



AGENDA APPENDIX

Council Meeting

Wednesday 24 July 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.4 - PLANNING SCHEME AMENDMENT C77 - EASTERN DISTRICT
URBAN DESIGN FRAMEWORKS - FINAL CONSIDERATION**

Appendix 2 – Content of C77 recommended for adoption by Council and approval by the Minister

21.04-14 Eastern District Towns (Port Franklin, Toora, Welshpool, Port Welshpool) and Localities (Mt Best, Agnes and Hedley)

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C77

Objectives

- To maintain a network of small towns and rural localities in South Gippsland Shire's Eastern District with a range of roles and services designed to cater for the needs of residents and visitors to the Shire.
- To provide an attractive and safe residential environment and strengthen the economic future of the small towns within the Shire.

Strategies

- Promote the use and development of land in accordance with the strategic guidance provided in the Eastern District Urban Design Framework Plans.
- Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of the small coastal towns.
- Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Encourage economic development, particularly in relation to tourism and industry.
- Improve community services and facilities in the township.
- Identify the Town Centres of Toora and Welshpool as the preferred focus for commercial services and facilities in those towns.
- Encourage small-scale tourism within the Township Zone in Toora, Welshpool Port Welshpool and Port Franklin.
- Encourage medium-scale tourism, compatible with any environmental constraints, in the precinct in the Township Zone in the vicinity of Long Jetty at Port Welshpool.
- Conserve and enhance heritage places, in particular along Stanley Street Toora, in recognition of their contribution to the overall image of the Eastern District towns and localities.
- Discourage development in the absence of reticulated sewerage at Port Franklin.

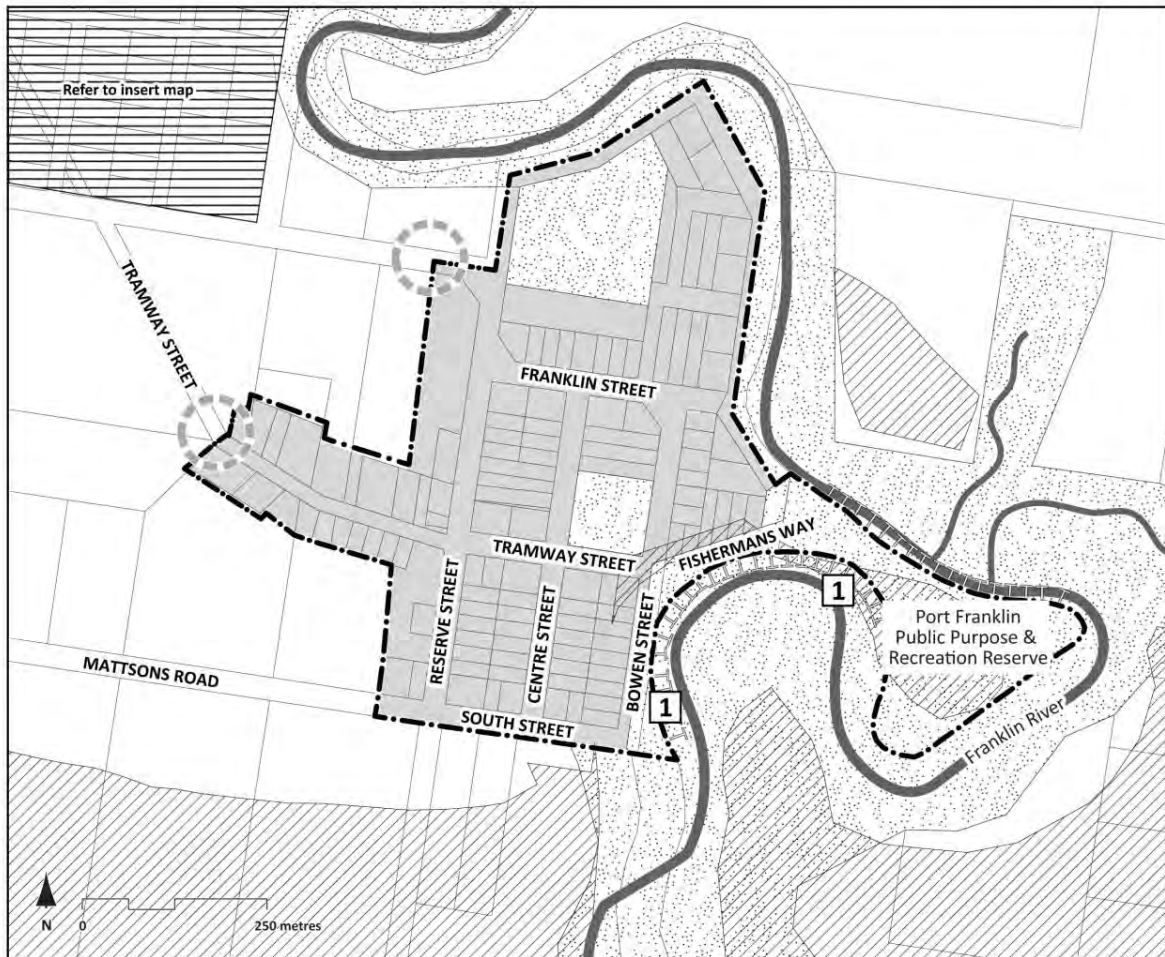
Actions for implementation

- Rezone land in accordance with the Port Franklin, Toora, Welshpool and Port Welshpool Land Use Frameworks, and the Urban Design Frameworks for Mt Best, Agnes and Hedley.
- Review zonings, overlays and investigation areas in accordance with the Land Use Frameworks and Urban Design Frameworks for Port Franklin, Toora, Welshpool and Port Welshpool, and the Urban Design Frameworks for Mt Best, Agnes and Hedley.
- Develop and implement urban design actions for the improvement of the visual image of Port Franklin, Toora, Welshpool and Port Welshpool in accordance with the Eastern District Urban Design Frameworks.
- Undertake a review and implement the recommendations of the South Gippsland Heritage Study (2004) for the Eastern District towns and localities. As part of the Heritage Review, investigate application of a Heritage Overlay to Stanley Street properties to protect and enhance the heritage character of Toora's Town Centre.
- Action for implementation in proposed 21.04-14

Reference Document

Eastern District Urban Design Frameworks (January 2012)

Port Franklin Framework Plan



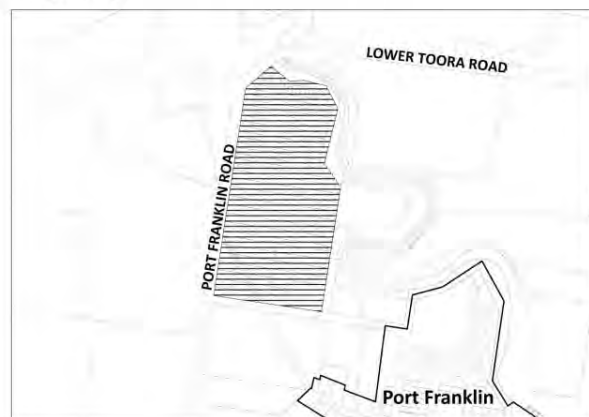
- Urban Zoned land
- Open Space / Public Use / Education & Environmental Areas
- Land potentially subject to flooding*
- Restructure Overlay Investigation Area
- Township Boundary
- Waterway
- Township Gateway

*Note: Refer to Catchment Management Authority for precise flood extent information.

