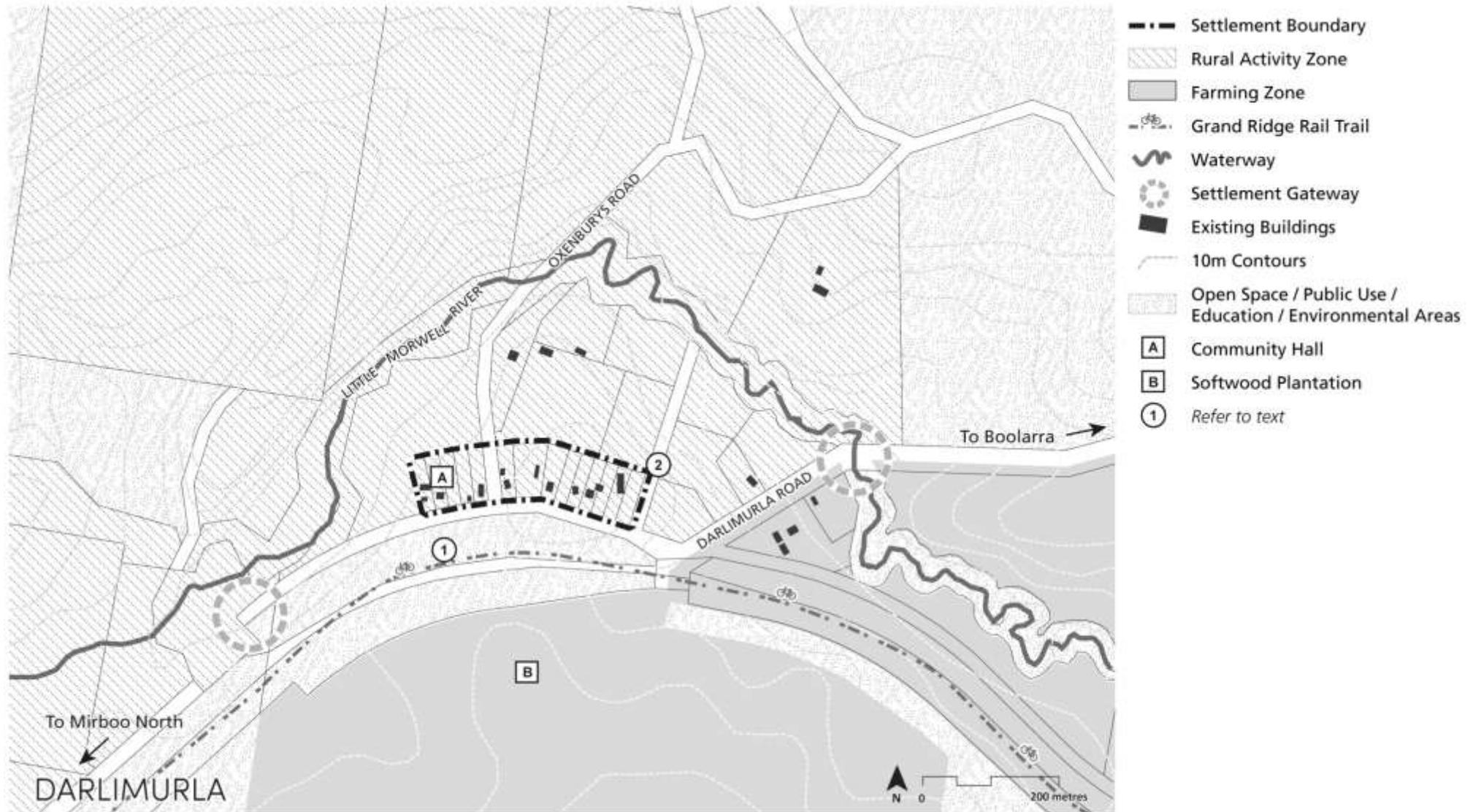
6.4.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ② (*Refer to map*)

6.4.2 URBAN DESIGN ACTIONS

- Support tourism opportunities associated with the Grand Ridge Rail Trail. ① (*Refer to map*)
- Protect the forest character of Darlimurla by ensuring new developments are sensitive to surrounding landscape and topography of the area consistent with Council's draft *Siting and Design Guide: Dwellings (and associated buildings) in the Rural and Farming Zones*.
- Support the Community in lobbying for improved telecommunication and broadband services in the region.

DARLIMURLA LAND USE & URBAN DESIGN FRAMEWORK PLAN



6.5 DUMBALK

Dumbalk is located in the Tarwin Valley surrounded by dairy farms and hilly rises to the east of Leongatha and Meeniyan. It is defined by a formalised main street with established residential houses and low set gardens. The locality is relatively well serviced with a general store (including post office), cafe, farm and hardware supplies store, nursery, recreational reserve with sporting clubs and campdraft, memorial park and playground, picnic facilities, CFA, church, and large community hall. A steel fabrication manufacturer and water treatment plant are also located on the outskirts of the settlement.

The *Dumbalk & District Community Plan* aspires to be “a strong and vibrant community. Future growth and development will be in harmony with the community, its aspirations and rural life style”.

Dumbalk has a strong community that participates in local activities and values the affordable lifestyle, surrounding landscapes and access to services, employment and nearby towns. The community respects and values the historical, economic and environmental significance of farming in the Dumbalk Districts.

Dollar Road has undergone recent widening and other upgrade works. The SGSC proposes to undertake rehabilitation of Goads Road Bridge and Farmers Road in 2013-15.

TOWN ROLE & FUNCTION

Dumbalk is defined in the *draft South Gippsland Housing and Settlement Strategy* as a ‘hamlet’, servicing the local residents and hinterland. The 2011 ABS Census State Suburb (including rural hinterland areas) population was 421.

PLANNING CONTROLS

Dumbalk is located within the Township Zone (TZ), Public Use Zone 1 (PUZ1) and a pocket in the Low Density Residential Zone (LDRZ).

Dumbalk is surrounded by the Environmental Significance Overlay (ESO5) ‘Areas Susceptible to Erosion’ and Environmental Significance Overlay ESO6 ‘Areas Susceptible to Flooding’ to the north and south-west

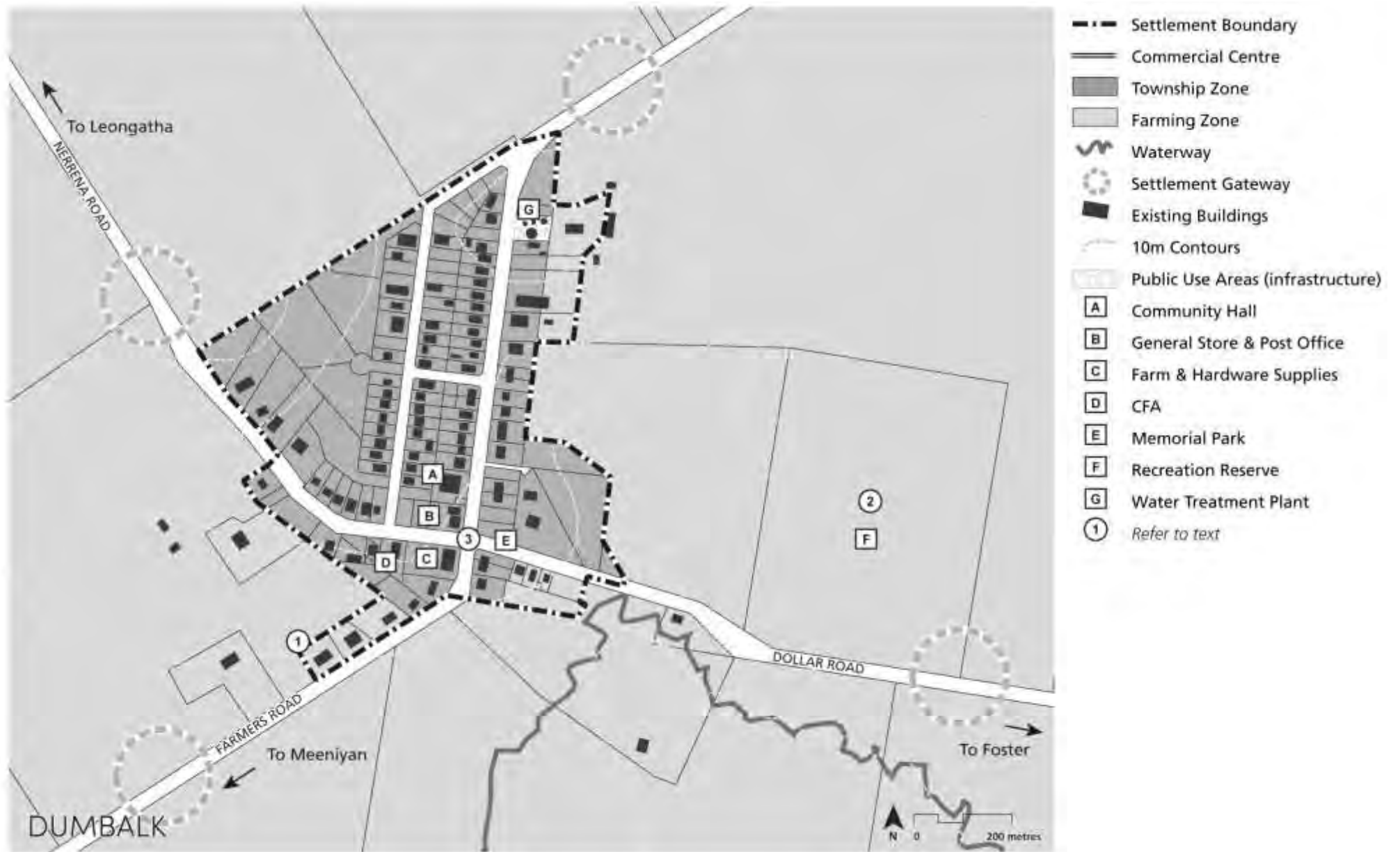
6.5.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ① (*Refer to map*)
- Apply the Public Park and Recreation Zone to the Dumbalk Recreation Reserve. ② (*Refer to map*)

6.5.2 URBAN DESIGN ACTIONS

- Improve way finding signage to the recreation reserve from the intersection of Farmers and Nerrena Roads. ③ (*Refer to map*)
- Investigate potential for the provision of a recreational trail connecting places such as the community hall to the recreation reserve and its facilities.
- Investigate potential to upgrade existing recreational facilities (tennis courts, Skate Park, basketball courts).
- Support the Dumbalk Progress Association in securing an ongoing lease of the old Kindergarten facilities to continue and expand on the development of a community centre/hub.

DUMBALK LAND USE & URBAN DESIGN FRAMEWORK PLAN





6.6 FISH CREEK

Fish Creek is a small town located to the south of Meeniyon and Foster towards Wilsons Promontory. Comprising four different entrance points with mixed signage and gateway treatments, the GSRT and the creek known as Fish Creek run through the centre of the settlement. The settlement often experiences frequent flooding during heavier periods of rain.

Fish Creek is defined by a creative community, which is reflected in the studios, galleries and local art installations throughout the area. The town also consists of a supermarket, service station, pub, two cafes, post office, hardware store, clothing shop, community hall, community garden, primary school, kindergarten, CFA, recreational reserve with a number of sporting clubs, and churches. Tourist signage provided by VicRoads has been beneficial in raising awareness and profile of Fish Creek's creative assets.

TOWN ROLE & FUNCTION

Fish Creek is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'small town' with a population (including rural hinterland, Hoddle and Waratah North) of 791 persons in 2011.

PLANNING CONTROLS

Fish Creek is predominantly located within the Township Zone (TZ), with tracts of Public Park and Recreation Zone (PPRZ), and Public Use Zone (PUZ₂).

No Overlays apply to areas within the Township Zone.

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to land surrounding the TZ. Environmental Significance Overlay (ESO6) 'Areas Susceptible to Flooding' applies to Fish Creek water body environs.

6.6.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ① (*Refer to map*)
- Investigate a Land Subject to Inundation Overlay and require flood mitigation of Fish Creek to the areas undergoing frequent flooding ② (*Refer to map*)

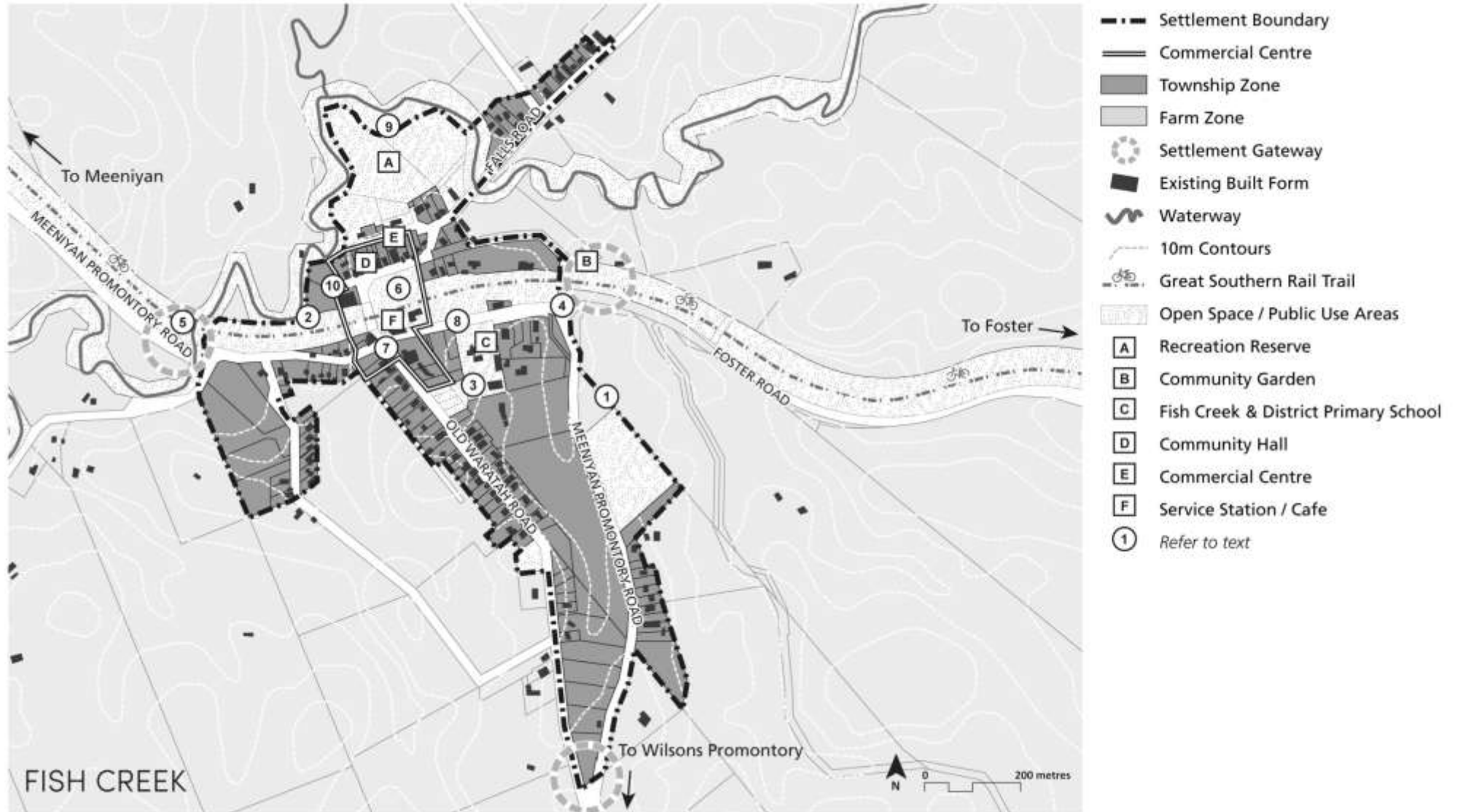
6.6.2 URBAN DESIGN ACTIONS

- Consolidate the commercial centre of Fish Creek on Falls Road. ③ (*Refer to map*)
- Strengthen Fish Creek's sense of arrival, including:
 - Opportunities to enhance the creek interface to improve the western entrance into town. ④ (*Refer to map*)
 - Consolidating town signage at Meeniyon-Promontory Road (east) to reduce clutter and improve clarity. ④ (*Refer to map*)
- Promote the tourism role of Fish Creek associated with existing arts and cultural facilities, and Great Southern Rail Trail, including:
 - Opportunities for public art / sculpture within the town centre to highlight local artists.



- Improve place making / way-finding around town to promote businesses, facilities and features.
- Investigate potential to install bollards at intersection of Great Southern Rail Trail and Synan Road to improve legibility of GSRT ⑥ (*Refer to map*)
- Work with the Fish Creek community to facilitate relocation of the public toilets to the GSRT Park.
- Improve access to the creek and the quality of the interface at the recreation reserve. ⑨ (*Refer to map*)
- Investigate potential to upgrade and install footpaths, particularly from Harding Lawson along Falls Road and Old Waratah Road.
- Investigate potential to install a school crossing on the western edge of the crest outside Fish Creek & District Primary School. ⑩ (*Refer to map*)
- Investigate potential for a roundabout, at the intersection of Meeniyan-Promontory Road and Old Waratah Road to slow traffic and increase green space opportunities. ⑪ (*Refer to map*)
- Investigate potential to provide external lighting at public facilities.
- Investigate potential to strengthen the existing recreational reserve and its facilities.
- Investigate potential use of open space in car parks of hotel and petrol station to plant new canopy trees, where possible.

FISH CREEK LAND USE & URBAN DESIGN FRAMEWORK PLAN





Jumbunna

6.7 JUMBUNNA

Jumbunna is located southwest of Korumburra and is a former coal mining and railway settlement. The quiet settlement is accessed off Korumburra-Wonthaggi Road, and receives very little through traffic. Long ranging views of the surrounding landscape and rural hinterlands are visible upon entering and exiting the town. The older Victorian character is emphasised by an avenue of mature birches and heavily planted exotic gardens, valued by the local community. The locality consists of modest older homes, a community hall, park, olive store, a combined nursery / tea room, and former pub and post office. The community hall provides information into the town's history, with photographs, timelines and an iron mining bucket.

A recent subdivision was approved in the Township Zone for nine residential lots.

TOWN ROLE & FUNCTION

Jumbunna is defined in the *draft South Gippsland Housing and Settlement Strategy* as a rural 'hamlet' with a community hall servicing local residents.

PLANNING CONTROLS

Jumbunna is included in the Township Zone and Farm Zone.

Jumbunna is surrounded by the Environmental Significance Overlay (ESO5).

6.7.1 LAND USE ACTIONS

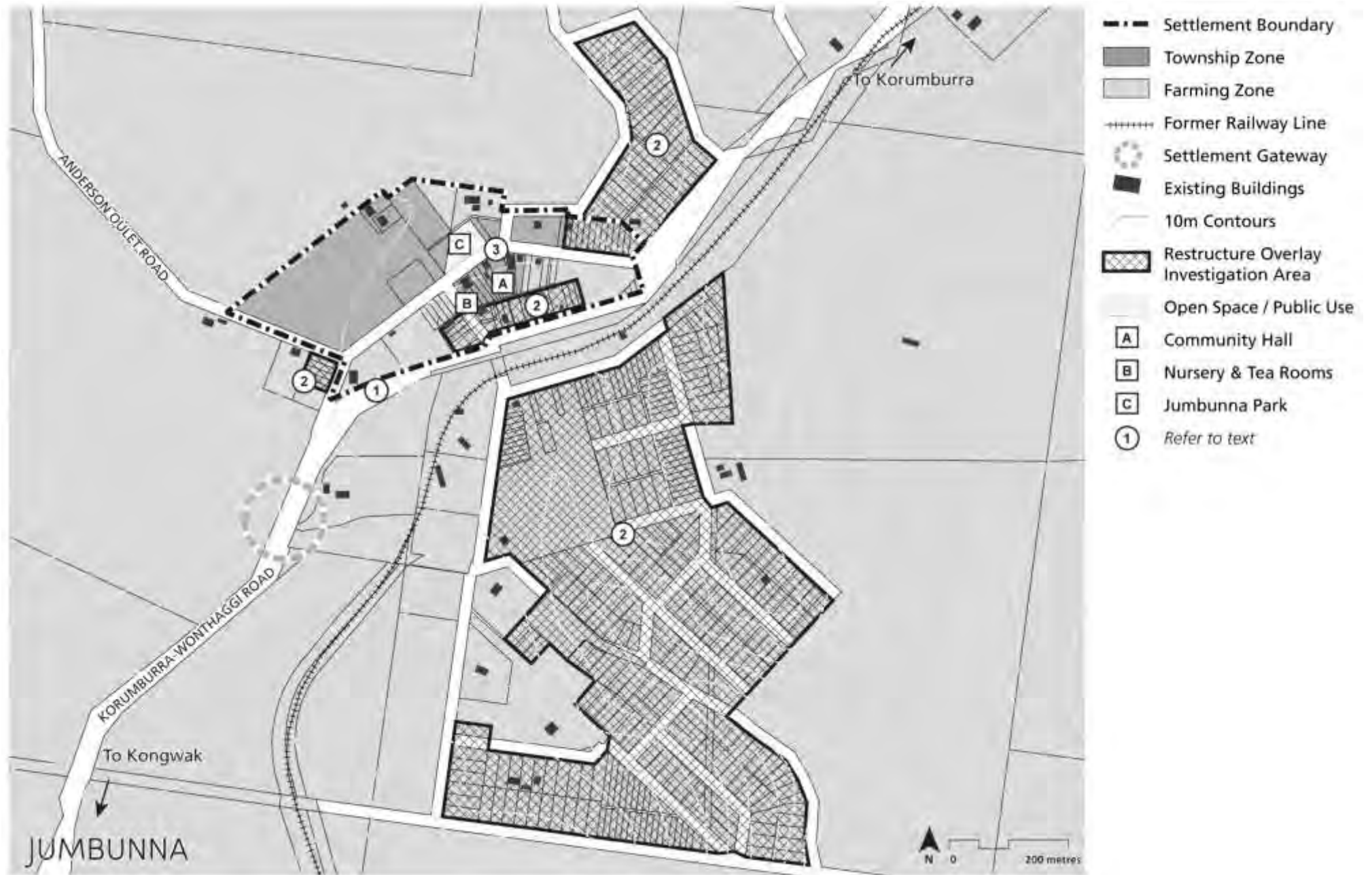
- Establish a settlement boundary to consolidate future development. ① (*Refer to map*)

- Apply the Restructure Overlay to inappropriately subdivided lots to the north-east and south of the settlement. ② (*Refer to map*)

6.7.2 URBAN DESIGN ACTIONS

- For properties in the Farm Zone within the settlement boundary, refer to Council's *draft Siting and Design Guide: Dwellings (and associated buildings) in the Rural and Farming Zones* to ensure future developments contribute to the existing character of Jumbunna.
- Support the activities of the Jumbunna Community Hall. ③ (*Refer to map*)
- Strengthen community building and tourism opportunities at a local scale, including the farmers' market.
- Actively engage with local community to explore landscaping opportunities along road reserves.

