



AGENDA APPENDIX
Council Meeting
Wednesday 26 June 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.21- ADOPTION OF AMENDMENT C72 - LOCH, NYORA, POOWONG AND MEENIYAN STRUCTURE PLAN IMPLEMENTATION.

Appendix 1 - Amendment C72 provisions for Council adoption - detailing new Clause 21.04 Local Policy Provisions, Nyora DPO Schedule, amended Zone and Overlay maps.

21.04-8 Nyora

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C72

Nyora is a small rural township located approximately 100 kilometres south east of the centre of Melbourne and two kilometres to the north of the South Gippsland Highway and adjacent to the former Melbourne to Yarram Railway line. It is the closest South Gippsland Shire town to metropolitan Melbourne.

Nyora is seen as a desirable rural residential lifestyle location due to its relatively flat land and proximity to major urban centres such as Cranbourne, Narre Warren, Dandenong, Pakenham and Melbourne. Nyora has recently experienced strong population growth however the absence of necessary commercial and community services has resulted in Nyora performing the role of a 'dormitory' residential location that relies on other urban areas for services, facilities and employment.

Formalisation of its township structure will allow for staged and controlled residential growth that will strengthen Nyora's role in providing retail, community and industrial trade services to meet the township needs. It is critical that the release of additional residential land, especially urban residential land, does not run ahead of the provision of essential development and community infrastructure required to support development.

Objectives

- To strengthen Nyora as a sustainable community through the promotion of economic growth and the provision of a quality lifestyle.
- To support staged residential growth commensurate to the need for additional residential land and the improvement of development and community infrastructure in the township.
- To promote residential development that complements the small rural township character of the area.
- To encourage infill development in the residential zoned land adjoining the Town Centre in a coordinated and integrated manner.
- To ensure development contributes to provision of community services and facilities.
- To develop the town centre in the vicinity of Mitchell and David Streets which is the focus for all business, community and tourist services and facilities.
- To improve the retail offer of the town centre.
- To protect the natural environmental qualities and landscape values of the township.

Strategies

- Promote the use and development of land in accordance with the strategic direction in the Nyora Framework Plan.
- Ensure that any subdivision in the Residential Investigation Areas and the Longer Term Residential Investigation Areas identified in the Nyora Framework Plan do not occur until the following prerequisites have been met:
 - There is an identified need for additional residential land within the township.
 - Reticulated sewerage can be provided to the land.
 - A Development Plan Overlay has been prepared which provides for the integrated development of the entire land having regard to environmental

constraints and opportunities and which demonstrates how new development will complement existing development.

- Residential Development Guidelines have been prepared to inform a Design and Development Overlay and/or Significant Landscape Overlay to ensure vegetation continues as the dominant landscape feature, and to control and promote built form consistent with rural township character.
- Undertake comprehensive development infrastructure assessments (roads, drainage etc) and community infrastructure assessments and feasibility study for Nyora to determine the extent of infrastructure required and the cost of these works.
- A Development Contributions Plan Overlay (or similar infrastructure cost recovery method) has been applied (based on the above infrastructure investigations) to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new Residential 1 Zone development.
- Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs that respond to the topographic, landscape and environmental constraints of the land.
- Promote medium density residential development near the Town Centre to support retirement living and household downsizing.
- Where residential development intensification is to occur in established areas (particularly land bounded by Hewson St, Davis St, Walters Rd and Lang Lang Poowong Road), promote development that integrates roads, pathways and utility infrastructure with adjoining areas.
- Discourage low density and rural residential development close to the township, unless the land has constraints that make it inappropriate for higher density development.
- Consolidate the 'Town Centre' in the vicinity of Mitchell and Davis Streets as the preferred focus for all business, community and tourist services and facilities.
- Strongly discourage retail development outside of the Town Centre.
- Encourage new light industrial activities to locate within the designated industrial area in Watts Road.
- Create an integrated network of pedestrian and bicycle pathways linking features and facilities in and around the township. Pathways in the vicinity of waterways must have regard to the requirements of Melbourne Water's *Shared Pathway Guidelines* (January 2009).
- Discourage development in areas susceptible to water logging.