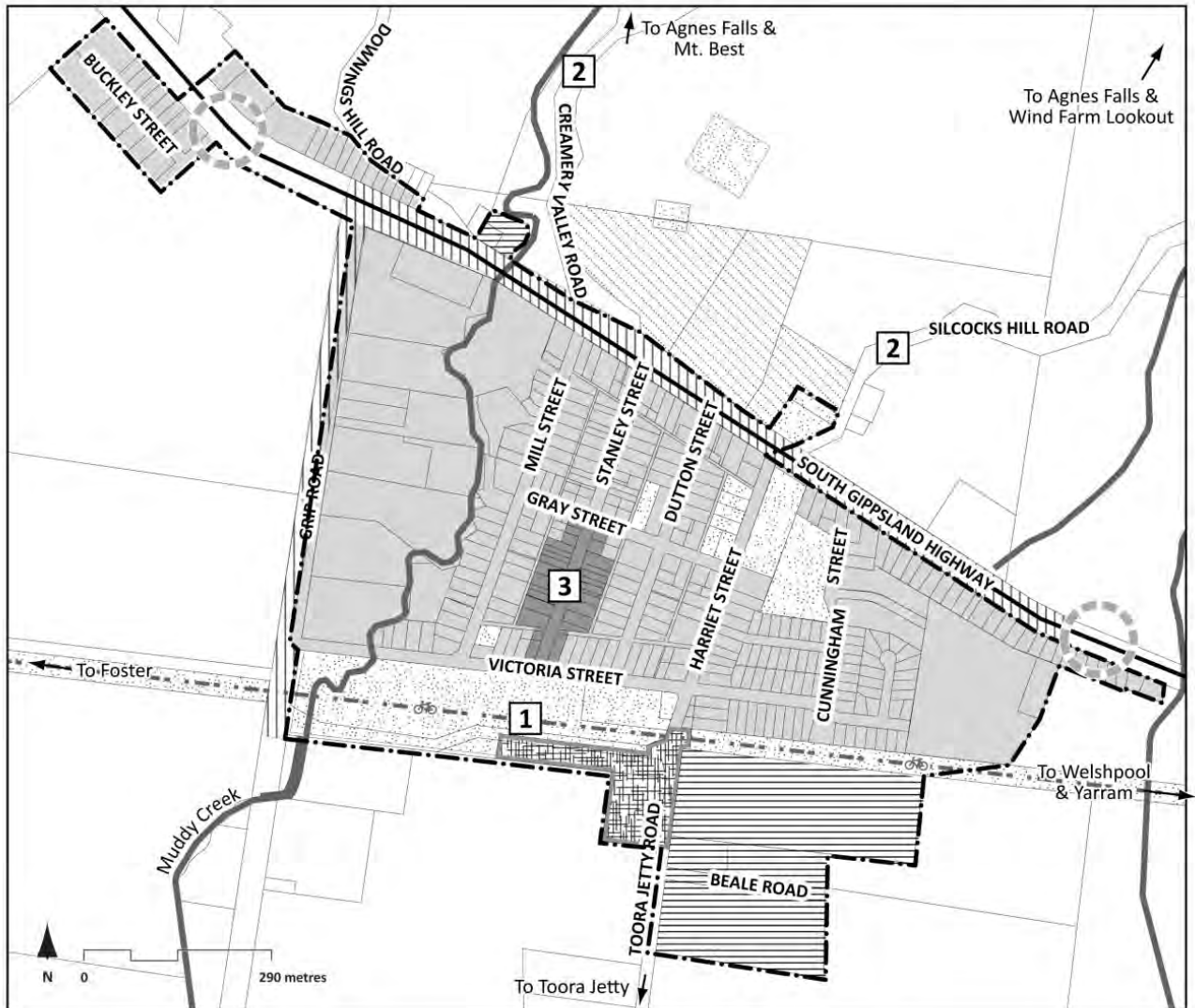
SUPPORT TOURISM OPPORTUNITIES:

- Bowen Street & Fishermans Way Precinct

INSERT MAP:



Toora Framework Plan

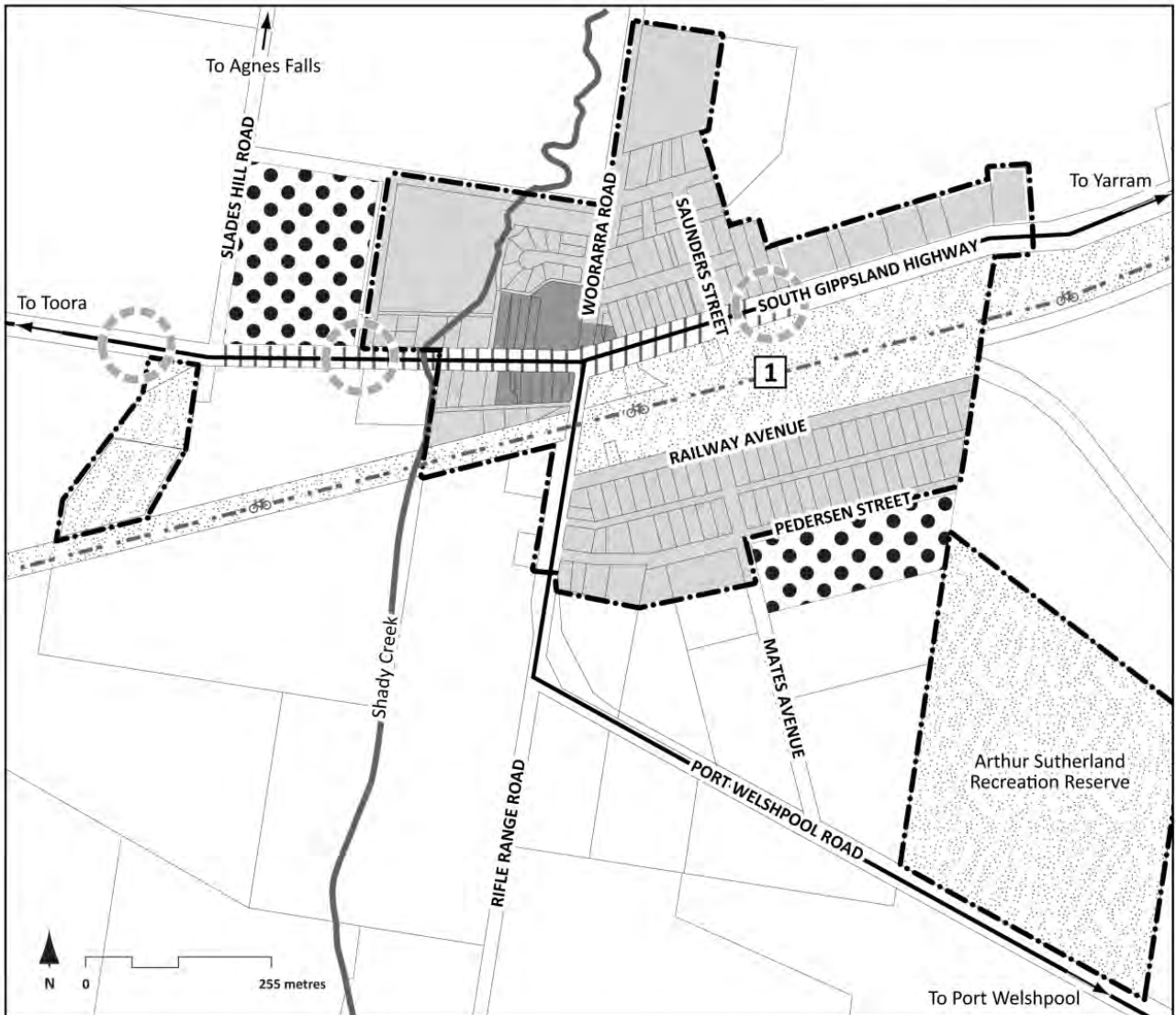


- Town Centre
- Urban Zoned land
- Industrial Zoned land
- Rural Activity Zoned land
- Open Space / Public Use / Education & Environmental Areas
- Future Rezoning Investigation Area
- Township Boundary
- Major Traffic Route
- Great Southern Rail Trail
- Waterway
- Township Gateway
- Avenue of Honour

SUPPORT TOURISM OPPORTUNITIES:

- Great Southern Rail Trail
- Scenic Tourist Drive
- Toora Historic Town Centre

Welshpool Framework Plan

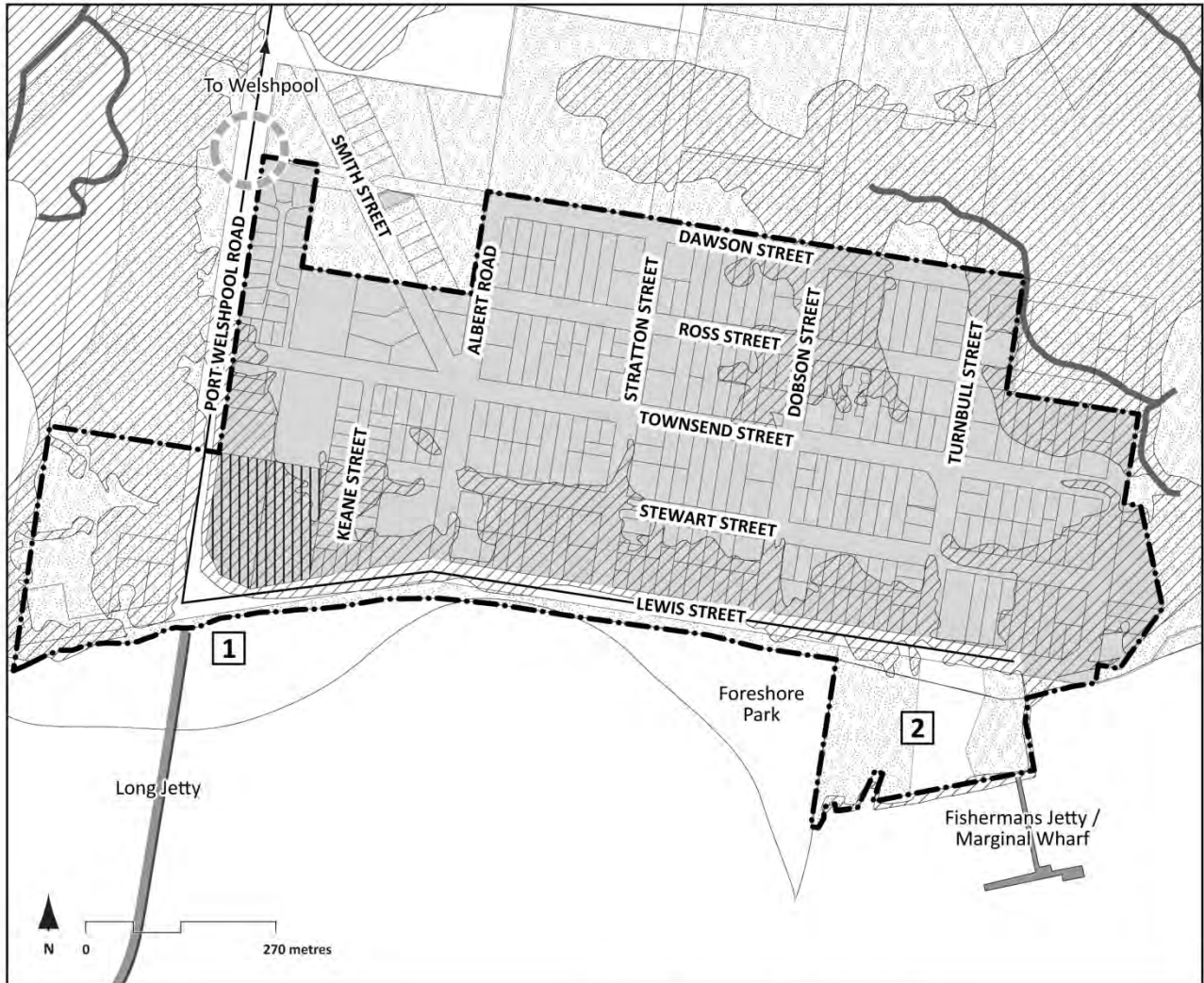


- Town Centre
- Urban Zoned land
- Residential Investigation Expansion Areas
- Open Space / Public Use / Education & Environmental Areas
- Township Boundary
- Major Traffic Route
- Great Southern Rail Trail
- Waterway
- Township Gateway
- Avenue of Honour

SUPPORT TOURISM OPPORTUNITIES:

- Great Southern Rail Trail

Port Welshpool Framework Plan



- Urban Zoned Land
- Open Space / Public Use / Education & Environmental Areas
- Preferred for Tourism-related Use
- Land potentially subject to flooding*
- Township Boundary
- Major Traffic Route
- Waterway
- Township Gateway

SUPPORT TOURISM OPPORTUNITIES:

- 1** Long Jetty Precinct
- 2** Marine Facility

*Note: Refer to Catchment Management Authority for precise flood extent information.

21.04-15 Small towns-/-/
C77**Objectives**

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

Strategies

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

Actions for implementation

- Develop Local Structure Plans for each town to coordinate future development in and around the towns.
- Investigate options to provide low cost reticulated sewerage to all small towns.
- Develop Stormwater Management Plans for all towns.
- Investigate applying a Restructure Overlay over the old Crown Township areas to the west of Meeniyan.
- Investigate the future use of the railway land within the town centre of Meeniyan.
- Investigate rezoning land to the east of Meeniyan to *Rural Living* to link up with the Stony Creek township.
- Investigate the possible rezoning of land in Yanakie to a Comprehensive Development zone to facilitate a large scale conference centre/tourist accommodation development.
- Investigate applying a Restructure Overlay over the old Crown Township area to the west of Stony Creek.
- Investigate formally closing the old alignment of the South Gippsland Highway – Stony Creek Road in Stony Creek.
- Investigate rezoning of land between township and racecourse to Low Density Residential Zone and Rural Living.

- Investigate the rezoning of land to the west of Koonwarra to Low Density Residential or Rural Living Zone.
- Promote the “Environmental” theme that has been established in Koonwarra.
- Rezone Council owned land adjacent to new waste management facility in Koonwarra-Inverloch Road to Public Conservation Resource Zone to recognise its significant vegetation and habitat.
- Rezone land in Falls Road currently used for commercial purposes from Public Conservation Resource Zone to Township.
- Investigate applying a Restructure Overlay to the old Crown Township to the north-east of Fish Creek.
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Planning Scheme Response

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

21.04-16 Transport and infrastructure

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Overview

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

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

The current lack of public transport facilities within the Shire restricts the movement of residents within the municipality and impedes visitors to the region who do not have access to a vehicle. Additional public transport facilities, such as rail and bus, are required to improve accessibility for both the resident population and the wider community.

Ongoing development of freight transport opportunities is required for the future economic prosperity of the Shire. The possible re-opening of the South Gippsland railway line and the development of a deep-sea port at Barry Point will create important national and international transport links. The Leongatha aerodrome is the only commercially operating airfield within the Shire, and has recently been subdivided to facilitate future aviation related development opportunities. The area surrounding the aerodrome needs to be protected to ensure that incompatible development does not restrict its future expansion.

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

Element 1 - Transport

Objectives

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

Strategies

- Ensure that the use and development of land does not prejudice the safety and efficiency of roads.
- Regularly obtain statistics from VicRoads regarding the total number of commercial and passenger vehicles on declared main roads within the Shire.
- Ensure that adequate provision is made for transport interchange facilities.
- Ensure that development on roads and road reserves complies with Council's Obstructions on Roads and Road Reserves Policy.
- Encourage the development of road underpasses for the movement of stock.
- Ensure that tourism signage on road reserves complies with the Tourism Victoria and VicRoads "Tourist Signing Guidelines."
- Using the Advertising Sign local policy at Clause 22.04 to ensure that the design and siting of advertising signs does not interfere with the safety or efficiency of a road or public way
- Ensure that the future expansion of the Leongatha aerodrome is not prejudiced by the encroachment of incompatible land use and development.
- Encourage aviation-related industrial and commercial activities including the provision of regular freight and passenger services from Leongatha aerodrome.
- Encourage the development and subdivision of the Leongatha aerodrome in accordance with the aerodrome master plan.
- Encourage the use and development of the Port Welshpool port facilities.

Actions for implementation

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

Planning scheme response

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

Element 2 - Waste disposal

Objectives

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

Strategies

- Provide one central landfill at Koonwarra, and transfer stations in appropriate locations throughout the Shire.
- Ensure that landfills are appropriately rehabilitated at the completion of their life span.

Actions for implementation

Planning scheme response

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

Element 3 - Wastewater

Objectives

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

Strategies

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

Actions for implementation

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

Planning scheme response

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

Element 4 - Stormwater drainage

Objective

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

Strategies

- Establish artificial wetlands, retention basins and stormwater pollution traps as a means of controlling the quality and quantity of stormwater run off from urban areas.

Actions for implementation

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

Planning scheme response

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

Element 5 - Vehicle and pedestrian management

Objective

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

Strategies

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

Actions for implementation

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

Element 6 - Electricity and gas**Objectives**

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

Strategies

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

Actions for implementation

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

21.04-17 Community services

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Overview

There is a need to identify and provide for a range of social, cultural, educational, leisure and health services to meet the needs of the community. Adequate provision of community services assists in sustaining the Shire's population, and attracting new residents to the region. There is a co-relation between the well being of the community and the economic prosperity of the region.

Due to the widespread distribution of the population throughout the Shire, there is a need to undertake effective planning to ensure that the community has access to a range of services in an efficient and equitable manner. Our driving principle is the community development model, with an emphasis on partnerships with a wide range of stakeholders. Continual improvements to the quality and type of community services and facilities available are also required to meet the changing needs of the community.

Element 1 - Education**Objectives**

- To encourage a range of education opportunities throughout the Shire to meet the needs of the community.
- To facilitate the retention and improvement of existing educational facilities.

- To promote joint planning with all stakeholders in providing for a range of education facilities.