JUMBUNNA LAND USE & URBAN DESIGN FRAMEWORK PLAN





Kardella

6.8 KARDELLA

Kardella is located at the foothills east of Korumburra, along an existing railway line and accessed via Kardella Road. The locality is defined by a small group of houses sited close to the roadway along an historically significant Avenue of Honour with established oak and elm trees, open swale drains, roadside planting and formal front gardens. Historically and socially, the Avenue is important as one of a series of honour avenues and other memorials that were established throughout Shire after World War 1, which demonstrate the effect of this conflict upon small rural communities. The road through the Avenue is closed, protecting its unique grass covering.

A remnant avenue of trees and a bus stop at the entrance to the settlement also reflect Kardella's past as a former railway settlement.

TOWN ROLE & FUNCTION

Kardella is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'locality' comprising a cluster of dwellings.

PLANNING CONTROLS

Kardella is located within the Township Zone.

Heritage Overlay (HO48) applies to the Avenue of Honour.

Heritage Overlay (HO49) applies to the Boer War Memorial Oak Trees on Kardella Road.

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to all land surrounding the Township Zone (TZ).

6.8.1 LAND USE ACTIONS


- Establish a settlement boundary to consolidate future development. ① (*Refer to map*)
- Liaise with VicRoads to investigate opportunities to realign road zone and cadastre to reflect the existing road alignment. ③ (*Refer to map*)

6.8.2 URBAN DESIGN ACTIONS

- Liaise with VicTrack and the local community to maintain and enhance the historic rail corridor and Avenue of Honour. ② (*Refer to map*)

KARDELLA LAND USE & URBAN DESIGN FRAMEWORK PLAN





Kongwak

6.9 KONGWAK

Kongwak is located in the foothills west of Outtrim, between Korumburra and Wonthaggi. The village stretches along Korumburra-Wonthaggi Road, is intersected by Foster Creek and framed by the surrounding hills. Established street trees define the entrances into the township, with an Avenue of Honour to the east and tall birches to the west. Kongwak is a slightly larger village in the context of the Shire, with several homes, a primary school, park, reserve, tennis courts, landscape supplies, CFA, bed and breakfast, community hall / church, gallery, book store, and former historic butter factory. A highly successful weekend market attracts large numbers of people including visitors from outside of the township. Residential homes are clustered along the main road to the west and behind the primary school to the east. Council proposes to upgrade the Kongwak-Inverloch Road in 2013.

TOWN ROLE & FUNCTION

Kongwak is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'village' with a population (including Outtrim and rural hinterland) of 388 persons in 2011.

PLANNING CONTROLS

Kongwak is included within the Township Zone (TZ). An area to the south of the township, and the Foster Creek environs are located within the Public Conservation and Resource Zone (PCRZ).

The Heritage Overlay applies to the Avenue of Honour. The Bushfire Management Overlay (BMO) applies to land south of the township and the

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to land surrounding the township.

6.9.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ① (*Refer to map*)

6.9.2 URBAN DESIGN ACTIONS

- Consolidate the commercial centre in Kongwak on the western side of Korumburra – Wonthaggi Road. ② (*Refer to map*)
- Liaise with property owners of the Butter Factory to ensure future uses contribute to consolidating a commercial centre of Kongwak. ③ (*Refer to map*)
- Work with land owners and South Gippsland Water to resolve the long-standing effluent disposal issue that is constraining the tourism potential of the former Butter Factory and General Store, including investigation to involve the construction of effluent disposal facilities on the subject land. The resolution of this issue may require the rezoning of a small portion of the land to facilitate its subdivision and development for this purpose.
- Support tourism opportunities associated with the Kongwak Market.
- Liaise with VicRoads to advocate for improvements to existing roadside drainage, car access and parking facilities, particularly close to the Kongwak Market. ④ (*Refer to map*)
- Investigate opportunities to improve the street lighting along Korumburra - Wonthaggi Road. ⑤ (*Refer to map*)



Kongwak

- Investigate potential to provide an improved landscape interface (eg. seats and paths) and access to Foster Creek. ④ (*Refer to map*)
- Investigate opportunities to improve the quality, safety and function of existing footpaths, crossings, kerbs and channels. In particular improving pedestrian safety of both sides of the bridge.
- Investigate the provision of additional footpaths along Kongwak-Inverloch Road and Korumburra-Wonthaggi Road. ⑦ (*Refer to map*)

KONGWAK LAND USE & URBAN DESIGN FRAMEWORK PLAN





Koonwarra

6.10 KOONWARRA

Koonwarra is located south of Leongatha between the rolling hills of the Strzelecki Ranges, and at the intersection of the South Gippsland Highway and Koonwarra-Inverloch Road. The settlement provides a unique hub of local goods and services, while promoting environmental awareness and sustainability. This includes the main street comprising two cafes, two day spas, galleries, pottery, bed & breakfast, bakery / cooking school, organic grocers, food store / emporium, memorial park, nature reserve, primary school (private Montessori), counselling centre, community hall, community centre, library, kitchen garden, CFA brigade, and BBQ and picnic facilities. Rural residential homes are clustered behind tall trees and vegetation, hiding them from the main street. The Great Southern Rail Trail crosses the entrance to the settlement and provides a connection to the nature reserve. A recreational reserve is located just outside of the settlement across the South Gippsland Highway.

TOWN ROLE & FUNCTION

Koonwarra is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet' with a population (including rural hinterland) of 385 persons in 2011.

PLANNING CONTROLS

Koonwarra is located in a range of zones including Township Zone (TZ), Low Density Residential Zone (LDRZ), Rural Activity Zone (RAZ) and Public Conservation and Resource Zone (PCRZ).

The Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to areas outside of the Township Zone (TZ) and Low Density Residential Zone (LDRZ).

6.10.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ① (*Refer to map*)

6.10.2 URBAN DESIGN ACTIONS

- Investigate opportunities to improve pedestrian connections to the recreational reserve. ② (*Refer to map*)
- Investigate potential to form an integrated network of the existing nature walking tracks and recreational reserve to enhance connections between the different reserves. ③ (*Refer to map*)
- Support tourism opportunities associated with the Great Southern Rail Trail. ④ (*Refer to map*)
- Liaise with Liaise with the GSRT Committee of Management, the Department of Sustainability and Environment and the local community to improve safety conditions where the GSRT runs alongside the South Gippsland Highway.
- Investigate future opportunities for Nirvana Park including restoration and/or sale of the land. ⑤ (*Refer to map*)
- Investigate opportunities to mitigate septic / grey water run-off issues into open gutters and channels.
- Encourage boutique tourism around the 'gourmet' and 'slow food' themes with the promotion of sustainable practices.



Koonwarra

- Support and promote the Koonwarra Farmers Market and related activities.
- Support the Koonwarra Community Hall and the activities it provides to the local community.

KOONWARRA LAND USE & URBAN DESIGN FRAMEWORK PLAN





Mirboo

6.11 MIRBOO

Mirboo is situated along the hills of the Strzelecki Ranges in a verdant landscape of tall trees, shelterbelts and panoramic views. Winding roads, unsealed kerbs and large setbacks complement the natural setting. Located north east of Leongatha, the settlement comprises a recreational reserve, a former community hall and rural dwellings. Residential development is concealed in well-vegetated blocks, with discreet and transparent fencing. A major culvert is being replaced by Council in 2012.

Mirboo is within the Tarwin Catchment area. South Gippsland Water has serious concerns with growth and associated increase in septic tanks creating catchment contamination.

TOWN ROLE & FUNCTION

In the South Gippsland settlement hierarchy, Mirboo is defined as a 'hamlet' with a population (including Mardan, Dumbalk North and rural hinterland) of 563 persons in 2011.

PLANNING CONTROLS

Mirboo is included within the Farming Zone (FZ) with pockets of Public Park and Recreation Zone (PPRZ).

Environmental Significance Overlay No. 5 (ESO5) 'Areas Susceptible to Flooding' applies to all areas.

6.11.1 LAND USE ACTIONS

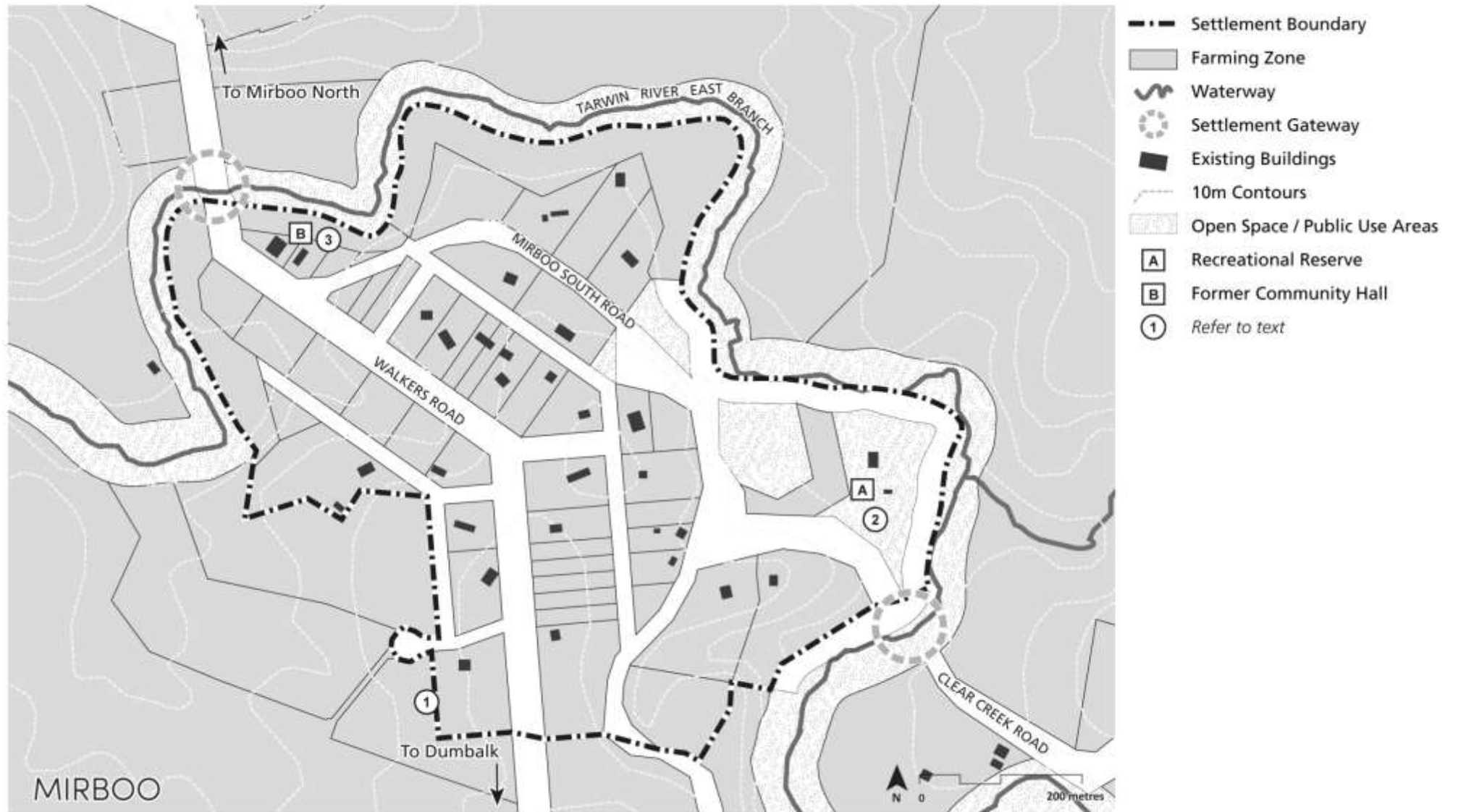
- Establish a settlement boundary to consolidate future development. ①
(Refer to map)

- Rezone land within the Farming Zone to a Rural Living Zone (RLZ) (or similar) to restrict further subdivision and development in Mirboo.

6.11.2 URBAN DESIGN ACTIONS

- Investigate opportunities to improve the existing conditions of the former community hall, and investigate for heritage significance. ③
(Refer to map)
- Ensure new development is appropriately sited away from areas prone to bushfire risk.
- For Farm Zone areas within the settlement boundary, refer to Council's *draft Siting and Design Guide Dwellings in the Rural and Farming Zones* to ensure future developments contribute to the existing rural character of Mirboo and are sensitively located along visible slopes.

MIRBOO LAND USE & URBAN DESIGN FRAMEWORK PLAN





Nerrena

6.12 NERRENA

Nerrena is located southeast of Leongatha and is surrounded by grassy hills and plains. The locality is defined by tall roadside trees leading to a collection of properties comprising the recreation reserve, former school building, community hall, CFA brigade and a small number of rural dwellings. Nerrena Road is under VicRoads jurisdiction. Council has co-budgeted with VicRoads to rehabilitate Meeniyan-Nerrena Road in 2015/2016.

TOWN ROLE & FUNCTION

Nerrena is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'locality' with a population (including Berry's Creek, Koorooman, Boorool and rural hinterland) of 534 persons in 2011.

PLANNING CONTROLS

The locality is included in the Farming Zone (FZ), Public Park and Recreation Zone (PPRZ) and a parcel of Public Use Zone (PUZ3).

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to all areas, and the Heritage Overlay (HO102) applies to the Community Hall.

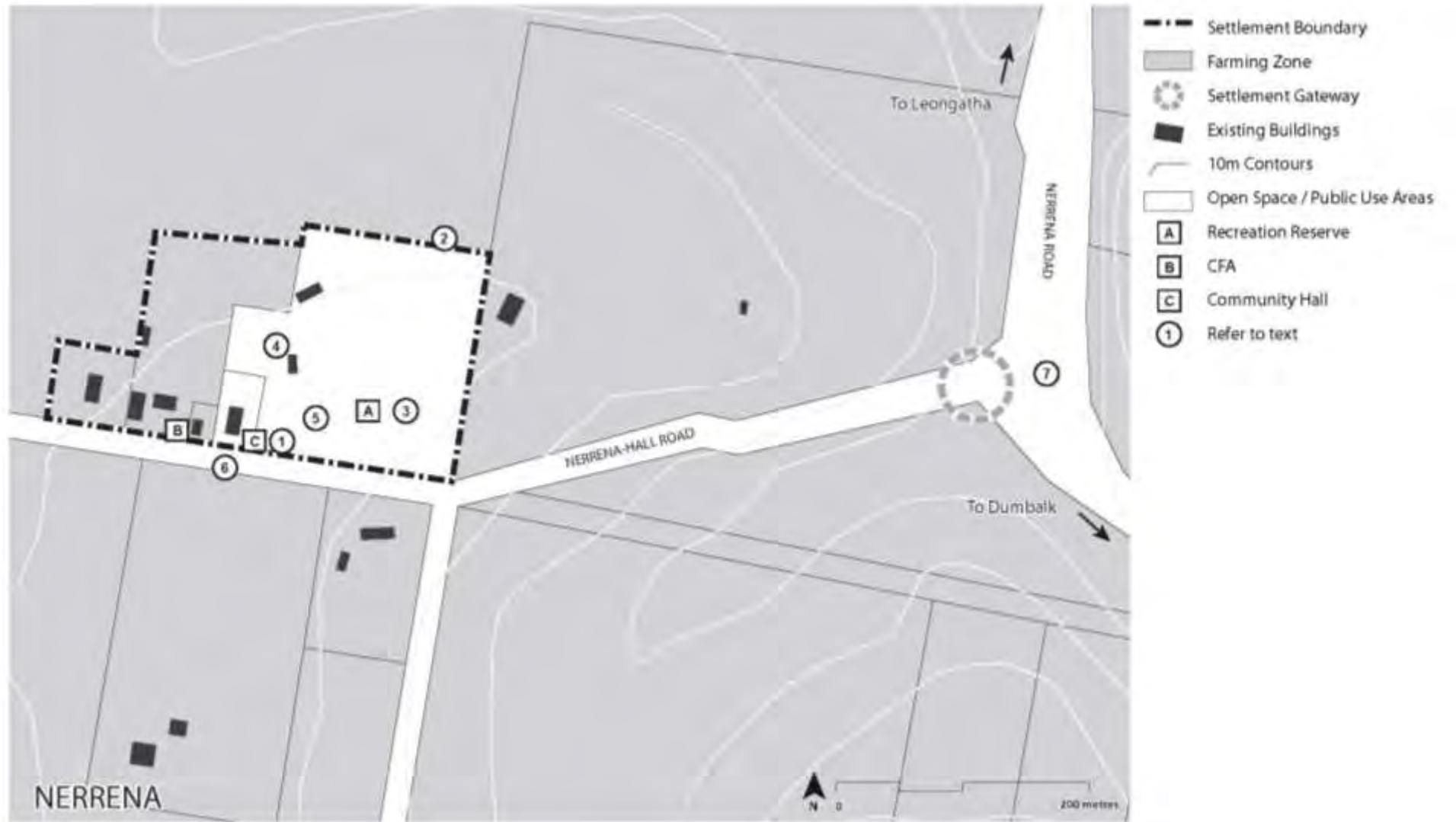
6.12.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ② (*Refer to map*)

6.12.2 URBAN DESIGN ACTIONS

- Support the Nerrena Community Hall and the activities it provides to the local community. ① (*Refer to map*)
- Investigate opportunities to relocate the electricity pole in middle of playground. ⑤ (*Refer to map*)
- Investigate potential to improve car parking facilities and landscape surrounding community hall. ⑥ (*Refer to map*)
- In the Farming Zone areas within the settlement boundary, refer to Council's draft Siting and Design Guide Dwellings in the Rural and Farming Zones to ensure future developments maintain views across the rolling landscape to the south. ⑦ (*Refer to map*)
- Strengthen the settlement's sense of arrival by improving signage provisions into Nerrena at the intersection of Nerrena and Nerrena-Hall Roads. ⑧ (*Refer to map*)

NERRENA LAND USE & URBAN DESIGN FRAMEWORK PLAN





6.13 RUBY

Framed by a dramatic hilly backdrop, Ruby is accessed off the South Gippsland Highway between Leongatha and Korumburra. Its proximity to these two main district towns provides *close access* to services and facilities for local residents. The settlement provides a gateway to the cattle farms and rural homes further north along Old Ruby Road, and consists of a CFA building, community hall, old tennis court and a small number of residential properties nestled between a railway line and Coalition Creek. Road verges are partly formalised with concrete kerbs and channels to direct stormwater runoff and overland flows. The Avenue of Honour includes plaques. Ruby Hall is well-signed and a valued feature of the settlement.