Actions for implementation

- Rezone land in accordance with the Nyora Framework Plan at the initiation of landowners, when demand can be justified, and the Objectives and Strategies for Nyora can be satisfied.
- Consider inclusion of all land within the Nyora township boundary in a Development Contributions Plan Overlay (DCPO) to levy contributions for the provision of works, services and facilities before development commences. Inform the development of the DCPO by undertaking a Development and Community Infrastructure Assessment and Feasibility Study for Nyora to determine the extent of infrastructure required and the cost of works.
- Prepare Residential Development Design Guidelines for both existing and proposed Residential 1 Zone areas to inform a Design and Development Overlay (DDO) and/or Significant Landscape Overlay (SLO) to ensure vegetation continues as the dominant

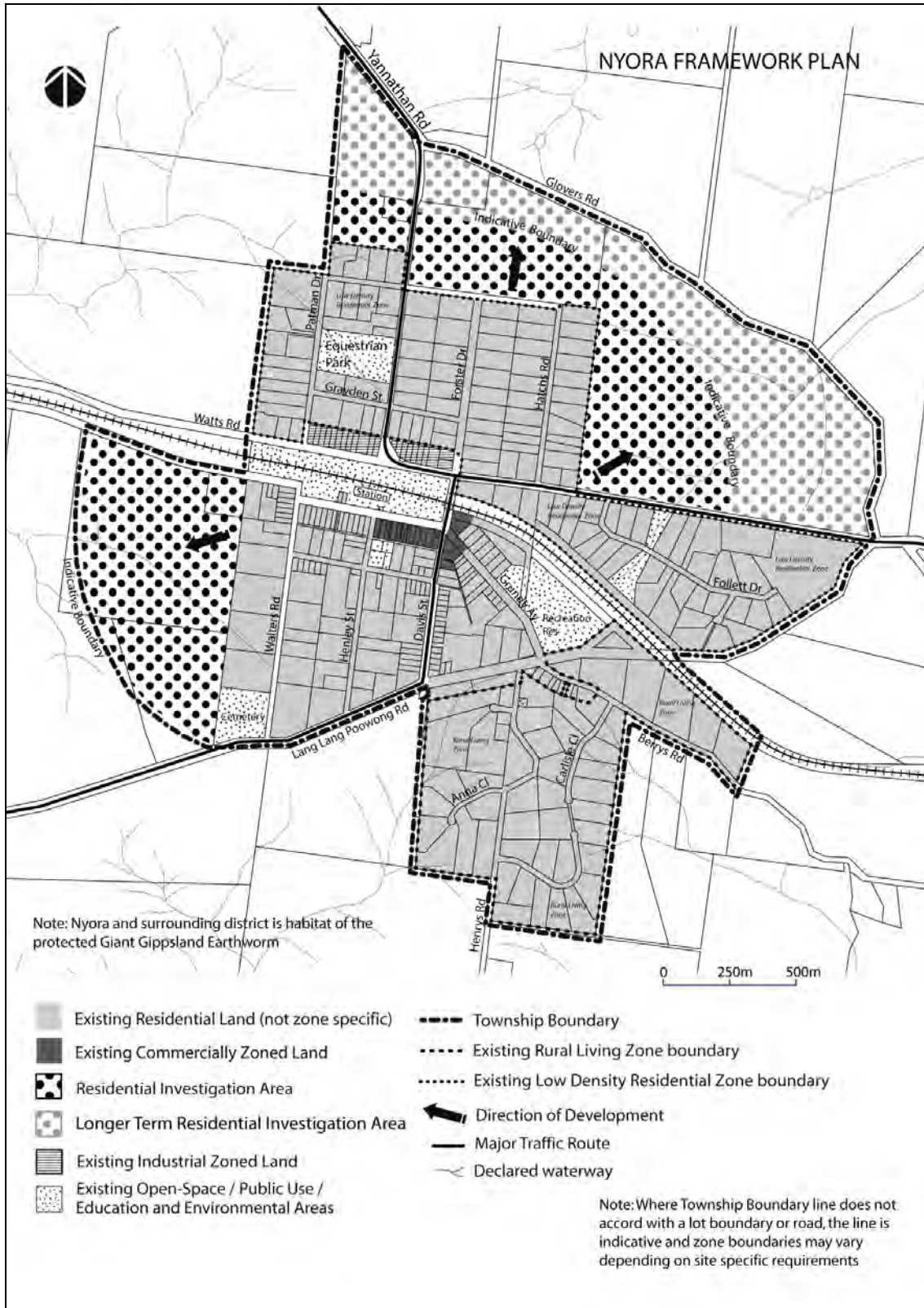
landscape feature, and to control and promote built form which is consistent with a rural township character.