Strategies

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

Actions for implementation

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

Element 2 - Health

Objectives

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

Strategies

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

Actions for implementation

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

Element 3 - Recreation and leisure

Objectives

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

Strategies

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

Actions for implementation

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

Element 4 - Older persons

Objectives

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

Strategies

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

Actions for implementation

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

Element 5 - Youth

Objectives

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

Strategies

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

Actions for implementation

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

Element 6 - Family and children

Objective

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

Strategies

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

21.04-18 Rural areas

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C77

Overview

Element 1 – Primary production

Objectives

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

Strategies

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

Actions for implementation

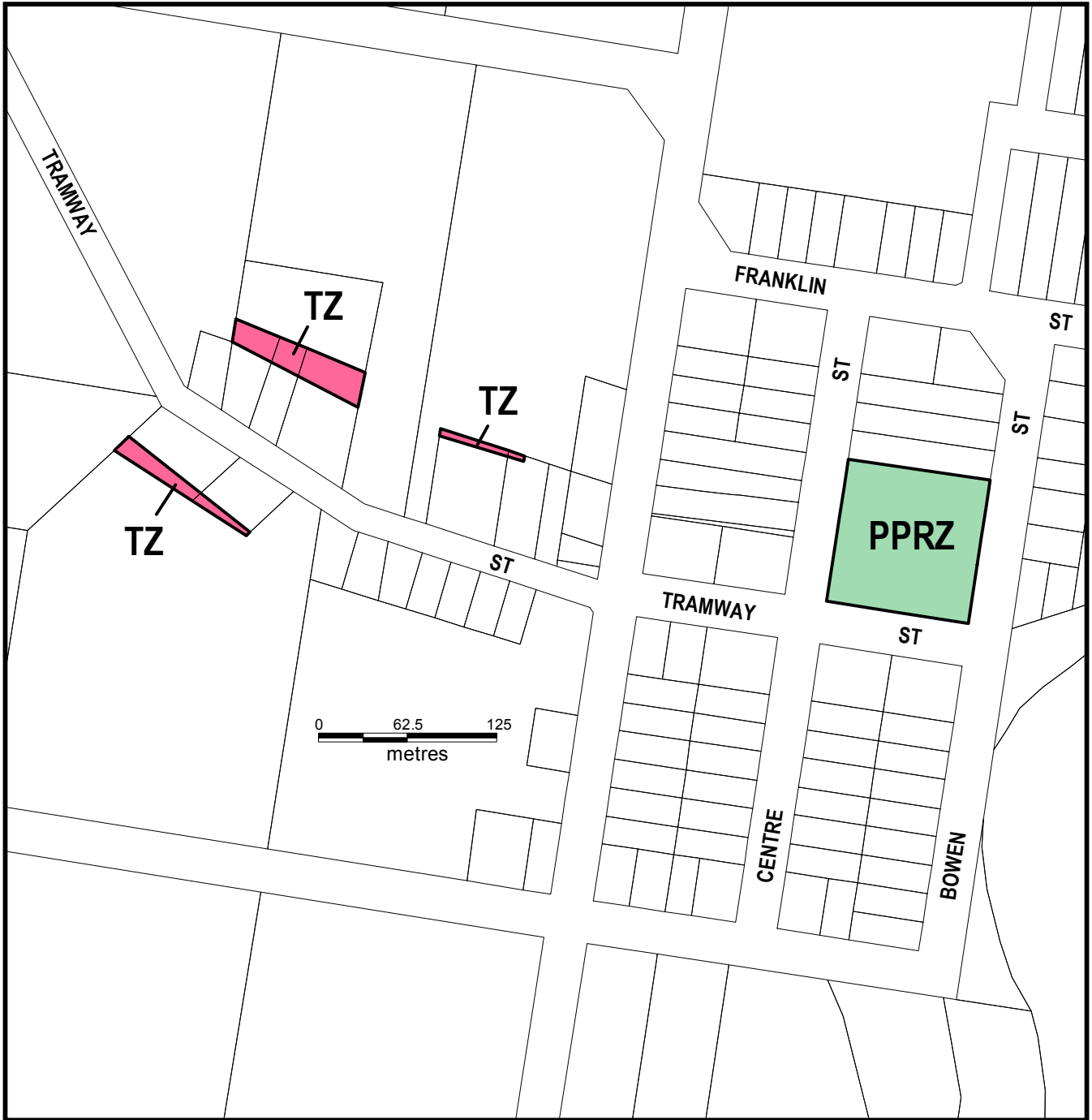
- Develop and implement a *Housing and Settlement Strategy*.
- Implement the strategies and action of the *Rural Tourism Development Strategy 2009*.

Planning Scheme Response

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



SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 28

LEGEND

-  TZ TOWNSHIP ZONE
-  PPRZ PUBLIC PARK & RECREATION ZONE

AMENDMENT C77

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Statutory Systems
Planning, Heritage and Urban Design
Department of Planning and Community Development