TOWN ROLE & FUNCTION

Ruby is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet' servicing the local residents and surrounding hinterland. Identified as part of the Leongatha North State Suburb, Ruby recorded a population of 436 in the 2011 Census.

PLANNING CONTROLS

The locality is zoned Rural Activity Zone (RAZ) with a pocket of Public Use Zone (PUZ1) and Public Park and Recreation Zone (PPRZ).

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to all areas.

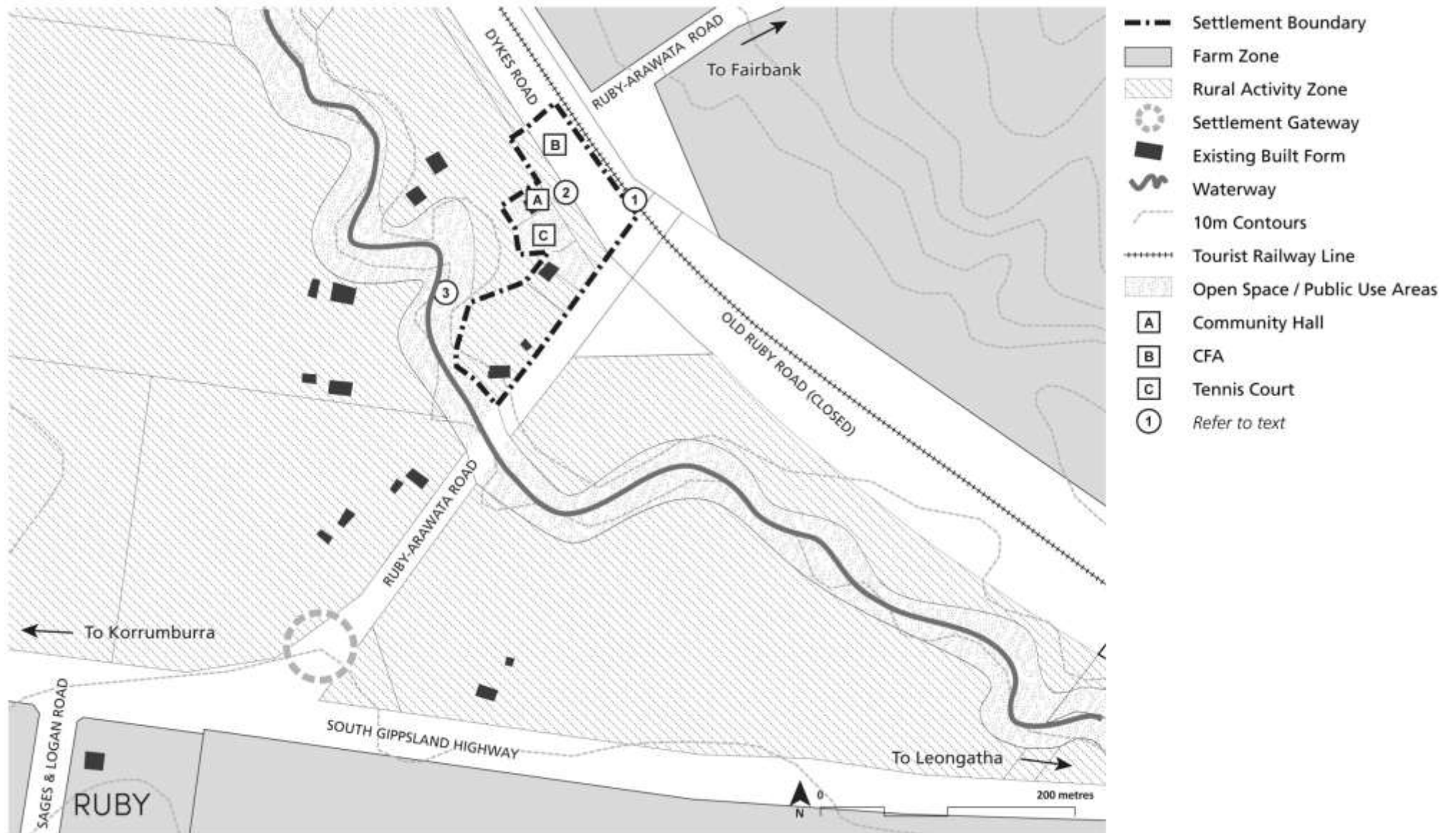
6.13.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development ① (*Refer to map*)

6.13.2 URBAN DESIGN ACTIONS

- Investigate potential upgrade and maintenance of the Ruby Community Hall, carpark and tennis court facilities. ② (*Refer to map*)
- Actively engage with the Ruby Landcare Group to explore landscaping opportunities to protect, preserve and regenerate native flora and fauna, and weed removal in the creek corridor. ③ (*Refer to map*)
- Support the Ruby Community Hall and the activities it provides to the local community.
- Consider Council seal and upgrade of Kardell-Fairbank Road.

RUBY LAND USE & URBAN DESIGN FRAMEWORK PLAN





Stony Creek

6.14 STONY CREEK

Stony Creek is located between Foster and Leongatha, to the east of Meeniyan. The former rail township is developed along a T-intersection adjacent to the railway reserve, which is now a part of the Great Southern Rail Trail. The Stony Creek Racehorse and Recreational Reserve is a key feature at the entrance of the locality, which also includes residential dwellings, a glass manufacturer, and Victorian-era former shop buildings. Wide nature strips, swale drains and transparent fencing emphasise the open and spacious landscape settings and remnant gums.

Reconstruction of Stony Creek Road is scheduled for 2012/2013 and Main Street for 2014/2015.

TOWN ROLE & FUNCTION

Stony Creek is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet' with a population (including Foster North, Woorarra West and hinterlands) of 446 persons in 2011.

PLANNING CONTROLS

Stony Creek is located within the Township Zone (TZ) to the north of the Great Southern Rail Trail, with Farming Zone (FZ) applying to land south of the Rail Trail, and between the Township Zone (TZ) and racecourse zoned (Public Park and Recreation Zone (PPRZ)).

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to land south of the Great Southern Rail Trail.

6.14.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ⑤
(Refer to map)
- Apply the Restructure Overlay to rural lots west of Stony Creek Road. ③
(Refer to map)

6.14.2 URBAN DESIGN ACTIONS

- Support the activities of the Stony Creek Racecourse and Recreation Reserve to strengthen opportunities for tourism and community building at a local scale. ① (Refer to map)
- Liaise with VicRoads to advocate for improvements to existing roadside drainage, car access and parking facilities around the race track. ⑧
(Refer to map)
- Investigate opportunities to improve pedestrian connections between the Great Southern Rail Trail and the racetrack. ⑨ (Refer to map)
- Liaise with the GSRT Committee of Management, the Department of Sustainability and Environment and the local community to enhance the great GSRT reserve area with landscaping and community planting. ⑦ (Refer to map)
- Support the Community Hall and the activities it provides to the local community. ② (Refer to map)
- Investigate potential to enhance bus stop facilities on Main Street. ⑥
(Refer to map)

STONY CREEK LAND USE & URBAN DESIGN FRAMEWORK PLAN





Strzelecki

6.15 STRZELECKI

Strzelecki is situated high along the ranges, overlooking distant townships, farms, rises and valleys. It is located east of Poowong, towards the northern border of the Shire. The rural locality has a small cluster of buildings constructed among the sloping topography, and is made up of houses, a local church and a community hall. The entrance to Strzelecki is via a winding road climbing uphill, bordered by occasional shelterbelts, tall native and exotic trees, with an avenue of honour.

TOWN ROLE & FUNCTION

In the South Gippsland settlement hierarchy, Strzelecki is defined as a 'locality'.

PLANNING CONTROLS

The Farming Zone applies to the locality, the racetrack is zoned Public Conservation and Resource Zone (PCRZ).

The Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to entire locality.

6.15.1 LAND USE ACTIONS

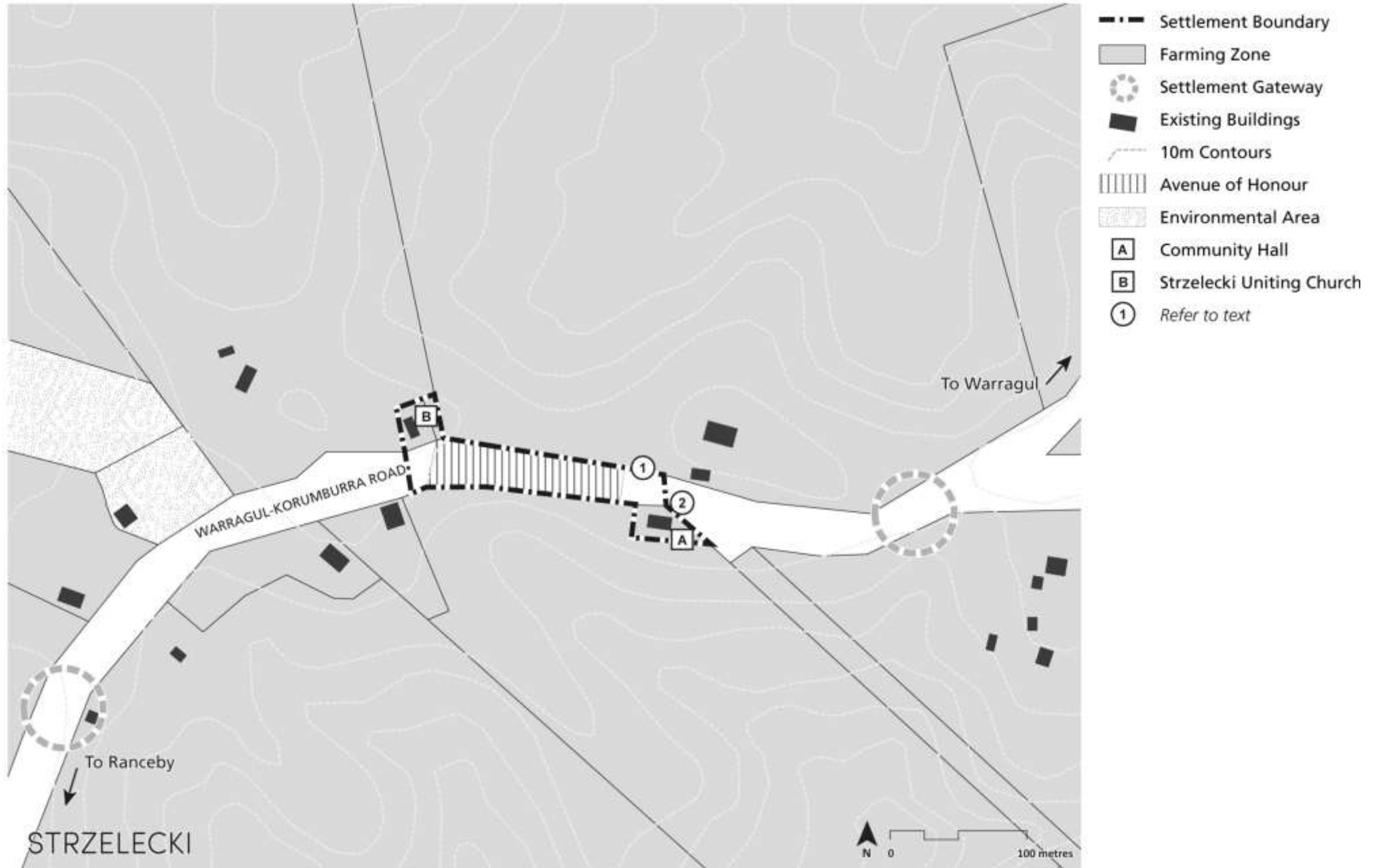
ACTIONS

- Establish a settlement boundary to consolidate future development.①
(Refer to map)

6.15.2 URBAN DESIGN ACTIONS

- Investigate opportunities to improve pedestrian and vehicle access to the Community Hall. ② (Refer to map)
- Support the Strzelecki Community Hall and the activities it provides to the local community.
- Actively engage with the community to explore landscaping opportunities to protect, preserve and regenerate native flora and fauna.
- Investigate including the Turntable in the Heritage Overlay.
- For Farming Zone areas within the settlement boundary, refer to Council's *draft Siting and Design Guide Dwellings in the Rural and Farming Zones* to ensure future developments contribute to the existing rural character of Strzelecki and are sensitively located along visible slopes.

STRZELECKI LAND USE & URBAN DESIGN FRAMEWORK PLAN





Walkerville

6.16 WALKERVILLE

Walkerville is located on the coast within the Cape Liptrap Coastal Park, between Inverloch and Wilsons Promontory. The coastal village is divided into three areas, Walkerville North and South, and the Promontory Views Estate, consisting of vacation homes, rural dwellings, CFA brigade, a caravan park, kiosk, and a boat ramp. The coastal village has a strong coastal character, with unsealed roads and well-established coastal vegetation. Walkerville has a strong sense of community, comprising permanent residents and holiday makers who regularly return to the area. The community value the natural coastal settings, historical features, recreational activities and affordability of housing.

Council has recently completed works to the Fish Creek – Walkerville Road.

The draft *Walkerville Foreshore Reserve Coastal Management Plan* has been prepared by Walkerville Foreshore Reserve Committee of Management, and Department of Sustainability and Environment. The draft *Plan* applies to 41.3 hectares of the Crown land stretching approximately 3.3 km along the coast from a point just south of Bird Rock at Walkerville South, to the north end of the camping area at Walkerville North. The Vision of the draft *Plan* is:

- *"Visitors and residents using the Walkerville Foreshore in 2020 find a peaceful retreat with wellprotected natural, cultural and landscape values, and small-scale facilities, which provide opportunities for nature-based relaxation and quiet enjoyment.*
- *The camping area has been enhanced and offers a range of low-key accommodation nestled in coastal vegetation. Coastal walks provide fine views and interpretive information helps visitors to appreciate Walkerville's rich heritage."*

TOWN ROLE & FUNCTION

Walkerville is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'coastal village'.

PLANNING CONTROLS

Walkerville is included within the Township Zone (TZ) and surrounded by Public Conservation and Resource Zone (PCRZ).

Areas in the Township Zone are also included within the Bushfire Management Overlay (BMO), the Environmental Significance Overlay No. 3 (ESO3) 'Coastal Settlements' and Environmental Significance Overlay No. 5 (ESO5) 'Areas Susceptible to Erosion'.

6.16.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ①
(Refer to map)

6.16.2 URBAN DESIGN ACTIONS

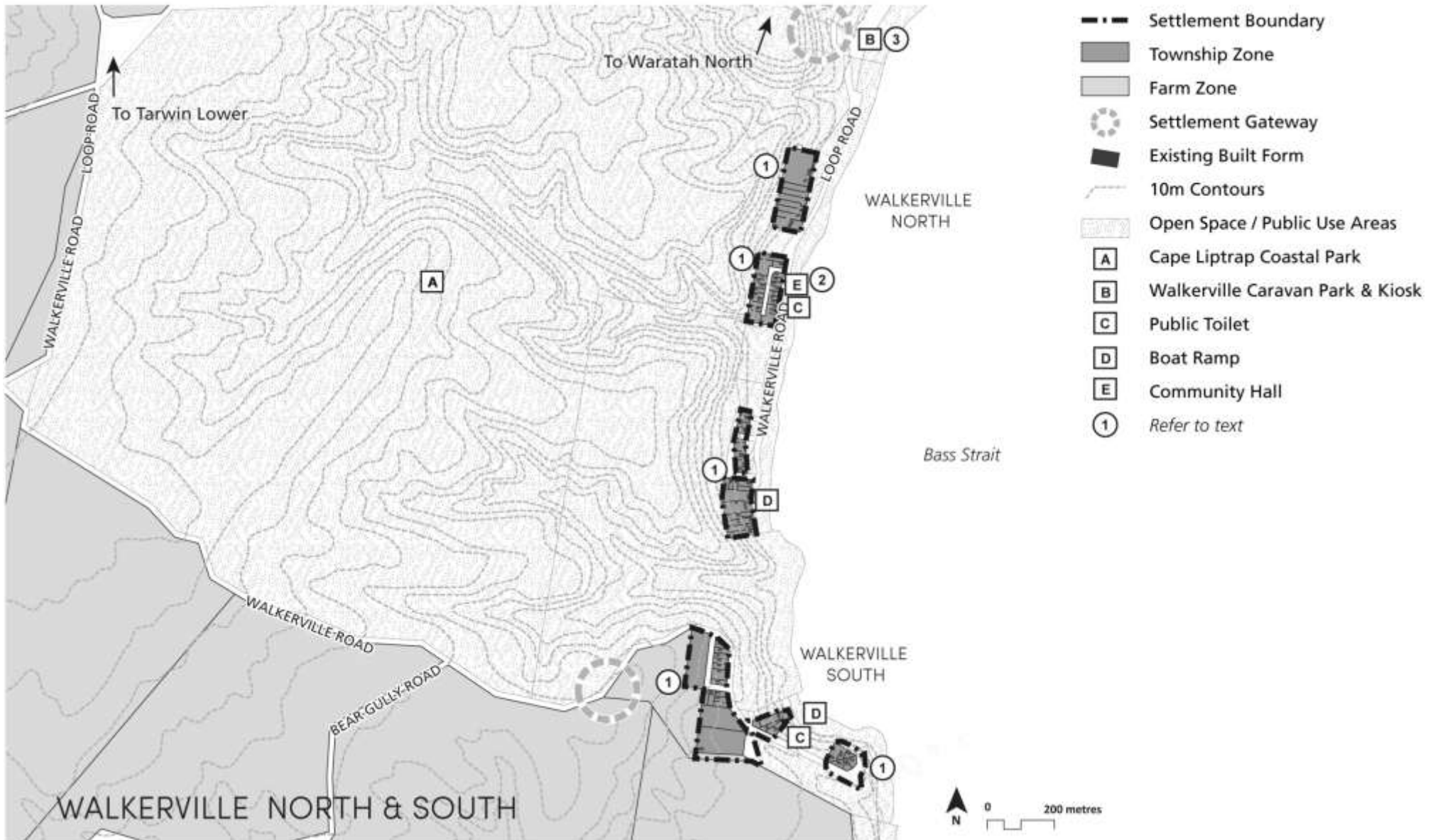
- Protect the integral character of Walkerville by ensuring new development contributes to the valued coastal bush character and landscape of the settlement.
- Enhance existing recreational spaces that promote active and passive recreation for all age groups, and celebrates the natural attributes of Walkerville and its coastal landscape context.
- Enhance connections between Walkerville North, Walkerville South and the Promontory Views Estate.