- Prepare a Master Plan for the Nyora Town Centre (including the VicTrack land) to guide investment decisions and identify funding opportunities for improvements to public spaces and facilities.
- Prepare a town centre strategy to provide greater direction for commercial development in the Mitchell Street area and to determine whether the commercially zoned land is adequate in location and extent to provide for future commercial growth in Nyora.
- Provide pedestrian and cyclist paths throughout the town, in accordance with the directions of Council's Paths and Trails Strategy 2010 or as amended.
- Prepare a Stormwater Management Plan in consultation with Melbourne Water which is consistent with or exceeds the requirements of the State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999).
- In consultation with the Nyora community, investigate longer term residential development options for the Farming Zone land adjoining the township boundary in the area west of Patman Drive and south of Lang Lang Poowong Road.
- Prepare an urban design plan to improve Nyora's visual appeal and liveability.

Reference Document

Nyora Structure Plan June 2013 (as amended)

South Gippsland Shire Council Paths and Trails Strategy 2010 - as amended



21.04-9 Loch

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Overview

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

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

Objectives

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

Strategies

- Promote the use and development of land in accordance with the strategic direction in the Loch Framework Plan.
- Ensure that new growth, infill and redevelopment maintains the town's rural township character and occurs in coordination with the provision of development infrastructure.
- Ensure that any expansion into the Residential Expansion, Potential Residential Development and Low Density Residential Development areas identified in the Loch Framework Plan does not occur until the following prerequisites have been met:
 - Reticulated sewerage can be provided to the land.
 - A Development Plan Overlay has been prepared providing for the integrated development of the entire land parcel having regard to the land's environmental constraints (particularly areas of steep slopes and waterways) and which demonstrates how new development will complement adjoining and surrounding development.
 - A Design and Development Overlay, or similar control, has been prepared to promote new development that is complementary to the existing built form and vegetated character of the township.
- Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.
- Improve the tourist services and facilities in the township.
- Improve community services and facilities in the township.
- Create an integrated network of shared pathways linking features and facilities in and around the township.
- Identify design and development principles to ensure that future development will maintain the desired character and image.