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 33

LEGEND

 PPRZ PUBLIC PARK & RECREATION ZONE

AMENDMENT C77

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 33

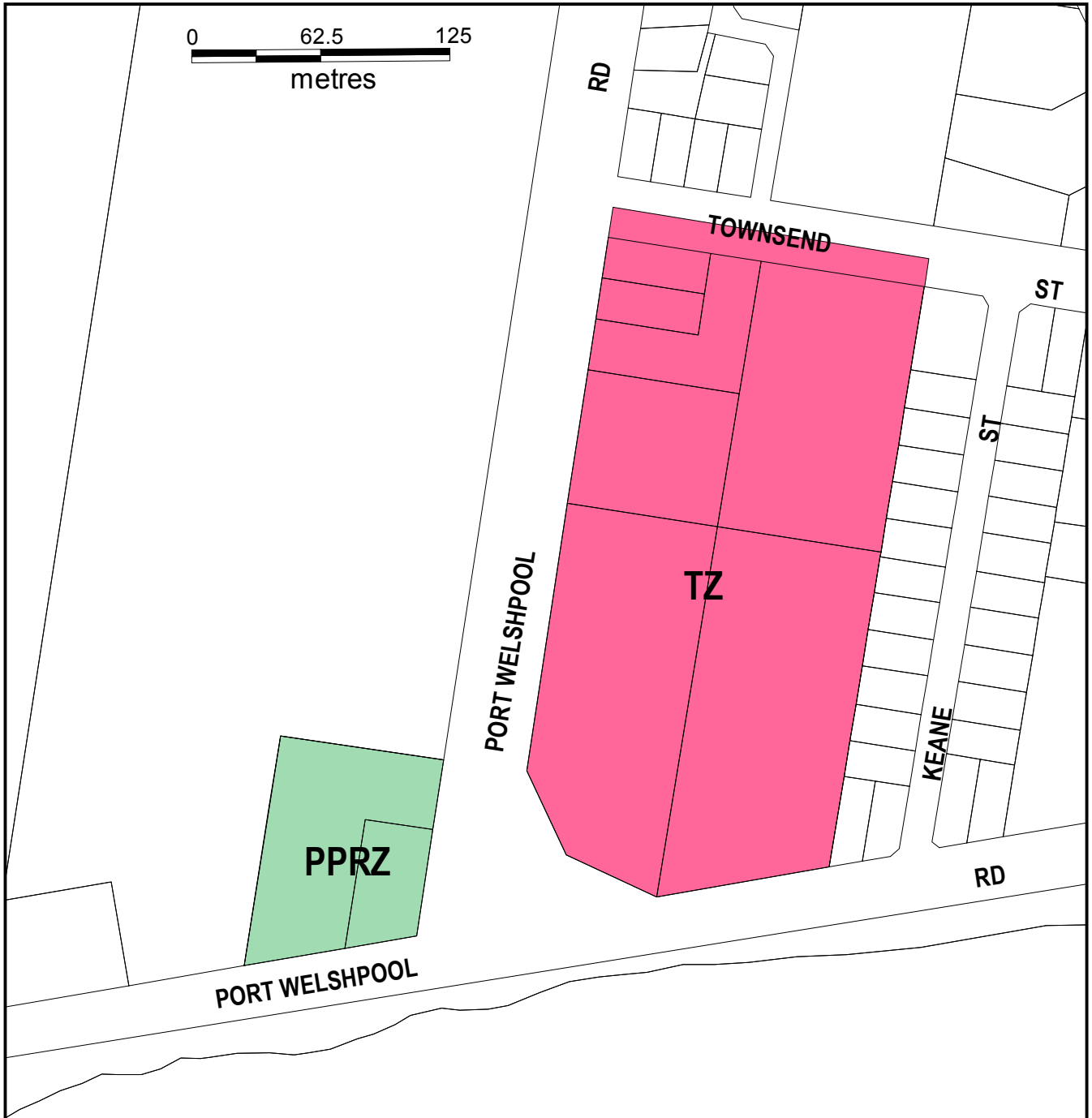
LEGEND

 **PPRZ** PUBLIC PARK & RECREATION ZONE

AMENDMENT C77

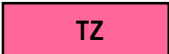

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 33

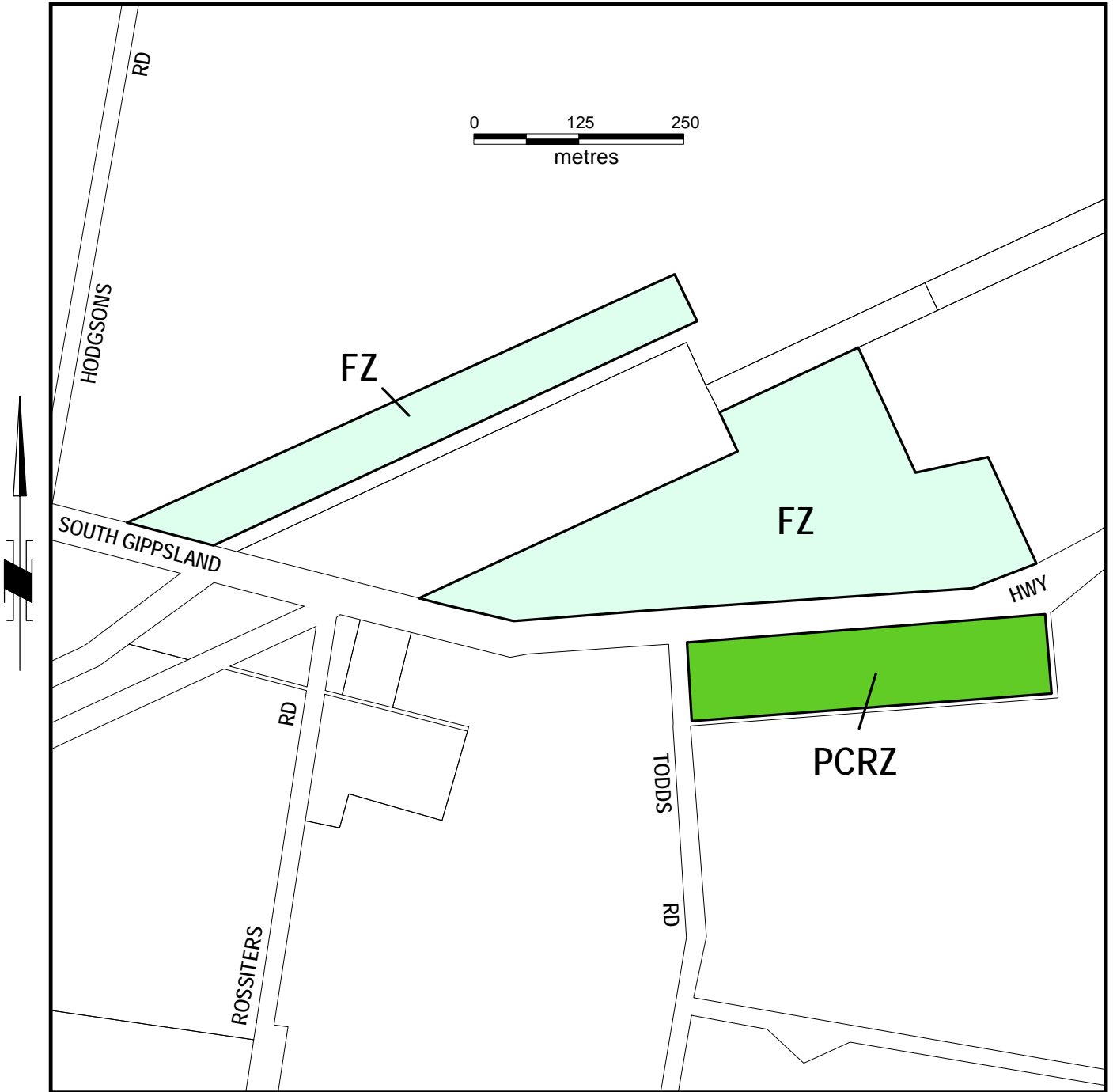
LEGEND

 TZ	TOWNSHIP ZONE
 PPRZ	PUBLIC PARK & RECREATION ZONE

AMENDMENT C77

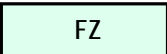
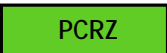
SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 31

LEGEND

	FZ	FARMING ZONE
	PCRZ	PUBLIC CONSERVATION & RESOURCE ZONE

AMENDMENT C77

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 31SLO

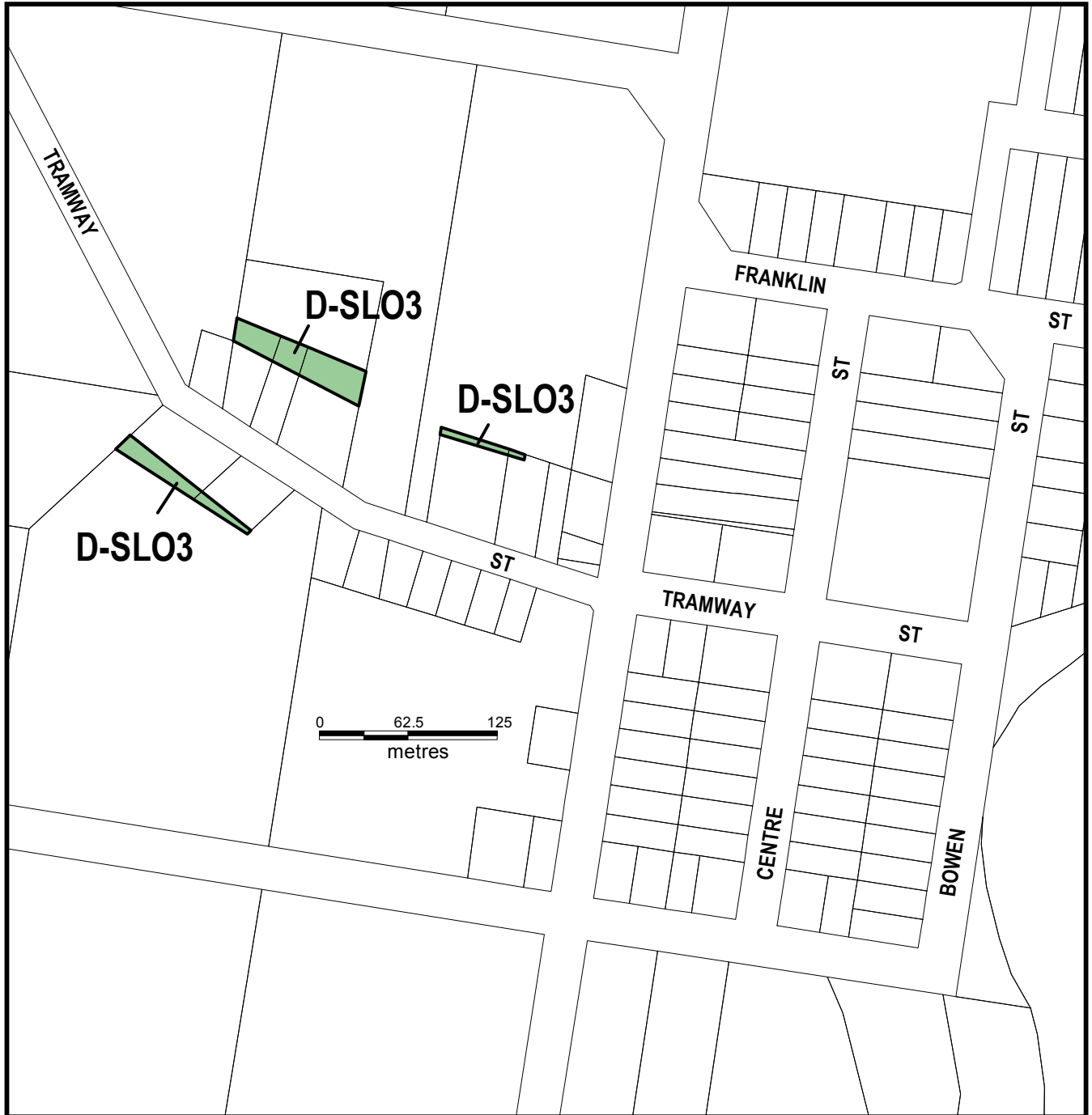
LEGEND

	SLO3 SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3
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AMENDMENT C77