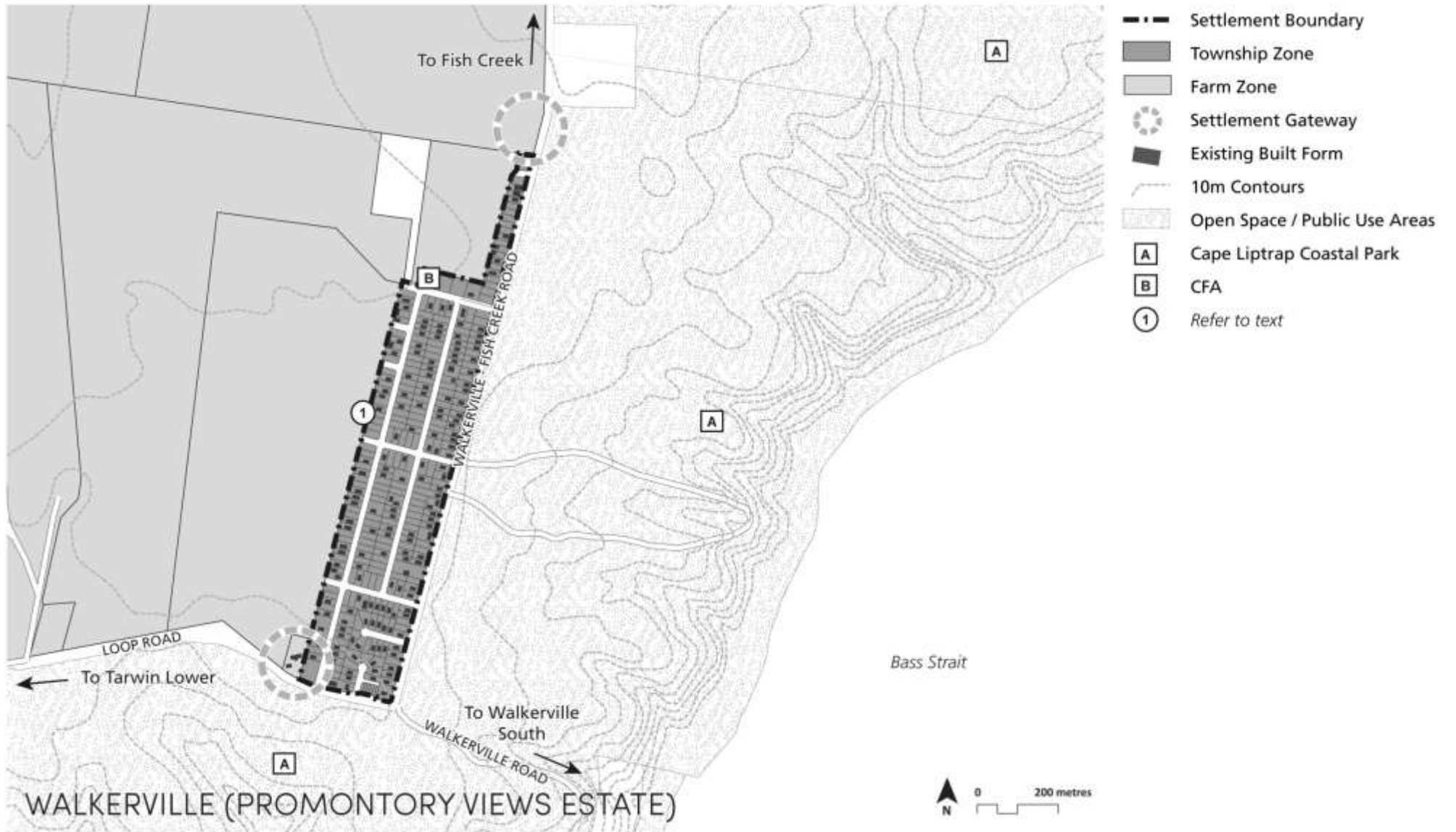


Walkerville

- Investigate potential to support and enhance the facilities and activities of the Walkerville Caravan Park and kiosk.) ③(Refer to map)
- Investigate opportunities to improve existing access to and amenity of car parking areas in Walkerville North and South.
- Continue to enhance access to public facilities and recreational areas for people with disabilities.
- Support any potential creation of pedestrian / cyclist trails to link Promontory Views Estate with Walkerville North, South and other townships in the region.
- Investigate potential to enhance existing wayfinding / signage facilities to clarify connections between Walkerville North and South, with indicative point-to-point distances for vehicles, cyclists and pedestrians.
- Support the Walkerville Foreshore Management Committee to implement the actions in the draft *Walkerville Foreshore Reserve Coastal Management Plan*
- Support implementation of a water management plan with the Promontory Views Estate community.
- Liaise with the community and relevant government agencies to enhance feral pest and weed management.
- Liaise with CFA to increase fire safety within the region and to advocate for establishment of Community Fire Refuge in Walkerville.

WALKERVILLE LAND USE & URBAN DESIGN FRAMEWORK PLAN







6.17 YANAKIE

Yanakie is located along a retail strip at the centre of the locality consisting of a general store, take away shop, petrol station, CFA brigade, community hall, camp draft and recreational reserve. Tourist accommodation, including a caravan park, is also located within the hamlet. The coastal village provides a service stop for locals and tourists heading into the Wilsons Promontory National Park. The coastal hamlet is surrounded by low-lying coastal planes with views of rolling hills along the horizon.

TOWN ROLE & FUNCTION

Yanakie is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'coastal village' with a State Suburb population of 382 people in the 2011 ABS Census (including Sandy Point and coastal hinterland).

Recent rezoning of Prom Gates area for tourism and related development may support opportunities for retail growth in Yanakie.

PLANNING CONTROLS

Land outside the township has recently been rezoned to the Rural Activity Zone (RAZ) to encourage tourist related use and development. No applications have been received to date.

Yanakie has a mix of Township Zone (TZ), Low Density Residential Zone (LDRZ) and Public Conservation and Resource Zone (PCRZ).

Environmental Significance Overlay (ESO₃) 'Coastal Settlements' applies to the entire area, and the Significant Landscape Overlay (SLO₃) apply to land within the LDRZ and FZ.

6.17.1 LAND USE ACTIONS

- Establish a settlement boundary to consolidate future development. ① (*Refer to map*)

6.17.2 URBAN DESIGN ACTIONS

- Support and consolidate the commercial hub on the Highway along with potential investment opportunities. ② (*Refer to map*)
- Encourage retail growth opportunities in and around the commercial hub on the Highway.
- Investigate potential to improve existing rest stop facilities. ③ (*Refer to map*)
- Liaise with VicRoads to advocate for maintenance of the Highway including roadside drainage, car access and parking facilities.



Yanakie

YANAKIE LAND USE & URBAN DESIGN FRAMEWORK PLAN



- Settlement Boundary
- Township & Low Density Residential Zones
- Farm Zone
- Settlement Gateway
- Existing Built Form
- 10m Contours
- Open Space / Public Use Areas
- Yanakie Camp Draft
- General Store & Petrol Station
- Community Hall
- Tennis Courts
- Refer to text



PART C : INVESTIGATION AREAS

6.18 RURAL LIVING ZONE

6.18.1 INTRODUCTION

South Gippsland Shire has a strong lifestyle residential property market driven by the 'tree change', 'sea change' and retirement sectors. These residents are driving demand for larger 'rural living' and 'low density residential' properties, particularly in areas of high amenity and environmental values.

The Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ) provide opportunities for larger allotments to meet the lifestyle aspirations of these residents. While these larger lots represent a legitimate lifestyle choice for many, the rezoning of land to this type of development needs to be managed carefully to:

- avoid the loss of quality agricultural land;
- avoid the potential for land use conflicts;
- discourage residential development in locations without access to an appropriate range of services and employment opportunities;
- recognise that infrastructure and community services cannot be provided to rural living areas to the same standards as settlements;
- ensure that opportunities for population growth are not compromised by the fragmentation of larger parcels of land adjacent to settlement boundaries;
- protect environmental values and natural resources; and
- avoid exposure to natural and human induced hazards, such as bushfire, landslip, flooding, and land contamination from past mining and agricultural practices.

The Housing and Settlement Strategy notes that demand for RLZ lots, as measured by building approvals on such lots, averaged approximately 11 lots

per annum between 2007 and 2011. This represents a small proportion of total residential building activity in the Shire. By comparison, building activity in the Low Density Residential Zone averaged approximately 22 lots per annum.

The *HSS* recommends that the Low Density Residential Zone be used as the preferred zone for lifestyle residential lots and that these lots should be located in close proximity to higher order settlements where sewerage and services can be provided.

Given that the *RLUS* identified a large supply of lots within the Farming Zone that fall into the lifestyle residential category (4.0 hectares or less) the *HSS* recommends that further expansion of the Rural Living Zone should not be supported except in limited circumstances. Relevant circumstances should be limited to addressing zoning anomalies or resolving existing land use conflicts.

Initial assessment in accordance with the Bushfire Management Overlay mapping methodology Practice Note has identified a number of areas that will require detailed assessment before rezoning should be considered, these are discussed where applicable to investigation areas.

6.18.2 THE RURAL LIVING ZONE

The purpose of the Rural Living Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*

- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision*

The Department of Planning and Community Development's *Applying the Rural Zones Practice Note* provides guidance on the strategic justification needed to apply the four rural zones, in addition to detailing the purposes and features of each zone and the circumstances as to where they may be applied.

The *Practice Note* requires that the planning authority demonstrate that the application of the Rural Living Zone is part of a strategy to provide appropriate housing diversity and choice to meet local needs. It states that in applying the Rural Living Zone:

- The allotment size and subdivision layout should provide the opportunity for farming activities to occur.
- Areas are provided with a certain level of community infrastructure and services normally expected in residential areas.

According to the *Practice Note*, the Rural Living Zone is designed to be applied in locations where:

- The rural land has a mainly residential function.
- Farming may take place on the land but this is subordinate to the residential use.
- Residents require certainty about the residential amenity of the area and are protected from potentially incompatible land uses.
- Farming is of a nature or scale that will not conflict with housing.
- Residents will have access to most of the normal services and infrastructure provided in urban areas.

Possible areas where the zone may be applied include rural areas that have been substantially subdivided and developed for dwellings in proximity to an

urban area or township with a range of urban services and infrastructure and/or rural land adjacent to an urban area or township.

These will be key considerations for the assessment of the appropriateness of the Rural Living Zone in the identified locations in the Shire.

When undertaking investigation for the potential for LDRZ development this will require consideration against the Rural Residential Development Practice Note.

6.18.3 REZONING PROPOSALS

In the context of the HSS, the following analysis examines a number of current proposals submitted to Council to rezone land to Rural Living (RLZ) in the following locations:

- Nyora
- Kongwak (two areas)
- Sandy Point
- Southern Leongatha
- Yanakie

Based on the high level investigation undertaken as part of this assessment, the analysis recommends further investigation to be undertaken in relation to a number of candidate sites. The further investigation will look into issues such as access, native vegetation management, serviceability, natural hazard risk, cultural heritage, effluent disposal, landslip and compatibility with nearby land uses.

6.18.4 NYORA

Through the significant consultation that occurred as part of the Nyora Structure Plan process in 2011 and Planning Scheme Amendment C72 'Nyora Structure Plans', a number of precincts are identified for potential rezoning surrounding Nyora. For ease of discussion these have been grouped into Investigation Areas 'A', 'B' and 'C'. These areas are illustrated in Figure 1. The description of properties in each area has been summarised in a table under the appropriate subheadings.

The investigation does not include a proposal to rezone land at 675 Yannathan Road, Nyora to RLZ. Council resolved on 15 July 2012 not to include this land as an investigation area in the *Nyora Structure Plan*. This decision was supported by the Amendment C72 Panel Report. The Panel concluded that the inclusion of this property in the Structure Plan was '*not strategically justified*' (p. 55).

INVESTIGATION AREA A

PROPERTY SUMMARY TABLE		Approximate Land Area	Approximate Yield*
①	Lot 2, TP340450, 100 Lang Lang-Poowong Road, Nyora (part of title)	30.4 hectares	23 lots
②	160 Henrys Road, Nyora	5.5 hectares	4 lots
③	135 Henrys Road, Nyora (part of title)**	18.9 hectares	14 lots
④	115 Henrys Road Nyora	1.2 hectares	1 lot
⑤	175 Henrys Road, Nyora	4 hectares	4 lots
⑥	185 Henrys Road, Nyora	2 hectares	2 lots
⑦	195 Henrys Road, Loch	4 hectares	4 lots
Total		66 hectares	52 lots

*Assuming 75% of the land is developable into 1 hectare lots.

** Investigation area includes land immediately to the east of the parcel identified in the Council report of 15 July 2012.

Nyora Investigation Area A comprises all or part of seven properties, covering a total area of approximately 66 hectares. The properties are located on either side of Henrys Road to the south of Nyora township and between two existing Rural Living Zone areas.

A submission to request realignment of the eastern boundary further to the west was submitted as part of consultation. This land has not been identified in any strategic plan for further investigation, and there is no strategic justification, including demonstrated need for further RLZ areas within South Gippsland.

Discussion

All of the properties are currently located within the Farming Zone (FZ), which in this area has a minimum subdivision area of 40 hectares. Despite this the historic subdivision pattern in the area is highly fragmented and it is understood that the area is not used for commercial agricultural production. As such none of the existing lots meet the minimum lot size in the Farming Zone Schedule and five of them have very small lot sizes ranging from 1.2 hectare to 5.5 hectares, making them *de facto* rural living allotments.

All of the lots, apart from one, contain an existing dwelling. Five are used for rural lifestyle purposes with limited grazing. The two larger lots are used for grazing. The land has been extensively cleared of native vegetation apart from two patches to the west of Henrys Road. Extensive formal gardens in association with a residence comprise the dominant or entire land use on a number of the smaller allotments.

The quantity of land included in the Rural Living Zone around Nyora is already extensive. The introduction of reticulated sewerage to Nyora is expected to provide opportunities for infill development that will meet a proportion of the demand for new housing. Nevertheless, there is an ongoing demand for larger lots in this part of the Shire given its proximity to Melbourne and the area in question is in reasonably close proximity to the Nyora's commercial and community facilities.

Part of the land is within the habitat of Giant Gippsland Earthworm, a species protected by Commonwealth legislation. It is also within the course of three waterways. However, the coverage of the constraints is limited and could be addressed in further investigation.

The rezoning of Area A to RLZ would not constrain Nyora's future expansion or the rollout of sewerage infrastructure. The Area is separated from the existing Township Zone by an existing RLZ Area and is not identified as a Residential 1 Zone investigation area in the Nyora Structure Plan. Similarly, the rezoning would not have a significant impact on agricultural productivity in the area given the fragmented nature of the subdivision pattern, existing land uses and the existence of Rural Living areas immediately to the north and south.

Essentially Investigation Area A represents an infill opportunity, providing a connection between two existing RLZ areas. This was acknowledged by the Amendment C72 Panel which observed that the Area had more merit than the Yannathan Road site (p. 60). It is noted that the Panel did not reach a conclusion or make a formal recommendation about either site.

There are no known natural hazards, resource reserves or cultural heritage sites affecting investigation Area A. More detailed assessment of these issues would be required if rezoning were to be considered. It would also be desirable to seal Henrys Road to improve road safety and emergency access if the land is subdivided. Melbourne Water is currently undertaking a drainage study for Nyora the outcomes of which would also need to be taken into account.

Any further investigation should also make recommendations as to the appropriate location for the western boundary of the proposed zone. It may be appropriate to move the boundary further east than shown in Figure 1 in order to avoid development across the vegetated gully located towards the south-west of the precinct. This could be addressed as part of the pre-application investigation undertaken prior to an amendment request.

In response to the proposal to extend the investigation area to accord with the eastern property boundary of 135 Henrys Road, which would result in potentially additional 18 lots to the RLZ supply, it is considered the proposed extension is inappropriate due to the following reasons:

- The land doesn't meet the limited circumstances requirement established in the guiding principles for rezoning to RLZ, in that rezoning the land does not address zoning anomalies or resolving existing land use conflicts.
- Initial Bushfire Risk Assessment indicates likely fire risk to the northern half of the land due to vegetation cover. This northern portion is also partly affected by a waterway and the Gippsland Giant Earthworm;
- Further expansion would extend beyond the logical boundary of the overall RLZ precinct south of Nyora
- The southern half of the land appears to be steeper;

Recommendation

Nyora Investigation Area A is considered to be suitable for further detailed assessment for inclusion in the Rural Living Zone for the following reasons:

- Infill opportunity which does not substantially increase the area of RLZ land surrounding Nyora;
- Close proximity to Nyora and existing and potential services;
- Contribution to lot diversity;
- Opportunity to provide a connection and continuity between two existing Rural Living precincts;
- Existing fragmented lot pattern and small lot sizes;
- Existing *de facto* rural living uses within the precinct;
- Absence of any known environmental significance or natural hazard-related overlays;

- Would not compromise Nyora's future urban growth once reticulated sewerage is connected;
- Sufficiently close to the Melbourne metropolitan area to enable residents to commute to a wide range of employment opportunities and higher level urban services;
- Would not remove land from existing or likely future commercial agricultural production.
- Not supported for LDRZ unless reticulated sewage provided.

INVESTIGATION AREA B

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
⑧ 145 Berrys Road, Nyora	26 hectares	19 lots

*Assuming 75% of the land is developable into 1 hectare lots.

Investigation Area B is a single property located to the east of Nyora on the northern side of Berrys Road. The land has an area of approximately 26 hectares. The land has been included in this investigation in response to a submission made to the Amendment C72 Panel.

Discussion

Area B is primarily used for grazing, and contains a substantial dwelling and two large areas of native vegetation, each of approximately 2 hectares in area. The South Gippsland Tourist Railway abuts its northern and eastern boundaries.

The land is a similar distance from Nyora town centre to Investigation Area A (approximately 1.5km) and abuts the eastern edge of the settlement boundary identified in the Nyora Framework Plan. It is accessible via an unmade road. Although the subdivision pattern along Berrys Road is relatively fragmented all of the surrounding lots are included in the Farming

Zone. The Nyora Structure Plan recommends that the smaller lots to the west of the site be rezoned to Rural Living to reflect existing conditions.

Existing vegetation on the site is likely to constrain its development potential given the associated fire risk. Part of the land is also a habitat of Giant Gippsland Earthworm protected by Commonwealth legislation.

A submission made to the Amendment C72 Panel stated that the land was underutilised and formed a potential buffer between the proposed Rural Living Zone to the west and broader Farming Zone. The Panel, while not making a recommendation about the proposal, stated: *'The Panel agrees that given the location of 145 Berrys Road and the fact that it is a discrete pocket bounded by the rail reserve and Berrys Road in an attractive landscape that the property may have merit for rural living.'* (p. 61)

Recommendation

Despite the Panel's comments and the Area having several similar characteristics to Investigation Area A, the rezoning of Investigation Area B is considered inappropriate for the following reasons:

- The rezoning of the adjoining properties to the west of Area B to RLZ proposed by the *Nyora Structure Plan* is intended to reflect existing conditions rather than increase the supply of RLZ land.
- Rezoning of Area B would have the effect of creating a linear strip of RLZ land along the northern side of Berrys Road, increasing pressure to rezone land on the opposite side of the road.
- The land contains two large areas of native vegetation that would potentially be fragmented and their environmental values reduced if the land was subdivided as a result of rezoning.
- Initial Bushfire Risk Assessment and likely presence of Giant Gippsland Earthworm.

Not supported for LDRZ investigation due to constraints.

INVESTIGATION AREA C

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
⑨ Lot 1, LP204739, Berrys Road, Nyora	12 hectares	9 lots

*Assuming 75% of the land is developable into 1 hectare lots.

Investigation Area C is a long, narrow property located immediately to the east of an existing Rural Living Zone, which is itself located to the south-east of Nyora.

Discussion

The land is used for grazing and contains a dwelling. A large area (approximately 2ha) of native vegetation exists toward the southern boundary of the property.

The property has a narrow frontage to Berrys Road. Its characteristics and context are similar to Investigation Area A and the existing subdivision to the west (zoned Rural Living), namely:

- Gently undulating land with shallow gullies;
- Primarily cleared land with scattered trees, apart from a larger vegetated area adjacent to the southern boundary which may introduce fire risk to dwellings
- The northern half of the property is a likely habitat of Gippsland Giant Earthworm protected by Commonwealth legislation.

- Used primarily for grazing, although unlikely to be a commercial operation due to the small size of the title;
- Included in the Farming Zone with no overlays;
- No recorded hazards, natural resources or heritage significance;
- Outside, but adjacent to, the Nyora settlement boundary;
- No reticulated services;
- Fragmented subdivision pattern.
- Not supported for LDRZ due to constraints and lack of reticulated sewage

Conclusion

Rezoning of the land is considered inappropriate as the configuration of the property would result in a narrow, linear subdivision with a single access point. This is an unsatisfactory arrangement that would not achieve integration with the subdivision pattern to the west; would contribute to the further fragmentation of farming land in the locality; and create pressure for further rezoning and subdivision along Berrys Road. Environmental constraints such as potential presence of Gippsland Giant Earthworm and bushfire risk also contribute to this conclusion.

FIGURE 1 – NYORA RLZ INVESTIGATION AREAS



6.18.5 KONGWAK

Two properties have been identified for potential rezoning surrounding Kongwak. These areas are illustrated in Figure 2. The description of properties in each area has been summarised and tabled under the appropriate headings.

Kongwak itself is a small settlement with basic services, including a Primary School. Although vacant land is available within the Township Zone its development potential is constrained by steep slopes of similar gradient to those existing on the subject land.

The settlement has established a highly successful weekend market, which attracts large numbers of people on a weekly basis. Further tourism development in the town is constrained due to the absence of reticulated sewerage. In particular, this constrains the redevelopment and re-use of two significant buildings within the main street – the former butter factory and the former general store.

The key question to be answered for the RLZ review of Kongwak is to arrive an understanding of the character of Kongwak identified in the UDF section of the HSS, the capacity of the settlement to support rural living opportunities within the regional context, and the protection of farming land.

INVESTIGATION AREA A

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
① 1515 Korumburra-Wonthaggi Road, Kongwak	30hectares	7 lots*

*Based on land owners' submission

A proposal has been submitted to Council which seeks to rezone the Farming Zone portion of the land to Rural Living and to subdivide the land into seven lots. One of the purported benefits of the proposal includes the potential to construct a sewerage treatment plant for the former butter factory, facilitating its use for tourism-related purposes with consideration of extension for nearby residential properties. There are no existing Rural Living Zone areas within close proximity to Kongwak.

Discussion

The subject land is predominantly cleared and used for grazing. It contains a dwelling and a number of farm buildings. The land is bounded by the township to the north, Korumburra-Wonthaggi Road to the west, Foster Creek to the east and a deep gully to the south. As such the site is physically separated from surrounding farmland.

The highest point of the land is towards its southern end, from which it slopes steeply down to a flatter area adjacent to the Township Zone to the north.