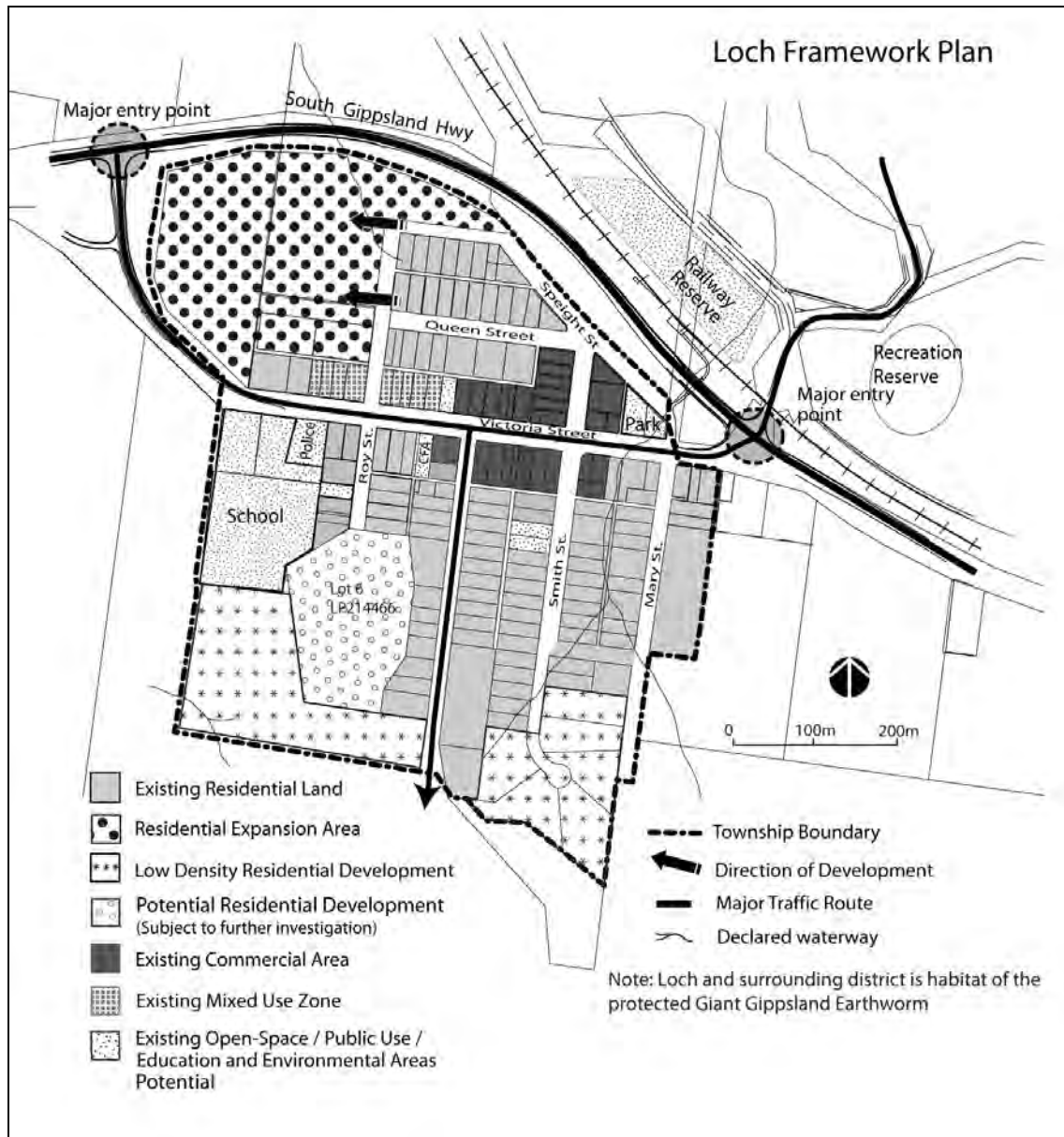
- Identify the Town Centre as the preferred focus for all business, community and tourist services and facilities.
- Retain the existing heritage character, design and built form of the buildings along Victoria Street and Smith Street (north of Victoria Street) in recognition of their contribution to the overall image of Loch.

Actions for Implementation

- Rezone land in accordance with the Loch Framework Plan at the initiation of landowners, when demand can be justified, and the Objectives and Strategies for Loch can be satisfied.
- Introduce a Design and Development Overlays (DDO) to the urban residential zoned land (including the Low Density Residential Zone areas) within the township boundary to promote residential development in keeping with the character of the township. The DDOs should consider such things as height, setbacks, site coverage, external colours and slope sensitive design that minimises the requirement for earthworks.
- As a priority, undertake a review and implement the recommendations of the South Gippsland Heritage Study (2004) for Loch.
- As part of the Heritage Review, investigate a precinct based Heritage Overlay to the commercially zoned land (including the Mixed Use Zone) properties to protect and enhance the village character of the Town Centre.

Reference Document

Loch Structure Plan June 2013 (as amended)



21.04-10 Poowong

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Overview

Poowong is a small rural township located on a narrow ridgeline with panoramic views over the surrounding rural hills. It is 110 kilometres south east of the centre of Melbourne, 9.7 kilometres east of Nyora and 17.7 kilometres north of Korumburra.