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 28SLO

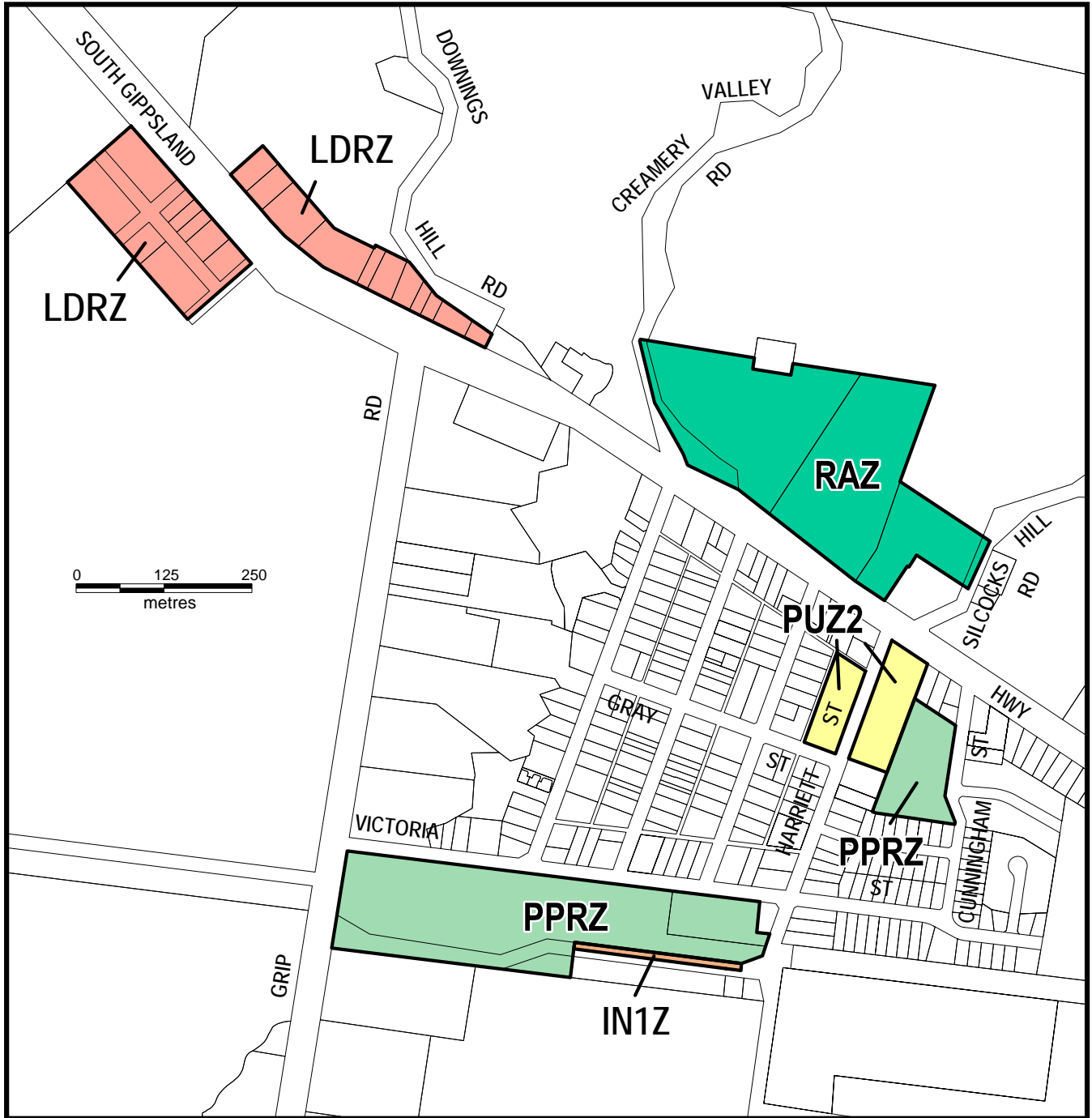
LEGEND

D-SLO3	AREA TO BE DELETED FROM A SIGNIFICANT LANDSCAPE OVERLAY
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AMENDMENT C77

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



LEGEND

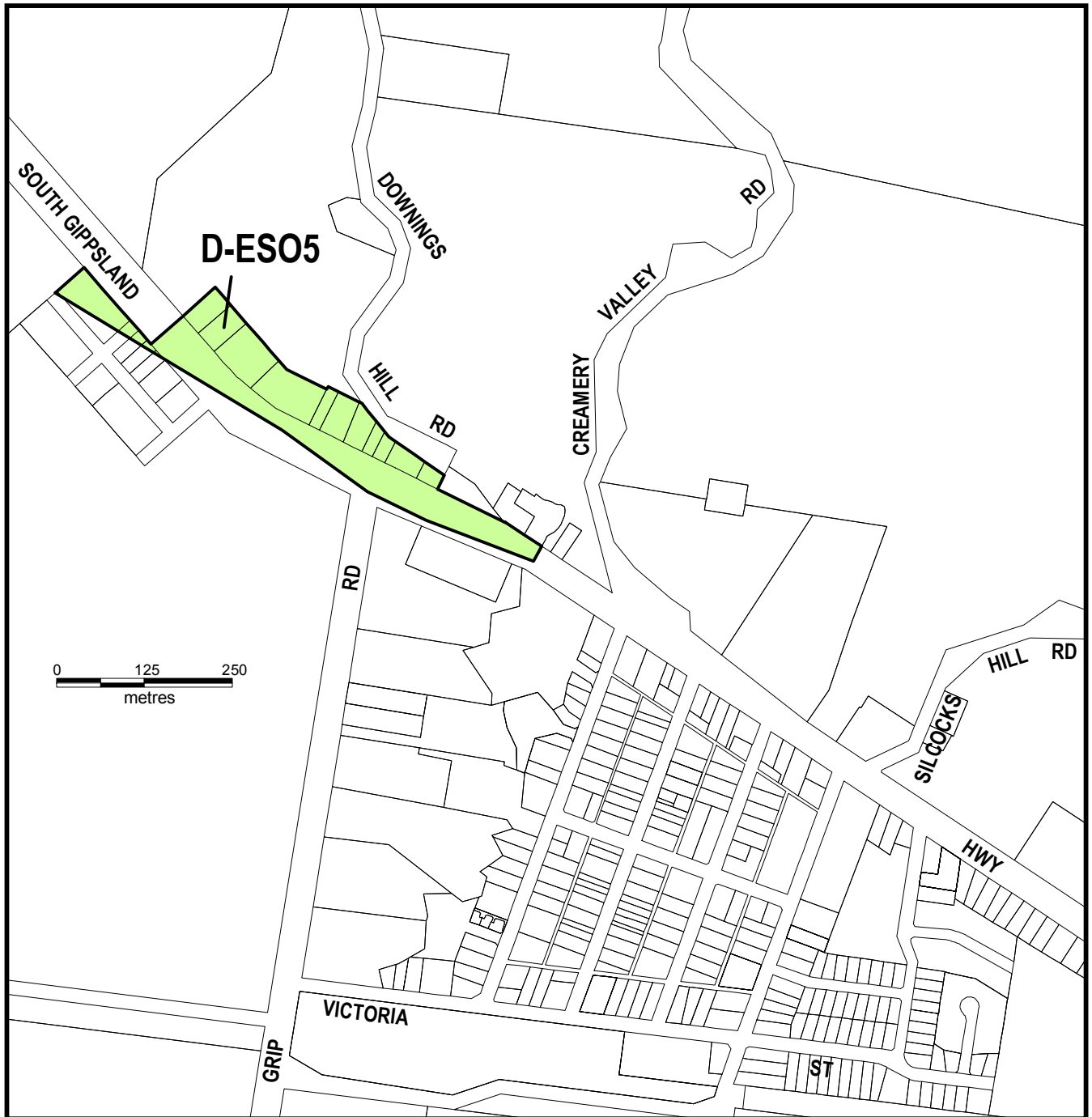
LDRZ	LOW DENSITY RESIDENTIAL ZONE
RAZ	RURAL ACTIVITY ZONE
IN1Z	INDUSTRIAL 1 ZONE
PUZ2	PUBLIC USE ZONE - EDUCATION
PPRZ	PUBLIC PARK & RECREATION ZONE