Several environmental constraints influence the development potential of the site. The entire area within the Farming Zone is subject to Environmental Significance Overlay Schedule 5 (ESO5) 'Areas subject to erosion'. The Bushfire Management Overlay currently applies to the eastern portion of the site abutting Foster Creek. An initial Bushfire Risk Assessment indicates a significant area is likely to be affected. Due to its proximity to the heavy vegetation to the east, an initial Bushfire Risk Assessment suggests the additional eastern half of the land is also subject to fire risk and is a constraint to future development.

The low-lying area adjacent to the creek requires particularly sensitive treatment. Any rezoning proposal would necessitate further investigation regarding drainage, siting of septic tank effluent fields, vulnerability to bushfire and potential Aboriginal cultural heritage significance.

The West Gippsland Catchment Management Authority notes that the property contains a number of designated waterways which require a 30 metre development buffer on either side. It also notes that parts of the land adjacent to Foster Creek are subject to inundation. The CMA has indicated that while it would not support any future residential development either on the land subject to inundation or within the setback areas, it would be unlikely to object to development elsewhere on the land.

With this proposal for a reticulated sewage solution to the town or part of the town it is recommended that support be provided to enable this provision through limited additional development opportunities to facilitate this.

Recommendation

The rezoning of Area A to Rural Living is not supported. While it is acknowledged that the Township Zone areas of Kongwak are subject to development constraints the settlement is not a preferred area for growth given its limited services, environmental sensitivity and lack of reticulated sewerage.

The land itself is visually and environmentally sensitive, steeply sloping (in parts) and subject to flooding and bushfire hazards. Its configuration and relationship to surrounding land uses do not justify an exception to the general policy position outlined in the *HSS* that further land should not be rezoned to Rural Living.

Notwithstanding this conclusion, it is desirable to resolve the long-standing effluent disposal issue that is constraining the tourism potential of the former Butter Factory and General Store and affecting existing residential properties. Further investigation should be undertaken into mechanisms to address this issue, the resolution of which may involve the construction of effluent disposal facilities on, and improvement of access to, the subject land. The resolution of this issue may require the rezoning of a portion of the land to LDRZ or TZ to facilitate its subdivision and development for this purpose.

INVESTIGATION AREA B

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
② 40 Kongwak Inverloch Road, Kongwak	28.2 hectares	19 RLZ lots*

*Based on landowner's submission

Formally known as Crown allotment 16E, Parish of Kongwak, Investigation Area B is a single title property in FZ adjoining to the east of the TZ area of Kongwak, south of Kongwak Inverloch Road. The land has an area of approximately 28 hectares.

In his submission to Council following the release of the Issues, Opportunities and Constraints Paper, the land owner proposed to Council to rezone part of his land with frontage to Kongwak-Inverloch Road to TZ to facilitate 6 lot subdivision, with the balance of his land to be rezoned to RLZ relying on road access on Kongwak-Inverloch Road. Draft subdivision layout for the TZ lots were supplied but not the customization of the RLZ component. This part of the strategy focuses on the RLZ review hence the merit of only the RLZ rezoning will be discussed below.

Discussion

The subject land is predominantly cleared and used for grazing. It contains a dwelling and a number of farm buildings. The land is bounded by the township to the west, Kongwak-Inverloch Road to the north, and other farm properties to the east and south. As such the site is located on the edge of the township centre.

The highest point of the land is towards its north-western end, from which it slopes steeply down to a flatter low-lying area in the south.

Several environmental constraints influence the development potential of the site. The entire area within the Farming Zone is subject to

Environmental Significance Overlay Schedule 5 (ESO5) 'Areas subject to erosion'.

In addition to the heavy vegetation adjoining the site to the west, an initial Bushfire Risk Assessment suggests a portion of the land is subject to fire risk and is a constraint to future development.

Due to proximity to the declared waterway running north south to the west of the land, the south-western part of the subject land is within the Aboriginal Cultural Heritage sensitivity area.

The low-lying area adjacent to the creek requires particularly sensitive treatment. Any rezoning proposal would necessitate further investigation regarding drainage, siting of septic tank effluent fields, vulnerability to bushfire and potential Aboriginal cultural heritage significance.

While the CMA submission did not specifically address this Investigation Area the land appears to be subject to similar constraints to those addressed in its submission to Area A.

Recommendation

The rezoning of Area B to either RLZ or LDRZ for rural residential purpose is not supported for the same reasons outlined in relation to Area A. Kongwak is not a preferred area for growth given its limited services, environmental sensitivity and lack of reticulated sewerage. The configuration and relationship of the land to surrounding land uses do not justify an exception to the general policy position outlined in the *HSS* that further land should not be rezoned to Rural Living.

FIGURE 2 – KONGWAK RLZ INVESTIGATION AREA



6.18.6 SOUTHERN LEONGATHA

Through a submission from landowners, four adjoining lots in southern Leongatha have also been identified for potential rezoning. These lots are illustrated in Figure 3. The description of the land has been summarised below.

Leongatha as the main town in South Gippsland has the highest population and provide the highest order of community services within the Shire. The settlement has a high portion of permanent residents, with provision of tertiary education and hospital services. With a population of over five thousands in 2013, the town is expected to grow and remain to be the regional centre in the foreseeable future.

The town of Leongatha is serviced by reticulated gas, water supply and sewerage. The provision of these services in the southern growth area has been a key consideration in the Southern Leongatha Outline Development Plan (ODP).

INVESTIGATION AREA

PROPERTY SUMMARY	APPROXIMATE LAND AREA	APPROXIMATE YIELD*
① Lot 2, LP205525	58.4 hectares	43 lots
② Lot 6, LP216051	38.5 hectares	28 lots
③ Lot 1, TP515391	35.1 hectares	26 lots
④ Lot 1, TP816113	34.9 hectares	26 lots
Total	166.9 hectares	123 lots

*Assuming 75% of the land is developable into 1 hectare lots.

Located approximately 630 metres from the Leongatha Residential 1 Zone area to the north, the land is in Farm Zone with frontage to Bass Highway to

the east. Out of the 166.9 hectares, about 58.2 hectares of the land has been designated for Rural Living Expansion in the Planning Scheme, subject to investigation associated with normal rezoning process.

The owners in their submission contends that the identification of only part of the land for Rural Living Expansion raise questions about the ability of the land as a whole, or as individual parcels, to be realised for rural living purposes, and requested that through the HSS and subsequent Planning Scheme Amendment process, the whole land be identified for future rural living purpose in the Planning Scheme.

It is argued that the overall supply envisaged through the Structure Plan is compromised by land constraints such as flooding (ESO6), buffer area (ESO4) and South Gippsland Water's requirement to service the Leongatha growth area with reticulated sewerage. The submission suggests the proposal to extend the identification area would meet the projected land demands. It is not however, the purpose of this report to determine the outcome of additional submissions relating to application of the Rural Living Zone.

Discussion

The draft HSS identifies that no further RLZ land is required within South Gippsland. Where land subject to environmental or other constraints that limits the potential for R1Z, such as the subject land, LDRZ is preferred to RLZ given Leongatha's provision of higher order services and infrastructure. A general principle of the State Planning Policy Framework is that rezoning of land where it adjoins a settlement boundary, should not constrain settlement growth.

The subject land is predominantly cleared and used for grazing. Three of the four parcels contain an existing dwelling.

The highest point of the land is towards its north-eastern half of the end, from which it slopes gently to a flatter area in the west and further east.

The environmental constraints influencing the development potential of the investigation area are the neighbouring sewerage treatment plant to the north, with the northern lot subject to Environmental Significance Overlay Schedule 4 (ESO4) 'Sewage Treatment Plant and Environs'. All the land is affected by to the Environmental Significance Overlay Schedule 5 (ESO5) 'Areas susceptible to erosion', and Environmental Significance Overlay Schedule 6 (ESO6) 'Areas susceptible to flooding'.

There are two waterways running across the north-most parcel Lot 1, TP816113. One of the waterways also marginally affects the north-eastern corner of the abutting parcel Lot 1, TP515391.

The parcels with dwellings have existing to Bass Highway, and all four parcels have frontage to the local roads, either Racecourse Road or Andersons Road.

It is acknowledged that the subject land is part of prime agricultural land, and farming operations are easily serviced by the township of Leongatha.

Council acknowledges that the drafting of the boundary of the Rural Living Expansion area in the Planning Scheme was based on overall need for the township and could be adjusted if justified by demand/supply analysis. However, it is evident that realignment of this boundary is not necessary to realise development within the designated area, contrary to the suggestion in the submission, as re-customization of existing lots remains an option to the owners.

Preliminary assessment against DPCD assessment on rural residential development (Practice note 37, revised May 2012)

Strategy: The Strategy supports the SPPF and recognizes the need to protect fertile agricultural land in South Gippsland, identified in the State government document. The Strategy recommends LDRZ as a solution to provide opportunities for rural residential development. It is also understood that, in light of its concern of contamination to groundwater, South

Gippsland Water is unlikely to support developments without connection to reticulated sewerage in the absence of a Regional Catchment Strategy.

Housing need: The background economic analysis suggested additional 115ha of land in the LDRZ to cater for future rural living residential need across the Shire. With over 166 hectares of land, rezoning the investigation area to LDRZ would exceed the estimated need for rural living in the next 15 years.

Location:

- As guided by the Practice note, given the proximity of the land to high level community services and potential for reticulated sewerage, the land should be considered first as a candidate for development at urban densities.
- The land is also productive agricultural land, and is with a special water supply catchment area, which is considered inappropriate for rural residential development according to the practice note.
- For the most part, the land has relatively few physical constraints for future developments.
- Staged rural residential developments in this site could be met by existing social and community infrastructure provided within Leongatha. Major urban density development would however likely to create a need for substantial urban community and physical infrastructure upgrade.
- Regardless of which residential zone is applied, the cost of providing the services to the land must be at the developer's cost.

Subdivision and lot design: No preliminary subdivision layout has been provided in the submission.

Recommendation

As a guiding principle, LDRZ is preferred to RLZ given Leongatha's provision of higher order services and infrastructure. Council works to increase LDRZ supply within the existing expansion area within the Leongatha framework plan.

Subject to further investigation, it is considered the portion of the investigation area already included in the Planning Scheme be suitable for rezoning to LDRZ with sewerage provision. Subject to detailed surveying work to be done by the proponent, area to the ridge line to the west is considered suitable for further detailed assessment for rezoning to LDRZ. Further expansion beyond this line is unsuitable due to the following reasons:

- The HSS recommends that the rezoning of further land to Rural Living Zone should be limited to exceptional circumstances, particularly given the large number of small lots below 4.0 hectares that exist in the Farming Zone across the municipality.
- The Leongatha Investigation Area does not exhibit any exceptional qualities that would warrant a variation to this approach.
- Expanding the currently identified expansion boundary will create an excessive supply of RLZ land, at the expense of losing fertile agricultural land.
- There are no apparent zone anomalies or township interface issue to justify RLZ which is of lower density. It does not justify an exception to the general policy position outlined in the HSS that further land should not be rezoned to Rural Living.
- It is understood that boundary realignment of existing land could facilitate the rezoning as identified in the Planning Scheme.

FIGURE 3 – SOUTHERN LEONGATHA RLZ INVESTIGATION AREA



6.18.7 SANDY POINT

The investigation area at Sandy Point involves two small existing subdivisions that are currently included in the Rural Living Zone located to the north side of Sandy Point Road, namely:

- 1-5 Tilikum Court & 5 Sandy Point Road (7 lots); and
- 65-85 Sandy Point Road ('Aqua Court', 4 lots).

The two subdivisions are currently developed for rural living purposes, consistent with their zoning. The total area of the two precincts is approximately 12 hectares, comprising 11 lots at an average of just over 1 hectare per lot. This is consistent with the minimum lot size for the Rural Living Zone. Only one of the lots is currently vacant.

Environmental Significance Overlay 3 (Coastal Settlements) (ESO₃) and Significant Landscape Overlay 3 (Corner Inlet Amphitheatre) (SLO₃) apply to the sites.

Sandy Point Community Group and some of the affected land owners have requested a review of the zoning of the subdivisions. Given that the land is already subdivided to an average of 1 hectare per lot further subdivision would require rezoning to the either the Low Density Residential or the Township Zone.

Discussion

As shown in Figure 3, the two subdivisions are developed with dwellings and associated gardens. The land is relatively flat and is located to the north of, and at a lower elevation than, the dune system on which the Sandy Point settlement is situated. Aside from the precincts themselves, the surrounding land is included in the Farming Zone and primarily used for commercial agriculture (grazing) purposes.

Sandy Point is a coastal settlement with limited services, no reticulated sewerage and a high vacancy rate reflecting a significant proportion of

holiday homes. Currently there are 91 vacant lots within the Township Zone that are capable of meeting demand for new housing.

The overlays which apply to the subdivisions emphasise the sensitivity and significance of the locality as they are applied to protect environmental and landscape values respectively. The subdivisions are also in an estuary environment with potential Aboriginal cultural heritage significance.

The West Gippsland Catchment Management Authority has advised that parts of the subdivisions are within 30 metre buffer distances that apply to either side of water courses; or are proposed for inclusion in the Land Subject to Inundation Overlay. The CMA has advised that it would not support any future subdivision that would result in new lots being wholly floodprone or within 30 metres of a designated waterway.

Due to the level of vegetation on the sites and surrounding land, an initial Bushfire Risk Assessment suggests that Tilikum Court is likely to be incorporated in the Bushfire Management Overlay.

State Government Future Coast mapping indicates that land in and around Sandy Point will be subject to the impacts of sea level rise in the long term. While significant proportions of the settlement and the subject subdivisions lie above the area likely to be impacted, sea level rise is predicted to affect road access to both subdivisions.

Recommendation

It is considered that there is insufficient justification to consider rezoning the land to facilitate further infill development. Namely:

- Opportunities exist elsewhere within Sandy Point for infill development to meet housing demand for the size of lots that could be obtained by further subdivision of the investigation area land.

- The rezoning of the land to allow further subdivision would require consideration of residential or township zones that would not be consistent with the orderly planning of the locality or the *Sandy Point Structure Plan*.
- The existing subdivisions are out of character with the surrounding landscape, being isolated from the main Sandy Point settlement and surrounded by farmland. Rezoning the land to facilitate further subdivision would exacerbate the existing zoning anomaly and be inconsistent with the sensitive environmental and landscape values of the locality this precludes LDRZ development as well.
- In the absence of reticulated sewerage further investigation would be required into the capacity of the land to appropriately manage effluent disposal. This in itself may limit the further subdivision potential of the land, particularly as many of the existing dwellings are located centrally within their sites.
- The land is subject to a range of existing and proposed planning scheme overlays which highlight its environmental significance and vulnerability to hazards.
- Modelling undertaken by the State Government demonstrates that the low-lying nature of the land makes it vulnerable to risks associated with coastal climate change in the long term. In particular it is projected that access roads may be cut during high tides and flooding events.
- Heavy vegetation covers in Tilikum Court and potential fire risk.

FIGURE 4 – SANDY POINT RLZ INVESTIGATION AREA



6.18.8 YANAKIE

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
① 20 Leslea Court, Yanakie	7.9 hectares	5 lots
② 30 Leslea Court, Yanakie	1.5 hectares	1 lot
③ 36 Leslea Court, Yanakie	1.5 hectares	1 lot
④ 38 Leslea Court, Yanakie	1.4 hectares	1 lot
⑤ 41 Leslea Court, Yanakie	31.8 hectares	23 lots
Total	44.1 hectares	31 lots

*Assuming 75% of the land is developable into 1 hectare lots.

The investigation area is located 8km northwest of Yanakie service centre, and 9km southeast of Fish Creek. It comprises five lots in separate ownerships. The land is in the FZ adjoining the Corner Inlet Motorcycle Club and the Yanakie-Fish Creek Road to the north, and surrounding by farming land to the south and west.

In his submission to Council prior to this project, one of the land owners of the area proposed to Council to rezone the area to RLZ to facilitate future subdivision. No subdivision details were supplied.

Discussion

The investigation area is predominantly cleared. It contains a dwelling in each of the 3 smaller properties and a number of farm buildings.

The highest point of the land is towards its north-western end, from which it slopes steeply down to the area in the east.

There are a few tributaries of declared waterway flowing to the east from within the land. Based on submissions by the West Gippsland

Catchment Management Authority in relation to other localities these waterways are likely to require a 30 metre buffer on either side.

There is no concentration of residential use across the landscape.

Yanakie has experienced extremely limited growth in recent years, with only two dwellings constructed in the period 2007-11.

The adjoining Corner Inlet Motorcycle Club is a local attraction, but due to noise generated by the activities, may pose detriments to the amenity of any future developments in the investigation area.

Several environmental constraints influence the development potential of the investigation area. The entire land is within the Farming Zone and subject to Environmental Significance Overlay Schedule 3 (ESO3) 'Coastal Settlements', and Significant Landscape Overlay Schedule 3 (SLO3) 'Corner Inlet Amphitheatre'.

Recommendation

The rezoning of this Investigation Area to either RLZ or LDRZ is considered inappropriate for the following reasons:

- Yanakie is not identified by the *HSS* as a settlement where growth should be supported.
- The *HSS* recommends that the rezoning of further land to Rural Living Zone should be limited to exceptional circumstances, particularly given the large number of small lots below 4.0hectares that exist in the Farming Zone across the municipality.
- The Yanakie Investigation Area does not exhibit any exceptional qualities that would warrant a variation to this approach.
- There is no existing facility to service any new residents in the neighbouring area. None of the abutting properties are included in the Rural Living Zone or any urban zones, therefore rezoning the area would create an isolated pocket of this type of land.

- Noise generated from activities within the Corner Inlet Motorcycle Club may be detrimental to health and wellbeing of residents in close proximity.
- Rezoning would create the potential for multiple subdivisions, and without substantial capital improvement to the turn-off, would create traffic risk along the highway
- Increased density of residential development would bring detriment to the aesthetic amenity of the area protected by Significance Landscape Overlay
- Presence of waterway tributaries poses constraints to development potential.
- Subject to future investigation, expansion of the existing Rural Activity Zone precinct nearby may be warranted to facilitate compatible tourism based developments.

6.19 RESTRUCTURE OVERLAY

6.19.1 INTRODUCTION

Throughout regional Victoria there are numerous historical subdivisions (often called 'old Crown townships') that were either never developed or are the sites of former settlements. It is common for these lots to be held in a single ownership as a tenement (*Rural Land Use Study, 2011*).

In many cases the development (or redevelopment) of these subdivisions to full capacity would present significant environmental, servicing and social impacts; or expose residents to environmental risks. These types of subdivisions are referred to as 'old and inappropriate' subdivisions.

Restructuring of 'old and inappropriate' subdivisions provides certainty for land owners, the community and service providers about their development potential. The process involves the preparation of Restructure Plans which identify how smaller lots may be consolidated to create new, larger lots of a size and configuration that better reflect the environmental capacity and landscape values of the area. In many cases Restructure Overlays offer a greater potential for development than would otherwise exist under the relevant rural zone provisions.

6.19.2 RESTRUCTURE OVERLAY

The Restructure Overlay (RO) is a planning scheme tool that identifies land affected by Restructure Plans and outlines site specific rules governing subdivision and development. The RO may be applied to land in any zone; however it is most commonly applied to land within the rural zones where old and inappropriate subdivisions have the greatest potential to conflict with the purposes of the zone.

The purpose of the RO is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify old and inappropriate subdivisions which are to be restructured.*
- *To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.*

The RO operates to ensure that the following matters are taken into account:

- Environmental hazards and constraints, such as slope, drainage, salinity and erosion;
- Protection and enhancement of the natural environment, including protection of vegetation and fauna habitat, and the revegetation of waterways, gullies, ridgelines and property boundaries;
- The availability of utility services;
- The relationship between the use of the land and surrounding land uses;
- The effect of development on surrounding uses, particularly agriculture; and
- Building design.

6.19.3 RURAL DWELLINGS POLICY

This Rural Dwellings Policy (*South Gippsland Planning Scheme*) applies to applications for the use and development of dwellings in the Farming Zone. It seeks to discourage *ad hoc* rural lifestyle development and the conversion of agricultural land into rural residential land use activities.

Importantly the policy specifically states 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 policy currently applies to all of the old Crown townships described in this chapter, with the exception of the two precincts to the west of Meeniyan. Although the policy does not apply to these precincts its objective is still relevant to them.

The policy also contains detailed requirements associated with the development of dwellings on lots between 4.1ha and 40ha.

The application of the RO will provide certainty to land owners who own lots that form part of Crown townships by specifying the number of dwellings that may be constructed and outlining the preferred subdivision configuration.

Once implemented the Overlay will supersede the relevant provisions of the local policy. An amendment to the Rural Dwellings Policy will be required to remove reference to old Crown Townships. The policy will continue to apply to the construction of dwellings elsewhere in the Farming Zone.