Poowong will continue to be a small service township for the surrounding agricultural communities and can support a limited level of population growth. The industrial service sector and retail offer are expected to grow to meet the needs of the local and surrounding agricultural communities. This will enhance services, facilities and employment opportunities for residents and visitors.

Poowong’s convenient location, natural beauty and rural atmosphere provide tourism and rural living opportunities that will help the town’s future growth.

Objectives

- To retain and strengthen Poowong as a small service township supporting residents and surrounding agricultural communities.
- To improve community, industrial and retail services, facilities and employment opportunities to support Poowong residents and visitors.
- To promote residential development that respects Poowong's rural character and landscape values.
- To improve opportunities for walking and cycling in Poowong.

Strategies

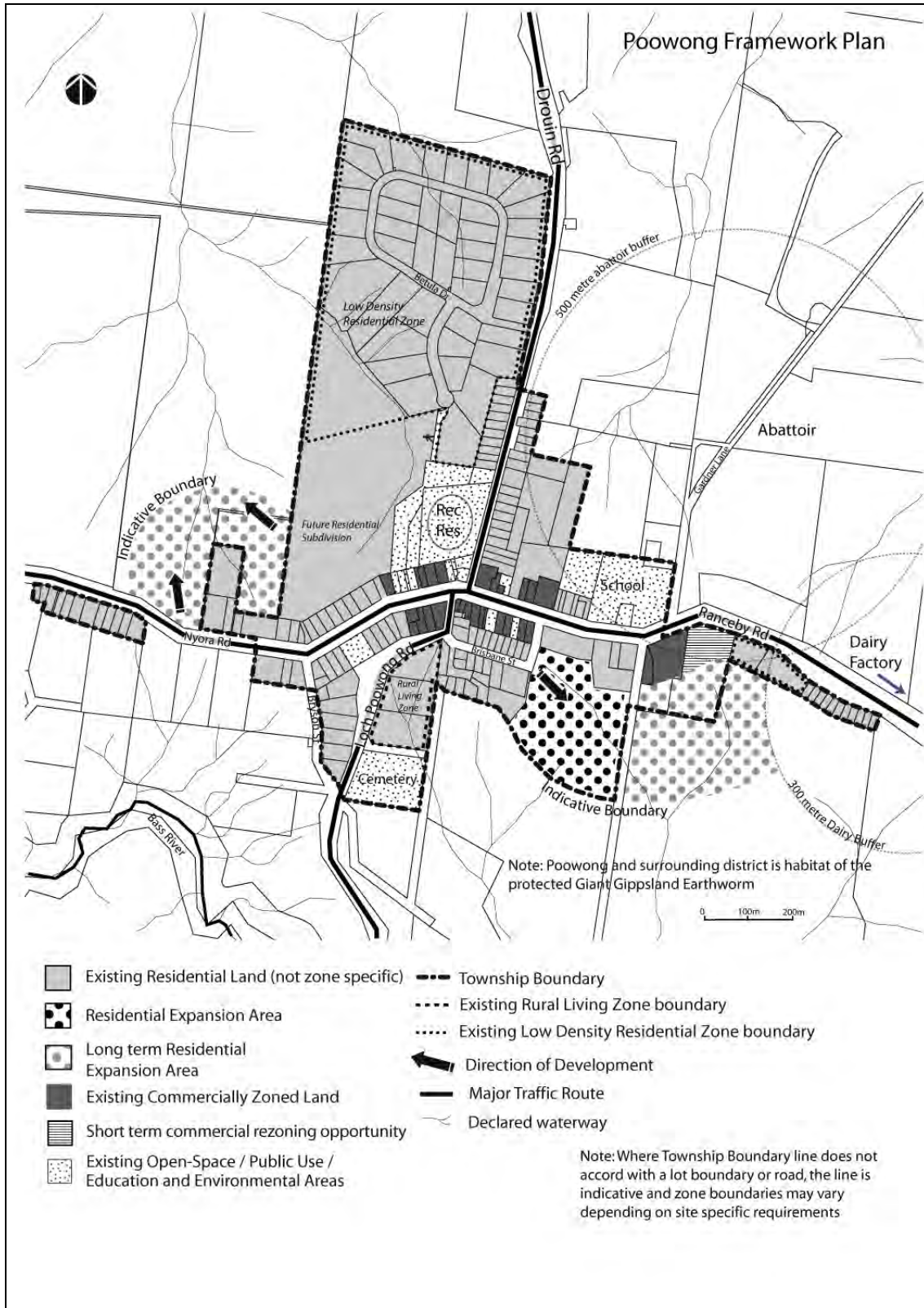
- Promote the use and development of land in accordance with the strategic direction in the Poowong Framework Plan.
- Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs that respond to the topographic, landscape and environmental constraints of the land.
- Ensure that any residential expansion into greenfield development sites does not occur until reticulated sewerage is available.
- Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.
- Consolidate the Town Centre on the Poowong Ranceby Road.
- Encourage and support community and commercial/retail opportunities in the Town Centre.
- Continue to support the operation of the abattoir and milk processing factory and other industrial business as important employment providers in Poowong.
- Provide shared pathways between residential areas, the Town Centre and services to promote walking and cycling around the township.