Part of Planning Scheme Maps 28 & 30

AMENDMENT C77

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Maps 28ESO5 & 30ESO5

LEGEND

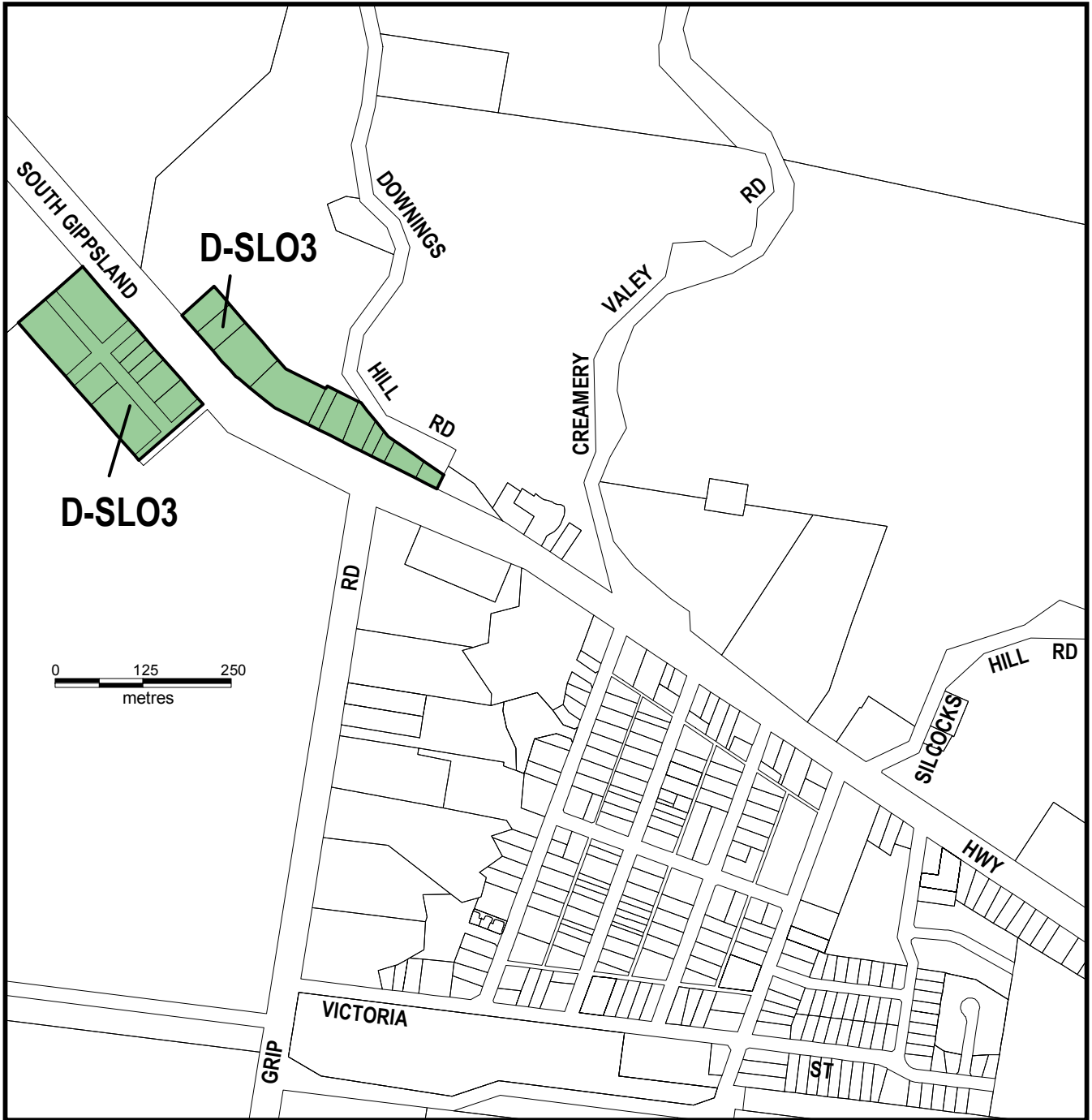
D-ES05 AREA TO BE DELETED FROM AN ENVIRONMENTAL SIGNIFICANCE OVERLAY

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SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Maps 28SLO & 30SLO

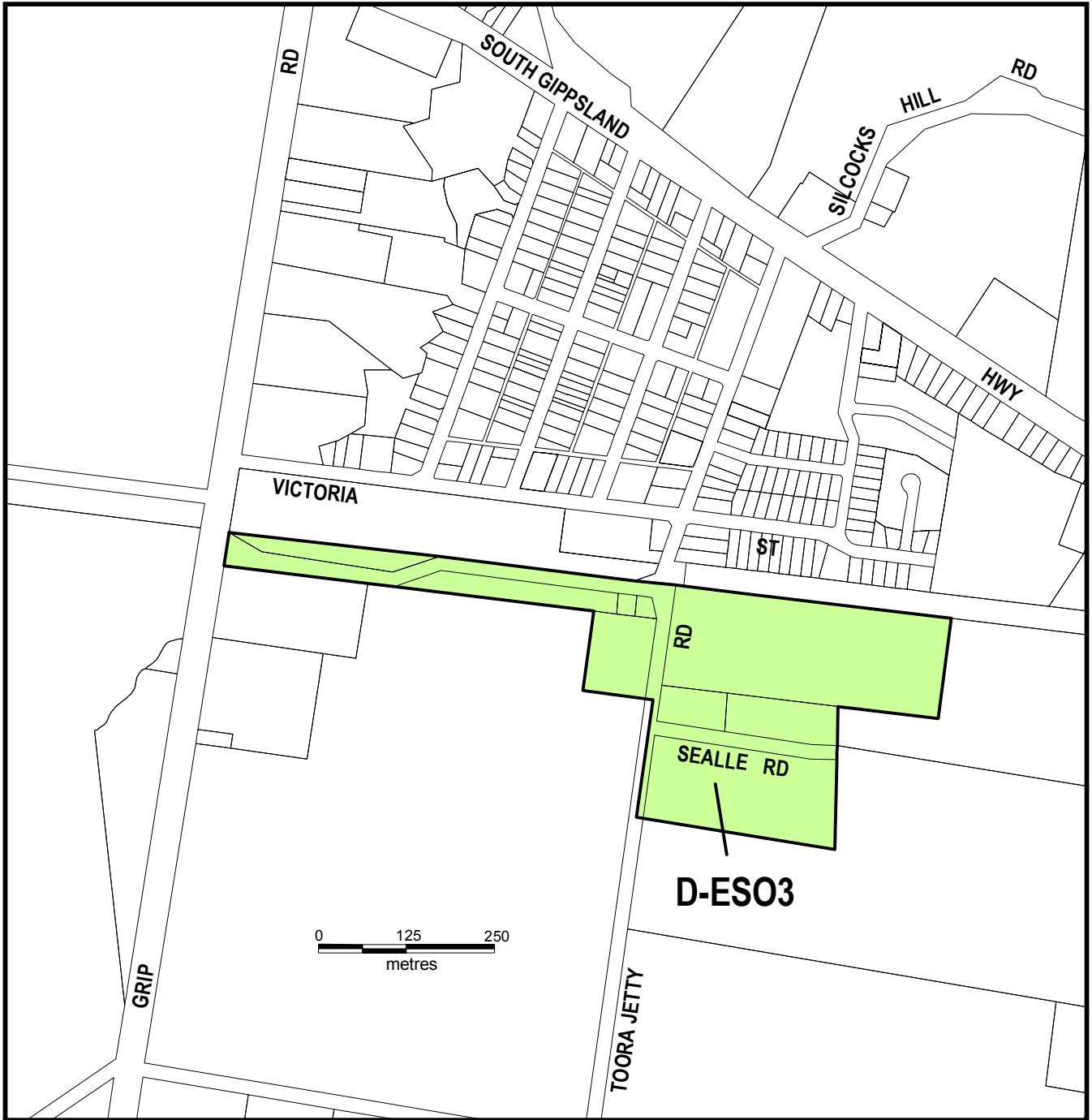
LEGEND

D-SLO3	AREA TO BE DELETED FROM A SIGNIFICANT LANDSCAPE OVERLAY
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AMENDMENT C77

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 30ESO3

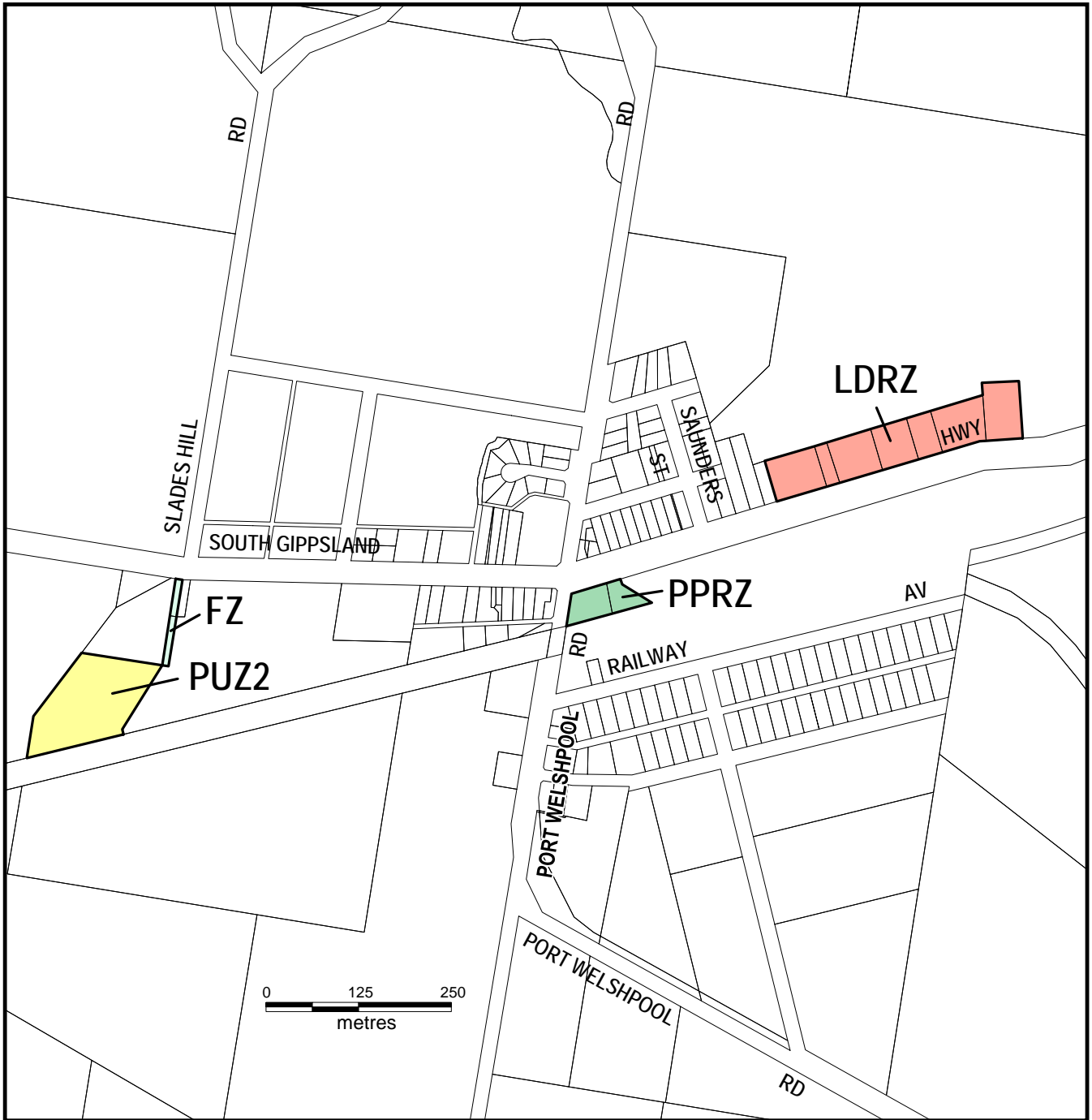
LEGEND

D-ES03	AREA TO BE DELETED FROM AN ENVIRONMENTAL SIGNIFICANCE OVERLAY
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AMENDMENT C77