6.19.4 RESTRUCTURE OVERLAY INVESTIGATION AREAS

Draft Restructure Plans have been examined in Bennison, Hedley, Hoddle, Jeetho, Jumbunna, Meeniyan West, Newcastle, Outtrim, Port Franklin, Tarwin and Whitelaw as part of the Housing and Settlement Strategy.

The Restructure Plan for each locality is described in the following section. The maps associated with each show existing buildings, the current subdivision pattern, the proposed restructure plan and any special conditions that would apply in each locality (refer to the map 'Notes' where relevant). The restructure boundaries shown on the maps have been

designed to respond to existing ownership patterns and physical characteristics of the locality.

Each of the proposed Restructure Plans seeks to control the number of dwellings permissible within the relevant old Crown Township. In addition to the provisions of the RO, planning permit applications would be subject to the Farming Zone and any relevant planning scheme overlay. The siting and design of proposed dwellings will therefore need to take into account neighbouring land uses, identified environmental values and hazards, infrastructure connections and septic tank effluent requirements.

The Restructure Plans were placed on public exhibition as part of the Housing and Settlement Strategy consultation process. Meetings were held with affected landowners, including in relation to the two Meeniyan precincts that were not included in the original exhibition process.

Recommendation

The application of the RO to old and inappropriate subdivisions identified throughout the Shire is supported by the State Planning Policy Framework and is consistent with the current Municipal Strategic Statement, the objectives of the *Rural Land Use Strategy* and the findings of the *Housing and Settlement Strategy*.

The existing policy framework strongly emphasises the need to control the development of dwellings within rural areas. The application of the RO supports this objective by providing limited opportunities for development that take into account existing development and ownership patterns and site constraints.

It is recommended that the RO be applied to the areas identified under the following headings as exhibited.

6.19.5 BENNISON

CRITERIA	DESCRIPTION / ANALYSIS		
Land Area	Total Area	No. Lots	Average Lot Size
	10.195Ha	10	1019.5sqm
Current Zone	Farming Zone		
Overlays	Significant Landscape Overlay, Schedule 3 - Corner Inlet Amphitheatre		
Existing Use & Development	The former Crown Township currently comprises two dwellings separated by high vegetation coverage.		
Ownership pattern	The lots are held in two ownership tenements.		
Closest Settlement/s	Located approximately 2.5km north of the Port Franklin township and approximately 8km east of Foster.		
Supply & Demand	There is no record of any new dwellings constructed in Bennison or Port Franklin between 2007 and 2011.		
Natural Resources	None known in proximity of the site.		
Landscape / Environment	The former Crown Township is located in an area of regional landscape significance. Mature vegetation covers the site and adjoining land comprising the Great Southern Rail Trail.		

Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	Relatively flat.
Physical & Social Infrastructure	The former Crown Township is accessed via Port Franklin Road. The area is not serviced by reticulated sewerage, water or gas. It is connected to electricity. Foster and Port Franklin are well serviced by recreational facilities.
Issues	Area of environmental and landscape sensitivity, due to proximity to Corner Inlet coastal location and character High quality, extent of coverage and maturity of vegetation on the site Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Adjoins the Great Southern Rail Trail and will be in the first extension of the trail extension east of Foster.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 5 - BENNISON RESTRUCTURE PLAN

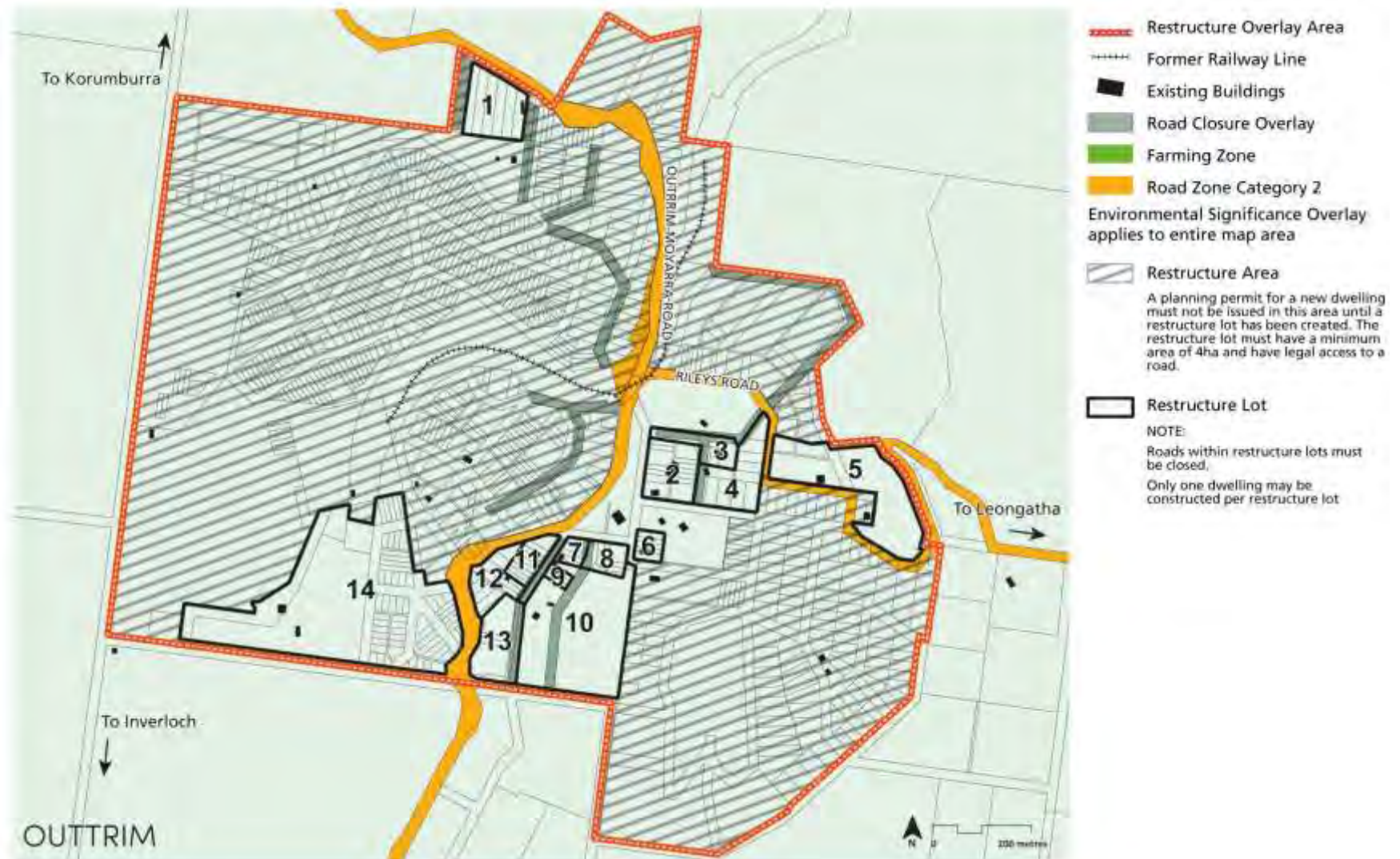


6.19.6 OUTTRIM

CRITERIA	DESCRIPTION / ANALYSIS
Land Area	Total Area
	75ha
	No. Lots
	852
	Average Lot Size
	886m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion Road Closure Overlay
Existing Use & Development	The majority of the former township is currently used for commercial agriculture. There are several existing dwellings and structures throughout the area. The site has been largely cleared of vegetation.
Ownership Pattern	Precinct tenements are complex and in multiple ownership. The RO seeks to address this by identifying a 'Restructure Area' in which land owners will need to identify sites with minimum areas of 4 hectares and legal access to a road. The 4 ha lot size is consistent with the smaller rural lot provisions of the Rural Dwelling Policy. ESO requirements would also need to be addressed and as such lots may need to be larger than 4 ha.
Closest Settlement	The Crown Township is located approximately 2 km to the south of Jumbunna, which is itself a small rural settlement.
Supply & Demand	There is no record of any new building approvals in Outtrim or Jumbunna between 2007 and 2011.

Natural Resources	None known in proximity of the site.
Landscape / Environment	The area does not contain any significant environmental or landscape features.
Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	Heavily sloping with some evidence of erosion.
Physical & Social Infrastructure	The main access is via Outtrim-Moyarra Road. The area is not serviced by reticulated sewerage, water or gas. It is connected to electricity. Outtrim township contains a main public space, comprising a cricket oval, community centre, playground and tennis courts.
Issues	Complex tenement pattern on steeply sloping land. Unclear status of road reservations. Limited physical and social infrastructure servicing the area. Area has largely been cleared. Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Limited or no existing road access to some allotments. Entire area is subject to erosion potential.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 6 - OUTTRIM RESTRUCTURE PLAN



6.19.7 HODDLE

CRITERIA	ANALYSIS
Land Area	Total Area
	118ha
	No. Lots
	90
	Average Lot Size
	13,159m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion
Existing Use & Development	The Township is currently be used for the purposes of agriculture. It contains an existing dwelling and infrastructure associated with its farming use. The site has been largely cleared of vegetation.
Ownership Pattern	The lots are held in multiple ownership tenements.
Closest Settlement	The area is located approximately 5km east of Fish Creek and 8 km west of Foster.
Supply & Demand	There have been 47 new dwellings constructed in Foster between 2007 and 2011. Four new dwellings have been constructed in Fish Creek between 2007 and 2011.
Natural Resources	None known in proximity of the site.
Landscape / Environment	Cherokee Creek traverses the site. Located in the Hoddle Range, which has environmentally significant vegetation and is within a water catchment.

Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004. Located in an area of Aboriginal cultural heritage sensitivity due to its proximity to a watercourse.
Slope	Undulating.
Physical & Social Infrastructure	The area is accessed via Hoddle Settlement Road and Fish Creek Road. The area is not connected to reticulated sewerage, water or gas. It is connected to electricity. Adjacent to the Great Southern Rail Trail. Foster Township is well serviced by retail and community infrastructure. Limited services and facilities are available in Fish Creek.
Issues	Limited physical infrastructure servicing the area. Area has largely been cleared. Located in close proximity of Foster, which has experienced some recent growth. Total area is above the minimum lot size for a dwelling and subdivision in Farming Zone however the allotments could not be further subdivided and a second dwelling could not be constructed under planning scheme provisions. Limited existing road access to some allotments. Entire area is potentially subject to erosion.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 7 - HODDLE RESTRUCTURE PLAN

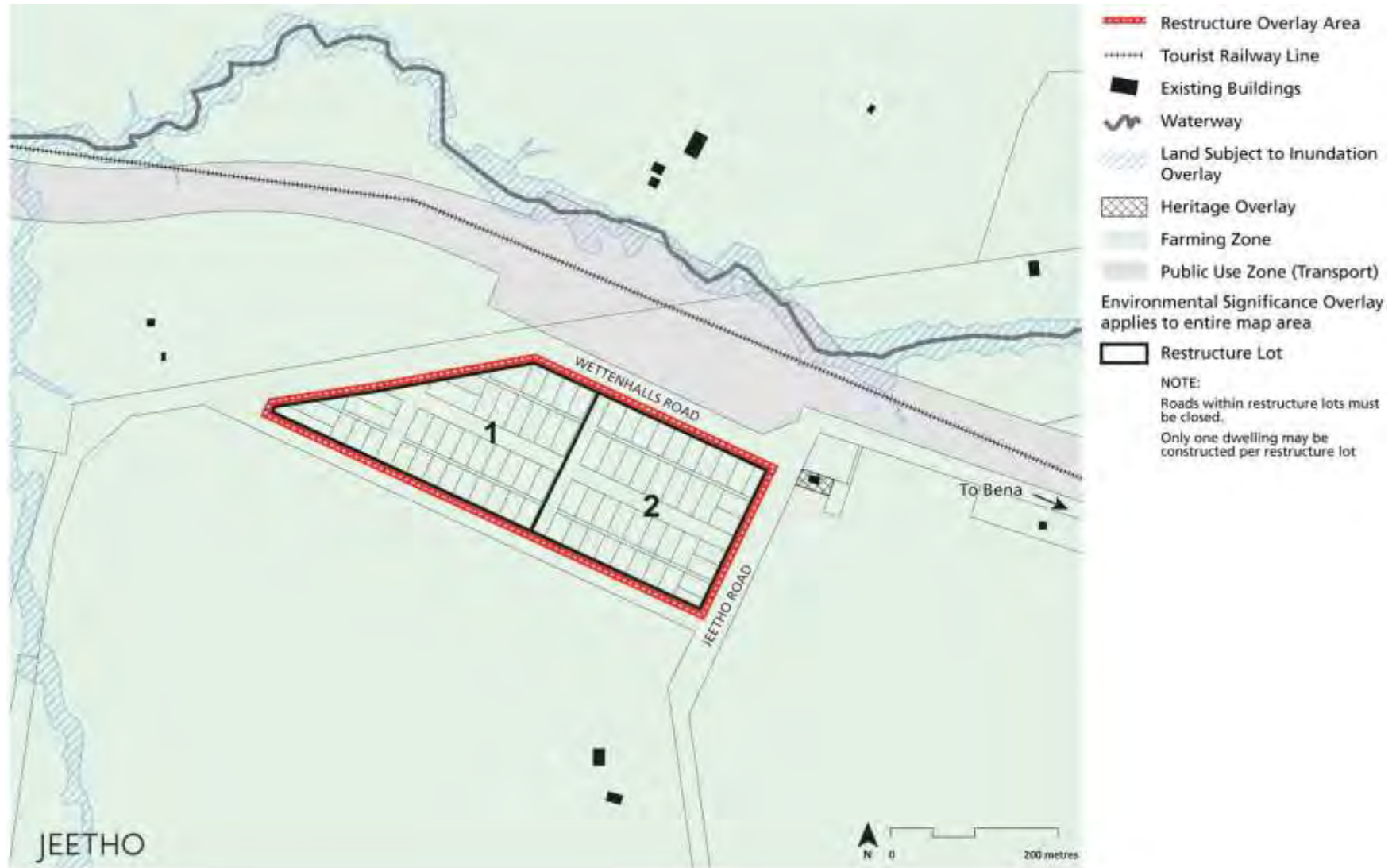


6.19.8 JEETHO

CRITERIA	ANALYSIS
Land Area	Total Area
	7ha
	No. Lots
	80
	Average Lot Size
	889m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Land Susceptible to Erosion
Existing Use & Development	The Crown Township is currently used for the purposes of commercial agriculture. The site is vacant has been largely cleared of vegetation.
Ownership Pattern	The lots are held in one ownership tenement.
Closest Settlement	Bena is located approximately 4km southeast of the area. Loch is located approximately 8km northwest of the area.
Supply & Demand	There has been 1 new dwelling constructed in Loch and no new dwellings developed in Bena between 2007 and 2011.
Natural Resources	None known in proximity of the site.
Landscape / Environment	The area does not possess any significant environmental or landscape features.

Heritage	The area contains a site of heritage significance, the Shire of Poowong & Jeetho Offices & Hall (HO46) identified in the <i>South Gippsland Heritage Study 2004</i> . Part of the former Crown Township is located in an area of Aboriginal cultural heritage sensitivity due to its proximity to a watercourse.
Slope	Undulating.
Physical & Social Infrastructure	The Crown Township is accessed via Wettenhalls Road and Jeetho Road. The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity. There is no existing community infrastructure servicing the area, however Loch contains a range of services and facilities.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. There is limited existing residential demand in the area. Area is not well serviced by physical infrastructure. Area has largely been cleared. Located in close proximity to Loch and Bena. Total area is below the minimum lot size for a dwelling and subdivision in Farming Zone. Heritage significance and sensitivity - the area possesses both Aboriginal and non-Aboriginal values. Entire area is subject to erosion potential.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 8 - JEETHO RESTRUCTURE PLAN

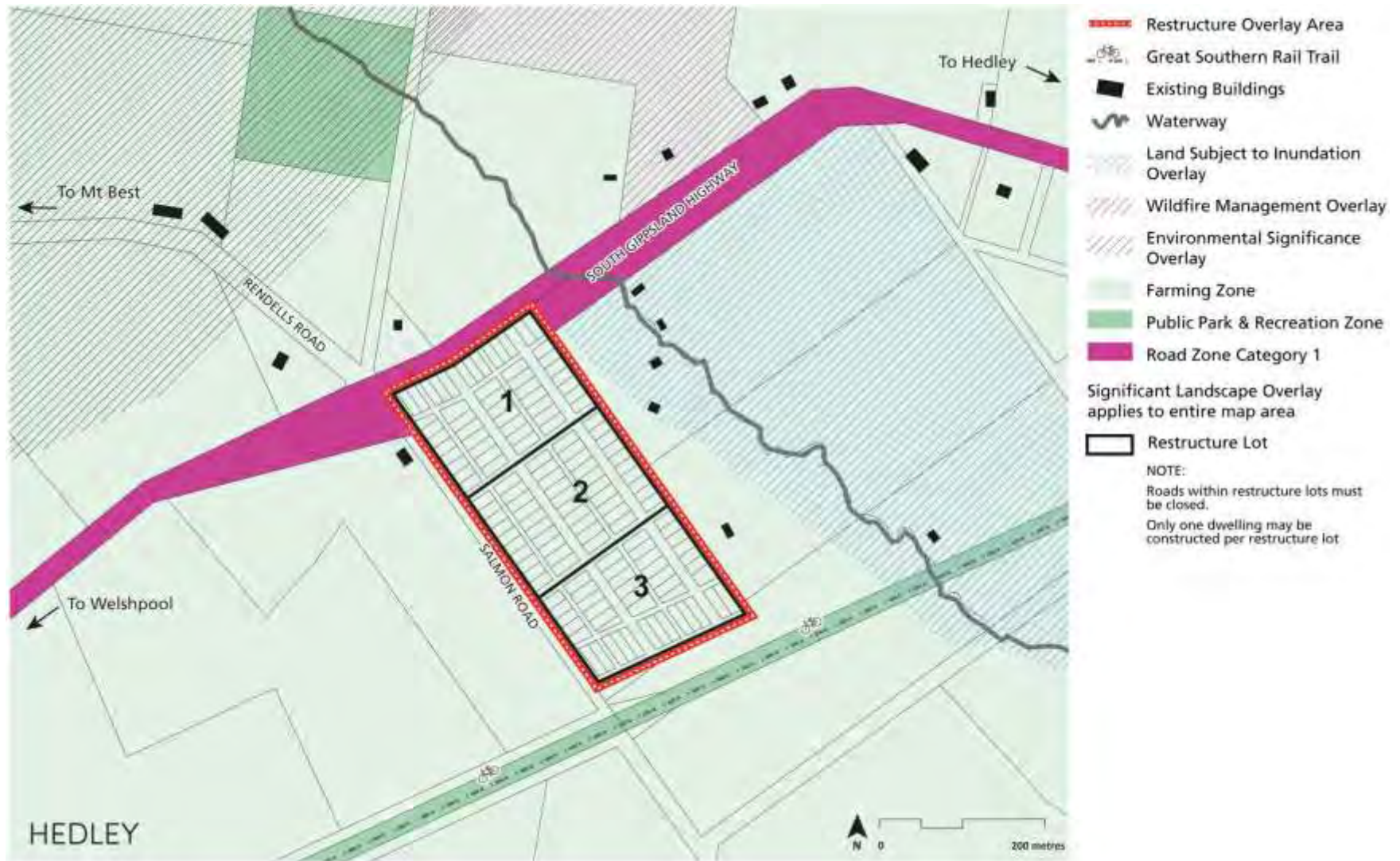


6.19.9 HEDLEY

CRITERIA	ANALYSIS
Land Area	Total Area
	14ha
	No. Lots
	145
	Average Lot Size
	992m ²
Current Zone	Farming Zone
Overlays	Significant Landscape Overlay, Schedule 3 - Corner Inlet Amphitheatre Land Subject to Inundation Overlay
Existing Use & Development	The area is currently used for the purposes of agriculture. The Crown Township supports an existing dwellings as well as a series of buildings and infrastructure associated with its farming use.
Ownership Pattern	The lots are held in one ownership tenement.
Closest Settlement	Located approximately 2.5km west of Hedley and approximately 4km east of Welshpool.
Supply & Demand	There have been 8 dwellings constructed in Welshpool between 2007 and 2011.
Natural Resources	None known in proximity of the site.