Actions for Implementation

- Investigate introducing a development overlay control (DDO or DPO) to greenfield residential land to promote subdivision and development in keeping with the small township rural character of Poowong. The control should consider such things as height, setbacks, site coverage, external colours and slope sensitive design that minimises the requirement for earthworks.
- Rezone land in accordance with the Poowong Framework Plan at the initiation of landowners, when demand can be justified, and the Objectives and Strategies for Poowong can be satisfied.

Reference Document

Poowong Structure Plan June 2013 (as amended)



21.04-11 Meeniyan

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Overview

Meeniyan is a traditional small Gippsland township situated between Leongatha (17km to the west) and Foster (22 km to the east).

Meeniyan will continue to be a small rural town that offers a quality lifestyle for residents and visitors. Meeniyan will provide retail, community and trades services to its residents and the smaller settlements in the surrounding district. Located at an important junction on the main route to Wilsons Promontory, Meeniyan's tourism role as 'Gateway to the Prom' is boosted by its arts, culture and food attractions.

Future commercial development should strengthen and consolidate Meeniyan's commercial heart in the precinct from the intersection of Whitelaw Street and Geale Street to the intersection of Whitelaw Street and Ross Street. Housing diversity should be encouraged to support a range of household types and retirement living opportunities. Provision of visitor accommodation within the town should be encouraged to support cultural activities and tourism.

Objectives

- To retain Meeniyan as a small rural town that offers a quality lifestyle for its residents.
- To foster and strengthen Meeniyan's reputation for music, arts, culture and food.
- To retain Meeniyan as a provider of retail, community and trades services to its residents and the smaller surrounding settlements in the region.
- To promote a range of residential options that respects the small town character and landscape values of Meeniyan.