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



LEGEND

	LDRZ	LOW DENSITY RESIDENTIAL ZONE
	FZ	FARMING ZONE
	PUZ2	PUBLIC USE ZONE - EDUCATION
	PPRZ	PUBLIC PARK & RECREATION ZONE

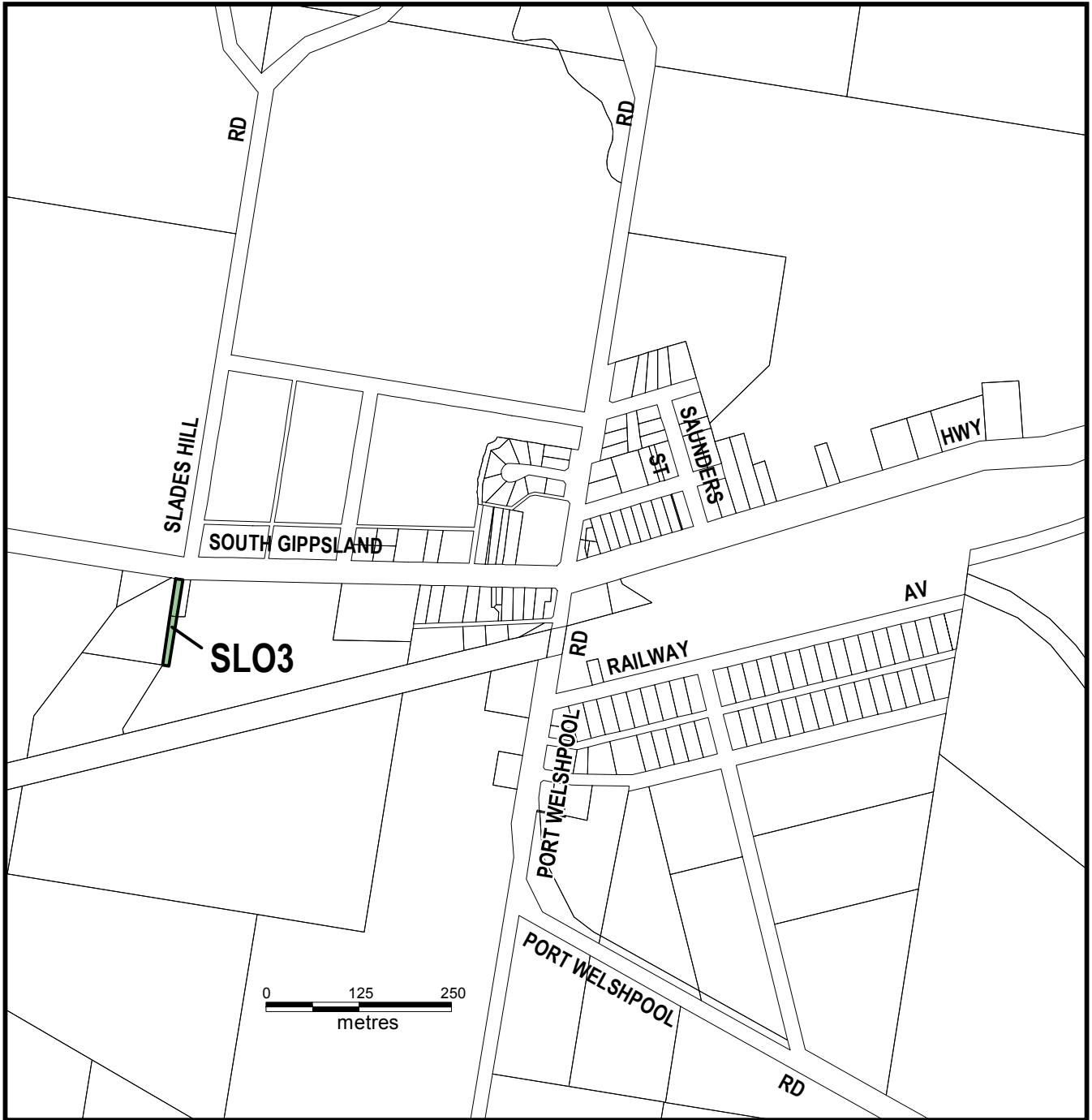
Part of Planning Scheme Map 32

AMENDMENT C77

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SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 32SLO

LEGEND

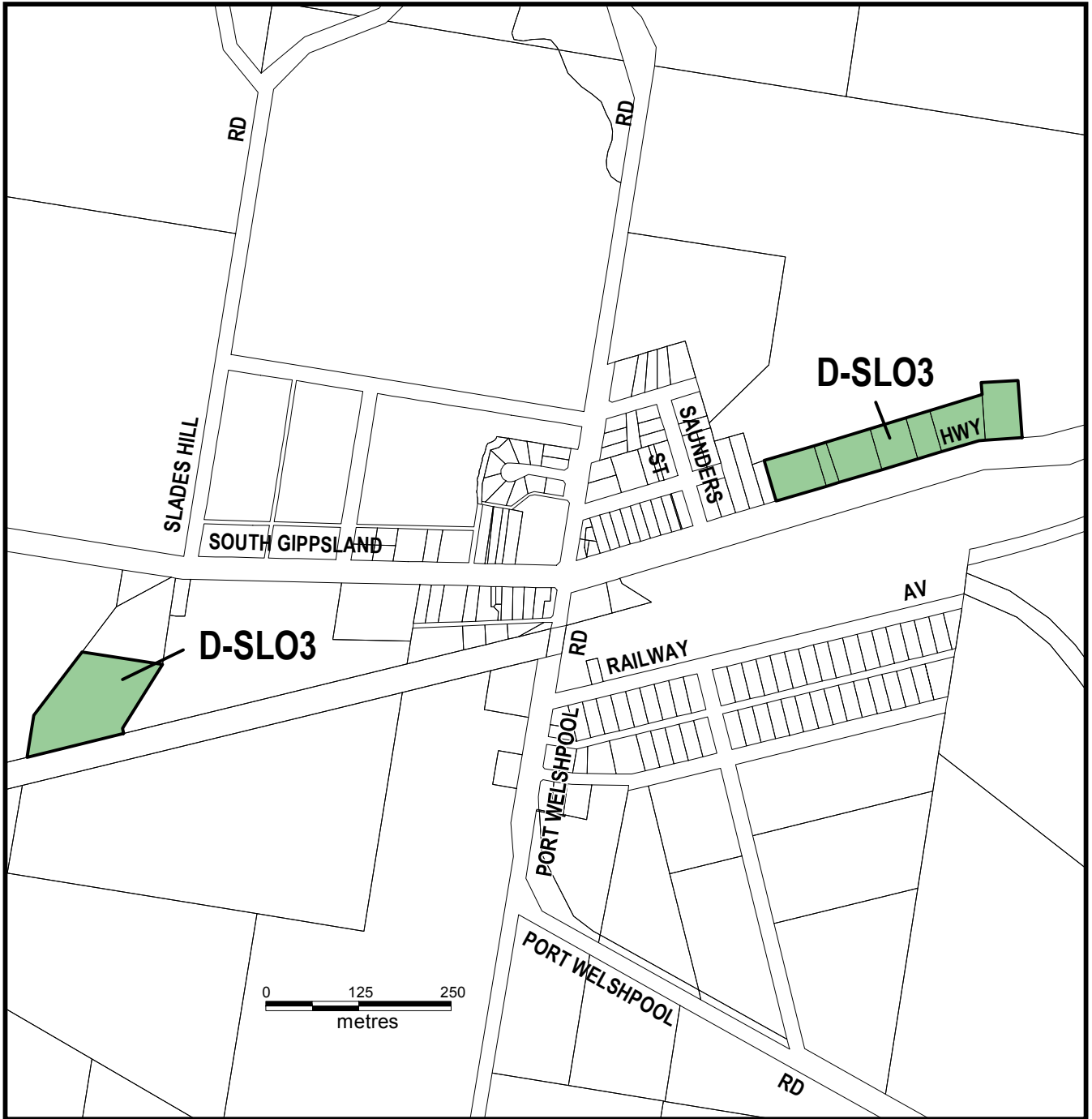
	SLO3 SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3
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AMENDMENT C77

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Department of Planning and Community Development

SOUTH GIPPSLAND PLANNING SCHEME

LOCAL PROVISION



Part of Planning Scheme Map 32SLO

LEGEND

D-SLO3	AREA TO BE DELETED FROM A SIGNIFICANT LANDSCAPE OVERLAY
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AMENDMENT C77