Landscape / Environment	Nine Mile Creek adjoins the former Crown Township to the east of the area (PCRZ). The Crown Township is located in an area of regional landscape significance.
Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004. The former Crown Township is located in an area of Aboriginal cultural heritage sensitivity
Slope	Moderate slopes.
Physical & Social Infrastructure	The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity. The former Crown Township is located between the South Gippsland Highway and Great Southern Rail Trail.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. There is limited existing residential demand in the area. Located in an area of potential Aboriginal cultural heritage sensitivity Area is not well serviced by physical infrastructure. Area has largely been cleared. Adjoins Nine Mile Creek, which is prone to inundation and drains to Corner Inlet (a RAMSAR site). Accessed via the South Gippsland Highway. Located in an area of regional landscape significance.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 9 - HEDLEY RESTRUCTURE PLAN

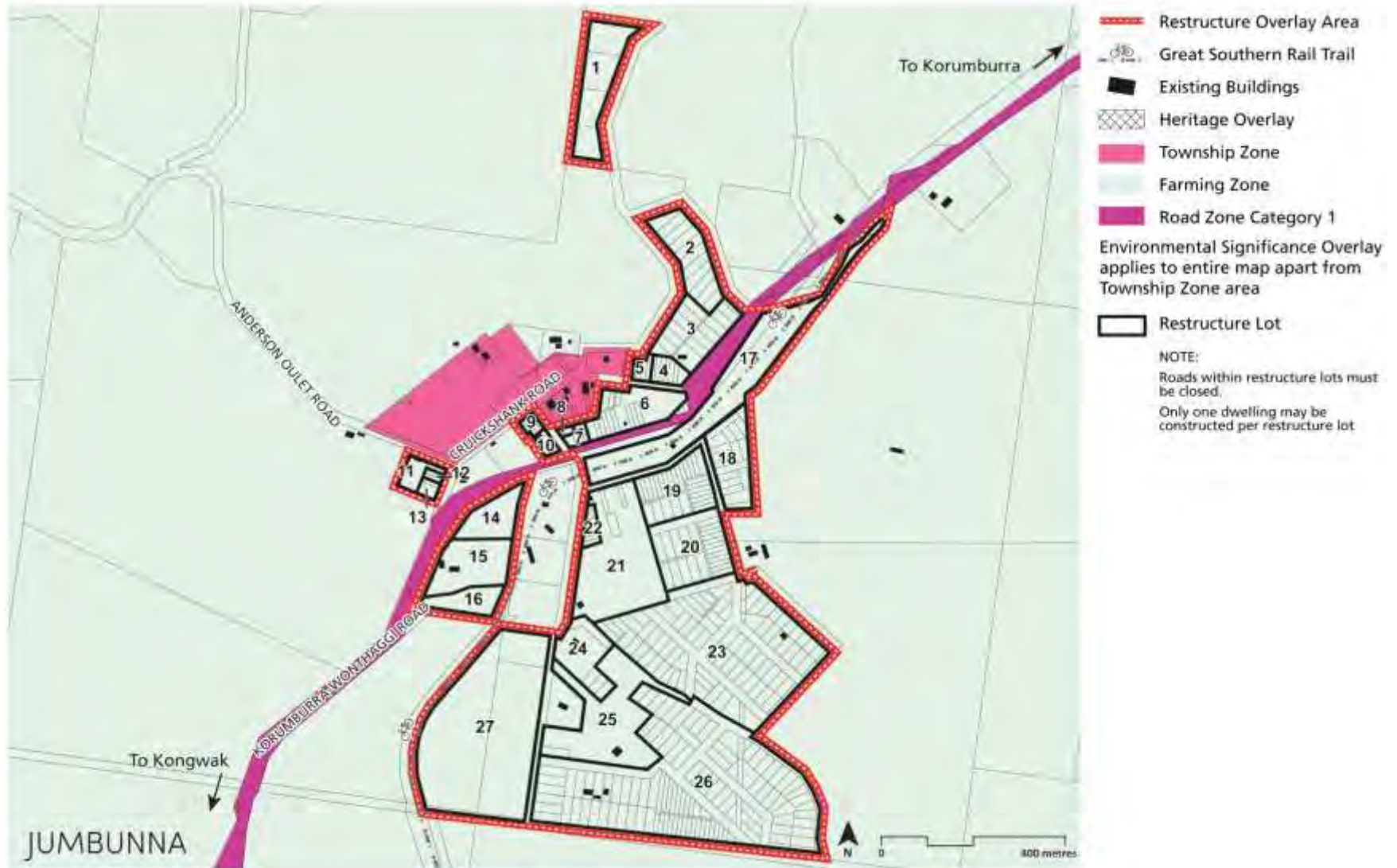


6.19.10 JUMBUNNA

CRITERIA	ANALYSIS
Land Area	Total Area
	34ha
	No. Lots
	335
	Average Lot Size
	974m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion
Existing Use & Development	The area is currently used for the purposes of agriculture. The Crown Township supports several existing dwellings as well as a series of buildings and infrastructure associated with its farming use. The land is generally cleared of vegetation.
Ownership Pattern	The lots are held in multiple ownership tenements.
Closest Settlement	The area is located to the south of Jumbunna Township. Korumburra is located approximately 7km northeast of the area.
Supply & Demand	No new dwellings have been constructed in Jumbunna between 2007 and 2011. Korumburra had the second highest new dwelling growth in the Shire between 2007 and 2011 (21% of total Shire). The majority of growth occurred in the Residential 1 Zone. There has also been recent commercial and retail development in Korumburra.
Natural Resources	None known in proximity of the site.
Landscape / Environment	The area does not contain any significant environmental or landscape features.

Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	The land is undulating.
Physical & Social Infrastructure	The former Crown Township is accessed via Rees Road The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity. There is no existing community infrastructure servicing the area, however nearby Korumburra contains a wide range of services and facilities.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. There are no significant environmental, landscape or heritage values associated with the area. Area is not well serviced by physical infrastructure. Area has largely been cleared. Entire area is subject to erosion potential Several existing dwellings developed throughout former Crown Township.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 10 - JUMBUNNA RESTRUCTURE PLAN

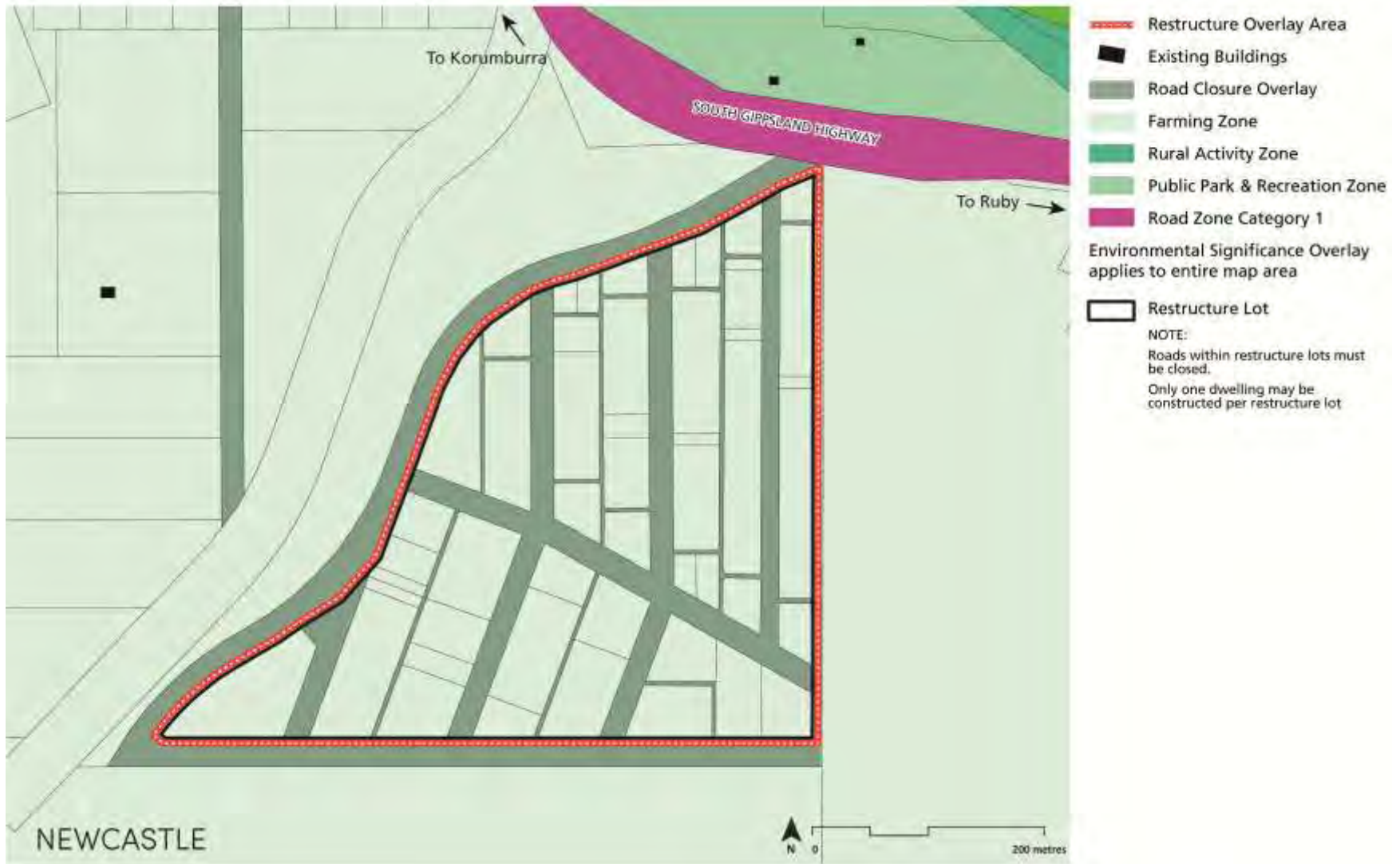


6.19.11 NEWCASTLE

CRITERIA	ANALYSIS
Land Area	Total Area
	7ha
	No. Lots
	28
	Average Lot Size
	2,365m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion
Existing Use & Development	The area is currently used for the purposes of agriculture and does not support any existing buildings or structures. The land is generally cleared of vegetation.
Ownership Pattern	The lots are held in two ownership tenements.
Closest Settlement	The former Crown Township is located to the south of Korumburra Township, approximately 2km from the town centre.
Supply & Demand	Korumburra had the second highest new dwelling growth in the Shire between 2007 and 2011 (21% of total Shire). The majority of growth occurred in the Residential 1 Zone. There has also been recent commercial and retail development in Korumburra.
Natural Resources	None known in proximity of the site.

Landscape / Environment	The area does not contain any significant environmental or landscape features.
Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	The land is undulating.
Physical & Social Infrastructure	The former Crown Township is accessed via the South Gippsland Highway. The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity. There is no existing community infrastructure servicing the area, however nearby Korumburra contains a wide range of services and facilities.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Land is located in close proximity of Korumburra. The land appears to be undeveloped and substantially cleared of vegetation. There are no significant environmental, landscape or heritage values associated with the area. Entire area is subject to erosion potential
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 11 - NEWCASTLE RESTRUCTURE PLAN

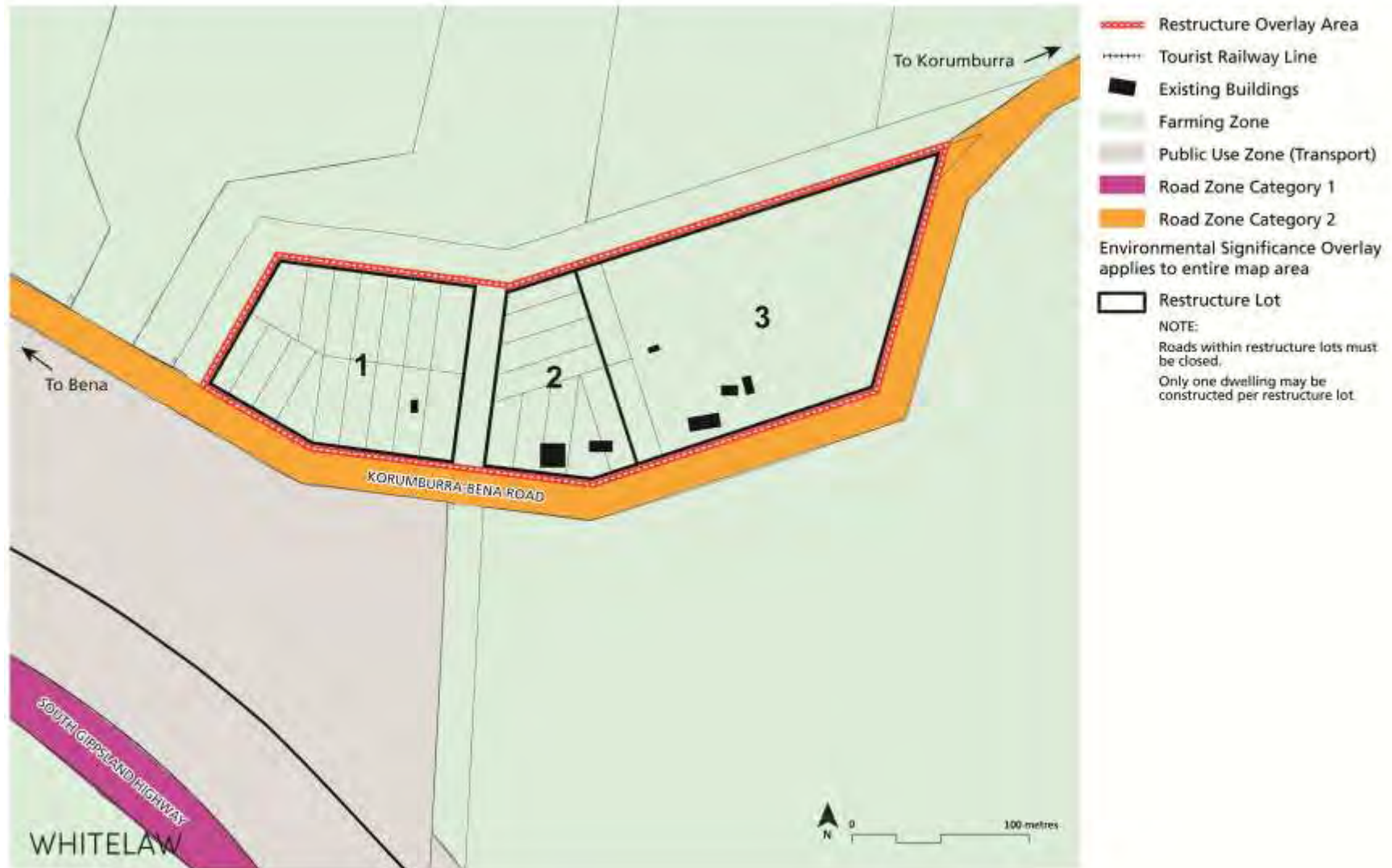


6.19.12 WHITELAW

CRITERIA	ANALYSIS
Land Area	Total Area
	2ha
	No. Lots
	27
	Average Lot Size
	818m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion
Existing Use & Development	The Crown Township is currently used for the purposes of agriculture. It currently contains one existing dwelling and infrastructure associated with its farming use. The site has been largely cleared of vegetation.
Ownership Pattern	The lots are held in three ownership tenements.
Closest Settlement	Korumburra is located approximately 4km west of the former Crown Township.
Supply & Demand	There is no record of any new building approvals in Whitelaw between 2007 and 2011.
Natural Resources	None known in proximity of the site.

Landscape / Environment	The area does not possess any significant environmental or landscape features.
Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	The land is undulating and steep in parts.
Physical & Social Infrastructure	The Crown Township is accessed via Bena-Korumburra Road. The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity. There is no existing social infrastructure within Whitelaw. However, the subject site is located in close proximity of Korumburra township.
Issues	Land is substantially cleared. Land below minimum lot size for a dwelling and subdivision in Farming Zone. Entire area is subject to erosion potential. Limited physical infrastructure servicing site.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 2 - WHITELAW RESTRUCTURE PLAN



6.19.13 PORT FRANKLIN

CRITERIA	DESCRIPTION / ANALYSIS						
Land Area	<table border="1"> <thead> <tr> <th>Total Area</th> <th>No. Lots</th> <th>Average Lot Size</th> </tr> </thead> <tbody> <tr> <td>24.5ha</td> <td>182</td> <td>2697m²</td> </tr> </tbody> </table>	Total Area	No. Lots	Average Lot Size	24.5ha	182	2697m ²
Total Area	No. Lots	Average Lot Size					
24.5ha	182	2697m ²					
Current Zone	Farming Zone						
Overlays	<p>Environmental Significance Overlay, Schedule 3 - Coastal Settlements</p> <p>Environmental Significance Overlay, Schedule 6 - Areas Susceptible to Flooding</p> <p>Significant Landscape Overlay, Schedule 3 - Corner Inlet Amphitheatre</p>						
Existing Use & Development	The Crown Township is currently used for the purposes of agriculture. It contains two existing dwellings and infrastructure associated with its farming use. The site has been largely cleared of vegetation.						
Ownership Pattern	The lots are held in one ownership tenement.						
Closest Settlement	Located approximately 2km north of the Port Franklin settlement and approximately 8km east of Foster.						
Supply & Demand	<p>There is no record of any new dwellings constructed in Bennisson or Port Franklin between 2007 and 2011.</p> <p>There are 80 private dwellings in Port Franklin, 50 of which were occupied, representing a vacancy rate of 37.5% (South Gippsland Shire Council).</p>						

Natural Resources	None known in proximity of the site.
Landscape / Environment	<p>The Franklin River adjoins the former Crown Township to the east and drains into Corner Inlet (a RAMSAR site).</p> <p>The former Crown Township is located in an area of regional landscape significance.</p>
Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004. The former Crown Township is located in an area of Aboriginal cultural heritage sensitivity.
Slope	The land is flat to undulating.
Physical & Social Infrastructure	<p>The Crown Township is accessed via Port Franklin Road.</p> <p>The area is not serviced by reticulated sewerage, water or gas. It is connected to electricity.</p> <p>Port Franklin is well serviced by recreational facilities.</p>
Issues	<p>Area of environmental and landscape sensitivity due to coastal location and character</p> <p>Adjoins the Franklin River, some areas are prone to flooding</p> <p>Located in close proximity to Port Franklin</p> <p>Located in an area of Aboriginal Cultural Heritage sensitivity</p> <p>Area has largely been cleared</p> <p>Total area below minimum lot size for a dwelling and subdivision in Farming Zone.</p> <p>Site is a short distance from the Great Southern Rail Trail.</p>
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 13 – PORT FRANKLIN RO INVESTIGATION AREA



6.19.14 TARWIN

CRITERIA	ANALYSIS
Land Area	Total Area
	7ha
Land Area	No. Lots
	80
Land Area	Average Lot Size
	6023m ²
Current Zone	Farming Zone
Overlays	N/A
Existing Use & Development	The former Crown Township contains three existing dwellings dissected by Tarwin Lower Road. The site has been largely covered by vegetation.
Closest Settlement	Koonwarra is located approximately 5km northwest of the area. Meeniyan is located approximately 2km east of the area.
Supply & Demand	There have been 9 new dwellings constructed in Koonwarra between 2007 and 2011, 7 of which in the township (LDRZ) and 2 in the rural area. 15 dwellings have been built within the Meeniyan township and 25 in the surrounding rural area in the same period.
Natural Resources	This area is within the Tarwin water catchment area.
Landscape / Environment	Over three quarter of the land is covered by vegetation, over half of which is located within crown land.
Heritage	The area does not contain any sites of heritage significance.
Slope	Undulating.

Physical & Social Infrastructure	<p>The Crown Township is accessed via South Gippsland Highway, Hanilys Road and Tarwin Lower Road.</p> <p>The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity.</p> <p>There is no existing community infrastructure servicing the area, however Meeniyan and Koonwarra contain a range of services and facilities.</p>
Issues	<p>Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Small lot sizes also pose difficulties with on-site wastewater treatment.</p> <p>Area is not well serviced by physical infrastructure.</p> <p>Heavy vegetation cover poses challenges to further development.</p> <p>Entire area is within the Tarwin water catchment area.</p>
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment of the SGPS

FIGURE 14 – MEENIYAN RO INVESTIGATION AREA



6.19.15 MEENIYAN

Criteria	Description / Analysis						
Land Area	<table border="1"> <thead> <tr> <th>Total Area</th> <th>No. Lots</th> <th>Average Lot Size</th> </tr> </thead> <tbody> <tr> <td>4.7Ha (including road reserve)</td> <td>16</td> <td>2801.9sqm</td> </tr> </tbody> </table>	Total Area	No. Lots	Average Lot Size	4.7Ha (including road reserve)	16	2801.9sqm
	Total Area	No. Lots	Average Lot Size				
4.7Ha (including road reserve)	16	2801.9sqm					
Current Zone	Farming Zone						
Overlays	Environmental Significance Overlay, Schedule 5 Environmental Significance Overlay, Schedule 6						
Existing Use & Development	The former Crown Township currently comprises two dwellings in separate properties. A permit has been granted for the replacement of the dwelling with condition to consolidate the all the lots within the proposed restricted lot 2 in the Restructure Plan.						
Ownership pattern	The lots are held in two ownership tenements						
Closest Settlement/s	Located approximately 0.5km west of the Meeniyan township and approximately 2.5km east of the Tarwin former crown township.						
Supply & Demand	There is an existing dwelling in each of the two ownership tenements. A planning permit was issued in December 2012 for the use and development of 35-55 McIlwaine Street (Crown Allotment 9-16 Section 9 Meeniyan) for the purpose of a dwelling and associated works, to replace the existing dwelling on-site.						
Natural Resources	This area is within the Tarwin water catchment area.						