Strategies

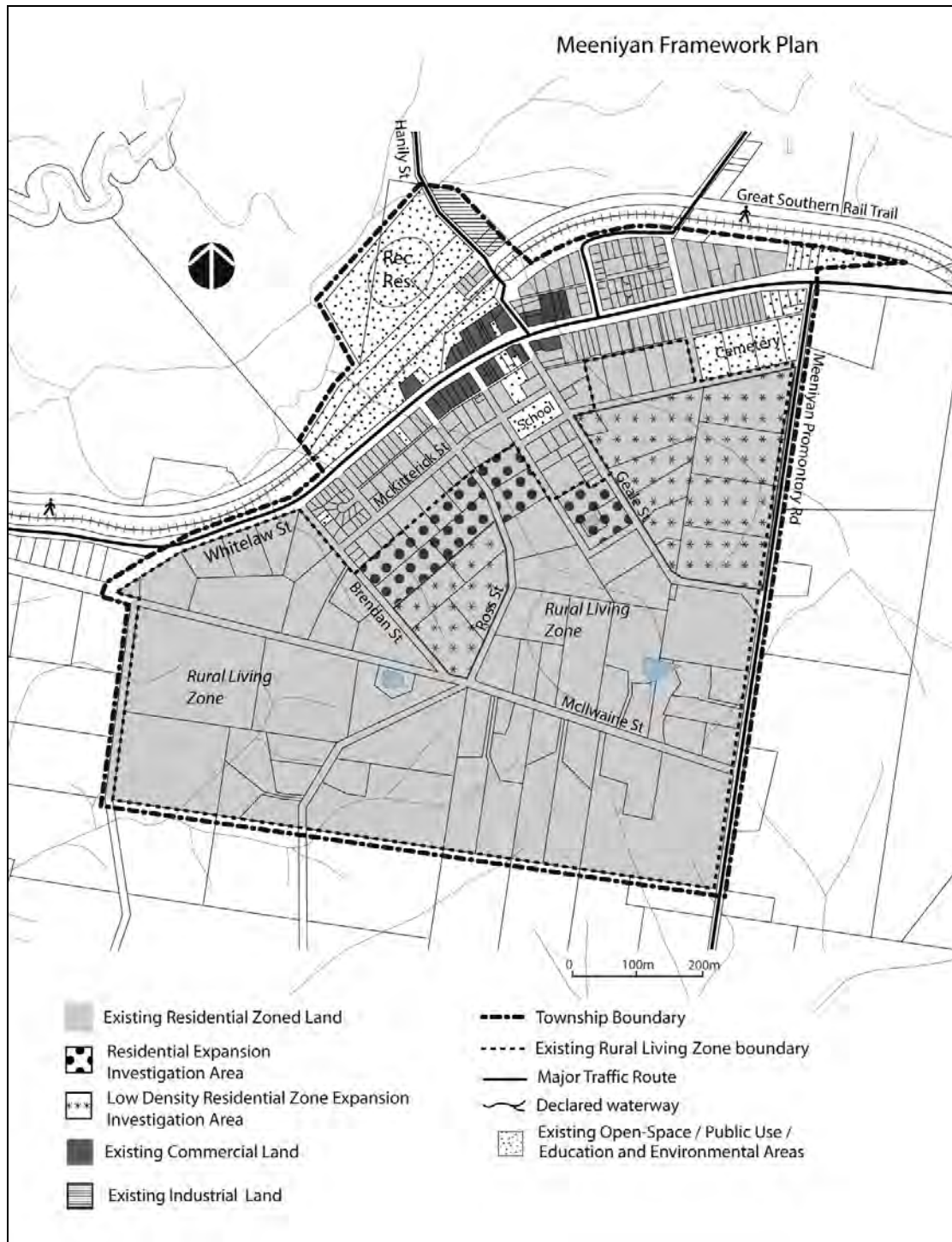
- Promote the use and development of land in accordance with the strategic direction provided in the Meeniyan Framework Plan.
- Consolidate commercial development in the Town Centre, around the intersection of Whitelaw Street and Geale Street.
- Support the development of service industrial uses on the Meeniyan - Nerrena Road to the north of the township and in appropriately zoned locations on the South Gippsland Highway.
- Encourage the development of tourist accommodation in Meeniyan.
- Promote medium density residential development near the commercial centre to support retirement living and smaller household opportunities.
- Require new residential developments to connect to the reticulated sewerage system.
- Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs responding to the topographic, landscape and environmental constraints of the land.
- Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.

Actions for Implementation

- Rezone land in accordance with the Meeniyan Framework Plan at the initiation of landowners, when demand can be justified, and the Objectives and Strategies for Meeniyan can be satisfied.