Landscape / Environment	The former Crown Township is located in an area of regional landscape significance. Mature vegetation covers the site and land nearby comprising South Gippsland Highway and the Great Southern Rail Trail.
Heritage	A few lots in the western part of this area are within the areas of aboriginal cultural heritage sensitivity.
Slope	Moderately sloped.
Physical & Social Infrastructure	The former Crown Township is accessed via McIlwaine St The area is connected to reticulated water supply but not reticulated gas or sewerage. There is no existing community infrastructure servicing the area. However Meeniyan contains a range of services and facilities.
Issues	Area of environmental and landscape sensitivity, due to proximity to Corner Inlet coastal location and character High quality, extent of coverage and maturity of vegetation adjoining the site. Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Adjoins the Meeniyan township via existing Rural Living Zone precinct.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment of the SGPS

FIGURE 15 – MEENIYAN RO INVESTIGATION AREA



APPENDICES

Appendix A: State, Regional & Local Policy

STATE PLANNING POLICY FRAMEWORK (SPPF)

The State Planning Policy Framework (SPPF) at Clause 11 of the South Gippsland Planning Scheme identifies aims for settlement planning, including to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

Regarding accommodating future growth, the SPPF includes the key requirement that Council must:

"Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis." (Clause 11.02-1)

Clause 11 (Settlement) also includes the following objectives relevant to this study:

- Build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres;
- Encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community;
- Locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas;
- Develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable;

- Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.

In response to these directions the *HSS* addresses land supply from a municipal perspective rather than on an individual settlement basis.

VICTORIAN COASTAL STRATEGY

The Victorian Coastal Strategy is an integrated management framework for the Victorian coast that is supported by regional coastal actions plans and the State Planning Policy Framework. The VCS seeks to limit growth along the coast by identifying key settlements in which growth and infrastructure development should be focused.

Coastal towns in South Gippsland Shire are classified as having:

Low Spatial Growth Capacity: Growth contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries.

REGIONAL POLICY

DRAFT GIPPSLAND INTEGRATED LAND USE PLAN MAY 2012

The Draft *GILUP* (recently renamed the *Gippsland Regional Growth Plan*) outlines the strategic priorities and infrastructure directions for the region. It represents regional stakeholders' aspirations and sets an agenda for regional development and long term strategic planning. The plan contains the following directions for the HSS:

- Contains a settlement hierarchy, including Regional Centre, District Centre and Towns.
- Leongatha and Korumburra are identified as 'District Towns'. Leongatha is identified as having an adequate supply of land.

- Foster is identified as a settlement with moderate spatial growth capacity.
- Identifies commuters, retirees and second home owners, as a key driver of growth in the Shire.
- Encourage a diversity of housing options and access to affordable housing.

GIPPSLAND REGIONAL PLAN

The Gippsland Regional Plan was prepared in 2010. Selected findings and observations relevant to this study include the following:

- Gippsland is one of Australia's major resource regions with an economy based on a wide range of natural assets unmatched in Victoria, including oil and gas, coal, water, timber and agriculture and nature-based tourism.
- The peri-urban south-western part of the region, which includes the fast growing centres of Warragul and Drouin, has freeway access to Melbourne and a V/Line rail service. This part of the region includes the Bass Coast, and parts of South Gippsland, which have access back to Melbourne via the "coastal corridor" of the South Gippsland and Bass Coast Highways.
- "Many people have chosen to live in the south-west of Gippsland to experience a coastal-country lifestyle with access to Melbourne and it is projected that more than 25,000 people will move to the area by 2026. With highway upgrades, increased bus services and the delivery of broadband network, this trend is expected to continue."
- Leongatha is identified as a 'district town' and "medium growth centre with nearby Korumburra".

- Councils should "accommodate future residential and economic growth, addressing the likely impacts of climate change and protecting the region's natural assets."
- Encourage a diversity of housing options and access to affordable housing
- "Much of the recent growth has been in the region's southwest, from Warragul through to Wonthaggi and parts of South Gippsland. A commuting population, who work in the Melbourne metropolitan area, thereby creating a significant peri-urban development challenge, largely drives this."
- The GRP identified the need for the preparation of a Gippsland Regional Growth Plan (GRGP). This plan is currently being prepared.

ZONE REFORMS

- In July 2012 the State Government proposed a series of reforms to the existing residential, commercial, industrial and farming zones contained in the Victorian Planning Provisions. Public consultation on the zones ended in September 2012. An advisory committee is currently considering the final form of the zones and how they will be introduced.
- These changes are likely to impact the implementation of this *Housing and Settlement Strategy*.

GIPPSLAND TRANSPORT STRATEGY 2008-2020

Strategy to improve transport infrastructure and services in the Gippsland region. Relevant actions include:

- Advancing heavy vehicle bypasses of Leongatha and Korumburra

- Investigate the expansion of Port Anthony and development of route from Barrys Beach to product destination. This may affect Toora and Foster in particular.

GIPPSLAND ESTUARIES COASTAL ACTION PLAN

Addresses the ongoing health and management of estuaries along the Gippsland Coast, including Corner Inlet, Franklin River, Agnes River and Anderson Inlet.

Issues relevant to river health, include:

- Inappropriate development along the coastal strip near Venus Bay, Coastal Acid Sulfate Soils (CASS) and land use pressures from Venus Bay and Sandy Point.

LOCAL POLICY

Relevant local policies are summarised below.

MUNICIPAL STRATEGIC STATEMENT

Objectives relevant to settlement in the South Gippsland Municipal Strategic Statement include:

- 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.

The MSS refers to the various Structure Plans for main townships. The findings of the various Structure Plans and Urban Design Frameworks are referenced in later sections of this report.

As an overview, the MSS identifies the major towns in the Shire and their respective roles as follows:

- **Leongatha:** the principal township of the 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.
- **Korumburra:** A significant economic, service and tourism centre in the Shire.
- **Foster:** 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.

- **Mirboo North:** the principal township in the north of the municipality servicing the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted.
- **Nyora:** to be strengthened as a sustainable low-density community through the promotion of economic growth and the provision of a quality lifestyle, and to be promoted as the Gateway to the Shire.
- **Loch:** 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. Growth should be supported, provided the essential compact 'village' character can be maintained.
- **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.
- **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.
- **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. It will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities.

At the time of writing a Panel Report had been released regarding Amendment C72 to the *South Gippsland Planning Scheme* 'Western District Towns'. The Amendment proposes to change the UDF provisions in the MSS for Loch, Nyora, Poowong and Meeniyah. Similarly, Amendment C77

proposes to update the relevant MSS directions for the Eastern District settlements of Toora, Port Franklin, Welshpool, Port Welshpool, Agnes, Mt Best and Hedley.

OTHER LOCAL POLICY

POLICY	OVERVIEW	KEY ISSUES / DIRECTIONS
Council Plan 2010-2014	Sets out Council's organisational goals, outcomes, strategies, actions, resource requirements and performance measures for a four year period.	The Plan contains for strategic goals: <ul style="list-style-type: none"> – A vibrant, engaged community – A sustainable environment – A strong economy – Appropriate infrastructure – A leading organisation.
Municipal Public Health & Wellbeing Plan 2010-2012	Provides a framework for guiding Council decision making in relation to community health and wellbeing.	The Plan is currently under development for 213-17. Strategies are grouped under the following key priorities: <ul style="list-style-type: none"> – Health Protection – Community wellbeing – Natural and built environment – Broader service system.
Overall Settlement Plan (2006)	Guides the growth and development of the Shire's settlements.	<ul style="list-style-type: none"> – Discourage growth in townships without reticulated sewerage. – Identifies Nyora and to a lesser extent Tarwin Lower as two settlements with existing population growth pressures.
Rural Land	Reviews the function,	Directs the application of the FZ:

Use Strategy (2011)	values and prospects of the varied rural areas of South Gippsland Shire and aligns these with planning controls that are responsive to local and regional requirements.	<ul style="list-style-type: none"> - Minimum lot size for which no permit is required for a dwelling at 4oha - Minimum lot size for subdivision is 8oha <p>Applies the Rural Activity Zone to support tourism development in areas in proximity of Loch, Kardella, Yanakie, Koonwarra, Savages Road, Foster and Mirboo North.</p> <p>Resulted in the development of three new local policies:</p> <ul style="list-style-type: none"> - Rural Subdivision Policy - Rural Dwellings Policy - Rural Activity Zone Policy 	accommodation (especially high quality establishments) and conference centres.
Draft Economic Development & Tourism Strategy 2012-2017	The combined Economic Development and Tourism Strategy seeks to build on the Shire's strengths to enhance the economic well being and quality of life of its residents.	<ul style="list-style-type: none"> - The key economic sectors (and sub-sectors) in the Shire are tourism, agriculture, food manufacturing, retail (particularly accommodation and food services), education and health - Three major dairy processing facilities (located in Leongatha, Korumburra and Poowong) generate significant local employment and economic output; - Tourism strengths are almost exclusively nature-based, including Wilsons Promontory, Cape Liptrap Coastal Park, Agnes Falls and other coastlines and beaches. - There is a lack of supporting infrastructure, including 	<p>Establishes a four-tiered settlement classification system to guide future open space provision.</p> <p>The goals of the Strategy are:</p> <ul style="list-style-type: none"> - Leadership in local open space planning and design - Off-road cycle and walking trail development - Sports development - Environmental quality and sustainability - Asset and information management. <p>Contains recommendations to refine the open space contributions policy.</p>
Open Space Strategy (2007)	Analyses the Shire's open public space, for long term strategic planning acquisition, and development of future reserves/facilities in order to provide a basis for Council policy and decision making.		
Recreation Plan 2007	Provides the strategic directions for future planning of recreation facilities in South Gippsland Shire. This Plan considers the strategic development and management of infrastructure provided for recreation on open space and elsewhere.	<ul style="list-style-type: none"> - Ensure recreation planning plays a key role in land use and community facility planning - As a priority seek to extend the Great Southern Rail Trail, and provide information about cycling routes including the rail trails and associated facilities - Support the creation of end of journey facilities and activity hubs along trails, as well as links from rail trails to community facilities and town centres - Establish a hierarchy of sports 	

		<p>facilities to guide levels of provision and maintenance</p> <ul style="list-style-type: none"> – Connect and jointly promote existing facilities to enhance use. For example: connect facilities to rail trails, signposts, and encourage clubs providers, schools and committees to run joint development and outreach programs 			
Infrastructure Design Manual (2010)	Document Council's requirements for the design and development of infrastructure that is or will become municipal infrastructure	<p>Provides standards and direction regarding:</p> <ul style="list-style-type: none"> – Subdivision and planning permits – Outline development plans – Design requirements – Road, intersection, pavement and traffic calming, car parking measures – Mobility and access provisions – Drainage – Stormwater treatment. 			
Draft Domestic Wastewater Management Plan 2012-2022	Identifies risks to public health and the environment and ways to improve onsite wastewater management. The MDWMP informs local water authorities and the EPA about towns that may require installation of a reticulated sewerage system. It has policy	<ul style="list-style-type: none"> – Discourages urban growth in areas that are not provided with sewer – Identifies improvement options for the Shire's key settlements. – Nominates draft Catchments 			
					<p>linkages to planning, storm water management and water supply (water authority).</p>
Aquatic Strategy 2009	Identifies conditions and future strategy for six Council owned or managed public outdoor pools in Toora, Foster, Mirboo North, Poowong and Korumburra, and the new regional indoor aquatic leisure centre at Leongatha.				<ul style="list-style-type: none"> – to increase participation by maintaining the same number of pools but increasing the standard of facilities and service, while extending the season and improving marketing is likely to be more effective

Appendix B: Development Opportunities

	Indicative existing no. of				Residential lots from future rezoning	Sources	
Settlement	units *	houses *	vacant blocks*	Total: dwellings & vacant	Potential lots to be created through subdivision (Infill without rezoning) Note: 1) Criteria used to calculate infilled opportunities between sources are slightly different. 2) A min. lot size of 4000m ² is used in unsewered towns. 3) Min. lot size of respective zones applied	Note: 75% of green field land as developable	Note: data from aerial count takes precedence over other sources
Leongatha	R1Z:265 <i>Source: Rate, Mar 2013</i>	R1Z: 1868 LDRZ: 40 RLZ: 17 <i>Source: Rate, Mar 2013</i>	R1Z: 90 LDRZ: 6 RLZ: 0 <i>Source: Rate, Mar 2013</i>	2286	R1Z:528 LDRZ: 29 <i>Source: HSS economic study</i>	1,370 <i>Source: UDP 2012</i>	Multiple
Korumburra	R1Z:185 <i>Source: Rate, April 2013</i>	R1Z: 1211 LDRZ: 108 RLZ: 120 RAZ: 46 <i>Source: Rate, April 2013</i>	R1Z: 98 LDRZ: 16 RLZ: 13 RAZ: 8 <i>Source: Rate, April 2013</i>	1805	R1Z:390 LDRZ: 3 <i>Source: HSS economic study</i>	780 <i>Source: UDP 2012</i>	Multiple
Mirboo North	R1Z:54 <i>Source: Rate, April 2013</i>	R1Z: 400 LDRZ: 45 RLZ: 135 <i>Source: Rate, April 2013</i>	R1Z: 32 LDRZ: 13 RLZ: 16 <i>Source: Rate, April 2013</i>	695	R1Z: 48 LDRZ: 25 RLZ: 20 <i>Source: HSS economic study</i> (To be further limited by Bushfire Management Overlay and other constraints)	0 <i>Source: UDP 2012</i>	Multiple
Foster	R1Z:131 <i>Source: Rate, April 2013</i>	R1Z: 444 LDRZ: 24 RLZ: 34 RAZ:55 <i>Source: Rate, April 2013</i>	R1Z: 27 LDRZ: 3 RLZ: 12 RAZ: 4 <i>Source: Rate, April 2013</i>	734	R1Z: 101 RLZ: 8 <i>Source: HSS economic study</i> (To be further limited by Bushfire Management Overlay and other constraints)	200 <i>Source: UDP 2012</i>	Multiple

Agnes	0	FZ: 8 (soon to be RLZ)	FZ: 3 (soon to be RLZ)	11	0 (septic requirement)	0	Aerial count, UDF as boundary
Arawata	0	TZ: 5	TZ: 4	9	3	0	Aerial count, UDF as boundary
Bena	0	TZ: 19	TZ: 2	21	12 (incl. C73 land and an approved subdivision)	0	Aerial count, UDF as boundary
Buffalo	0	FZ: 15	FZ: 4	21	0 (septic requirement)	0	Aerial count, UDF as boundary
Darlimurla	0	RAZ: 8	RAZ: 0	8	0 (septic requirement)	0	Aerial count, UDF as boundary
Dumbalk	0 <i>Source: aerial count</i>	TZ: 81 LDRZ: 4 <i>Source: aerial count</i>	TZ: 8 LDRZ: 1 <i>Source: HSS economic study</i>	94	TZ: 14 (septic requirement) <i>Source: HSS economic study</i>	0	Multiple
Fish Creek	0	TZ: 99	TZ: 14	113	90 (septic requirement)	0	Aerial count, UDF as boundary
Hedley <i>(No settlement boundary; guided by LSIO and land use)</i>	0	FZ: 7	FZ: 1	8	0 (septic requirement)	0	Aerial count, UDF as boundary
Jumbunna	0	TZ: 8 FZ: 4	TZ: 2 FZ: 4	18	0 (septic requirement)	0	Aerial count, UDF as boundary
Kardella	0	TZ: 5	TZ: 1 FZ: 1	7	0 (septic requirement)	0	Aerial count, UDF as boundary
Kongwak	0	TZ: 28	TZ: 0	28	0 (septic requirement)	0	Aerial count, UDF as boundary

Koonwarra	0	TZ: 14 LDRZ: 29 RAZ: 1	TZ: 4 LDRZ: 2	50	0(septic requirement)	0	Aerial count, UDF as boundary
Loch	0	TZ: 82	TZ: 29	111	0	R1Z: 57 LDRZ: 37	Aerial count, Structure Plan as boundary
Mt Best	(N/A No map as guidance for settlement centre/boundary)						
Meeniyah	TZ: 4 (soon to be R1Z) <i>Source: aerial count</i>	TZ: 167 (soon to be R1Z) RLZ: 68 <i>Source: aerial count</i>	TZ: 15(soon to be R1Z) RLZ: 5 <i>Source: HSS economic study</i>	259	TZ: 3 RLZ: 8 <i>Source: HSS economic study</i>	0	Multiple
Mirboo	0	FZ: 26	FZ: 13	39	0(septic requirement)	0	Aerial count, UDF as boundary
Nerrena	0	3	0	3	0(septic requirement)	0	Aerial count, UDF as boundary
Nyora	0 <i>Source: aerial count</i>	TZ: 145 FZ: 38 <i>Source: aerial count</i>	TZ: 6 LDRZ: 8 RLZ: 12 <i>Source: HSS economic study</i>	209	TZ: 21 LDRZ: 7 RLZ: 62 <i>Source: HSS economic study</i> (Aerial count reveals potential 131 potential lots from existing TZ lot subject to rezoning to R1Z as per Structure plan.)	R1Z: 260 RLZ: 59	Multiple
Poowong	0 <i>Source: aerial count</i>	R1Z: 11 TZ: 72 LDRZ: 43 <i>Source: aerial count</i>	LDRZ: 13 TZ: 3 <i>Source: HSS economic study</i>	142	TZ: 72 <i>Source: HSS economic study</i>	195	Multiple

Port Franklin	0 <i>Source: aerial count</i>	TZ: 83 <i>Source: aerial count</i>	TZ: 9 <i>Source: HSS economic study</i>	92	TZ: 9 <i>Source: HSS economic study</i>	0	Multiple
Port Welshpool	3 <i>Source: aerial count</i>	TZ: 202 <i>Source: aerial count</i>	TZ: 59 <i>Source: HSS economic study</i>	264	TZ: 16 <i>Source: HSS economic study</i>	0 (Eastern district UDF: land rezoned for tourism purpose)	Multiple
Ruby	0	RAZ: 2	0	2	0 (septic requirement)	0	Aerial count, UDF as boundary
Sandy Point	3 <i>Source: aerial count</i>	TZ: 652 RLZ: 11 <i>Source: aerial count</i>	TZ: 91 <i>Source: HSS economic study</i>	736	TZ: 8 <i>Source: HSS economic study</i>	0	Multiple
Stony Creek	0	FZ+FZ: 35	FZ+FZ: 6	41	0 (septic requirement)	0	Aerial count, UDF as boundary
Strzelecki	0	FZ: 2	FZ: 0	2	0 (septic requirement)	0	Aerial count, UDF as boundary
Tarwin Lower	0 <i>Source: aerial count</i>	TZ: 91 LDRZ: 18 <i>Source: aerial count</i>	TZ: 21 LDRZ: 18 <i>Source: HSS economic study</i>	148	LDRZ: 29 <i>Source: HSS economic study</i>	8	Multiple
Toora	3 <i>Source: aerial count</i>	TZ: 237 <i>Source: aerial count</i>	TZ: 12 <i>Source: HSS economic study</i>	252	TZ: 38 <i>Source: HSS economic study</i>	0	Multiple
Venus Bay (estate 1)	0 <i>Source: aerial count</i>	TZ: 959 LDRZ: 22	TZ: 692 LDRZ: 7	2344	RLZ: 7 <i>Source: HSS economic study</i>	20	Multiple;
Venus Bay (estate 2)		TZ: 664 <i>Source: aerial count</i>	<i>Source: HSS economic study</i>				

Walkerville	0	TZ: 242 (175Prom Views Estate +67North&South)	TZ: 103	345	0(septic requirement)	0	Aerial count, UDF as boundary
Waratah Bay	0	LDRZ: 18 TZ: 85	LDRZ: 8 TZ: 16 (sewered)	127	0	0	Aerial count, UDF as boundary
Welshpool	0 <i>Source: aerial count</i>	TZ: 96 <i>Source: aerial count</i>	TZ: 11 <i>Source: HSS economic study</i>	112	0 <i>Source: HSS economic study</i>	1 (Eastern district UDF)	Multiple
Yanakie	0	24	14	38	0(septic requirement)	0	Aerial count, UDF as boundary