Reference Document

Meeniyan Structure Plan June 2013 (as amended)



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SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

Nyora Residential Development Transition Area

The provision of reticulated sewerage will provide the opportunity for the large residential lots north of Lang Lang-Poowong Road and Cornishs Road to be subdivided into smaller urban sized residential lots. The fragmented ownership and development pattern in this area means that the subdivision of individual lots must be considered in the context of the subdivision potential of the adjoining and broader surrounding areas. Subdivision of the area must plan for and contribute towards improved road, pedestrian and drainage infrastructure and avoid isolated, internally-focused developments, especially on larger lots. A development plan will guide the area's transition to higher density development over an extended period of time.

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan is approved for any use or development permissible in a residential zone, excluding:

- The subdivision of land, except where the subdivision is undertaken by the Crown, a public authority, infrastructure utility service provider or Council.
- The development of a lot for a second or subsequent dwelling(s).

A permit must not be issued for the residential subdivision of land until the land can be serviced by reticulated sewage.

2.0 Conditions and requirements for permits

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An application for a planning permit must be accompanied by a town planning report prepared by a suitably qualified person, outlining how the permit application responds to the State Planning Policy Framework, the Local Planning Policy Framework of the South Gippsland Planning Scheme, Clause 56 of the Particular Provisions (Residential subdivision) and the provisions and requirements of the approved development plan. An engineering report is required to demonstrate compliance with Council's Infrastructure Design Manual.

A planning permit must be generally in accordance with the approved development plan.

A planning permit must include any conditions or requirements needed to give effect to the contents of the approved development plan.

3.0 Requirements for development plan

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Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the Responsible Authority.

Any approved development plan may be amended to the satisfaction of the responsible authority.

The development plan must show/provide the following detailed plans and supporting information to the satisfaction of the Responsible Authority:

Site Analysis and Design Response

- A site analysis and design response for the subject land (including details of the adjoining land, including land outside of the development plan area) displaying the existing lot configuration, the location and use of buildings on each lot, vegetation, drainage waterways and related infrastructure, environmental features, roads, paths and other public infrastructure.

Road and Pedestrian Network

- A subdivision layout pattern that provides a safe and efficient road network appropriately integrated with the existing road network. The layout should provide for the creation of an east/west road connection between Walters Road, Henley Street and Davis Street. Road access must be provided west from Walters Road into the Residential Investigation Area identified in the Nyora Framework Plan.
- A safe and convenient pedestrian and cycling network along main internal and external roads that creates appropriate links with the surrounding residential areas and open space. Continuous pathway connectivity must be provided between Grundy Avenue and the Residential Investigation Area west of Walters Roads.

The road and pedestrian network plan must be supported by a Traffic Impact Assessment and Management Plan prepared by a suitably qualified person. The Plan must respond to Council's Infrastructure Design Manual and provide detailed costings for all infrastructure to be provided on public land.

Stormwater / Drainage

- A stormwater and drainage management plan prepared by a suitably qualified person that demonstrates/provides:
 - Integrated stormwater management planning across the subject land, including consideration of impacts outside of the subject area likely to occur as a result of development. For land adjoining or creating connections to Walters Road and Henley Street, the Plan must specifically address improvements to stormwater management in the Walters Road and Henley Street road reserves.
 - Water Sensitive Urban Design principles (in accordance with Melbourne Water requirements) where appropriate.
 - A response that meets or exceeds the requirements of the State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999) as amended.
 - Identification of waterlogged areas not suited to development.
 - A response to the infrastructure and payment levy requirements of Melbourne Water.
 - A response to Council's Infrastructure Design Manual and detailed costings for all works to occur on public land.

Off-site Infrastructure Provision / Developer Contribution

Significant development and community public infrastructure upgrades are required to support new development in Nyora. In consultation with the Responsible Authority the development plan must include a clear commitment by the landowner / developer to provide contributions to improving development and community infrastructure on public land in Nyora. The development plan must include a report specifying details and costings for the provision of off-site infrastructure resulting from the subdivision of the land. The

report will form the basis for a section 173 Agreement, or other development contributions mechanism, to be executed before a permit is issued for the subdivision of land.

Environment

- A flora and fauna report prepared by a suitably qualified person that:
 - Identifies vegetation on the land, its health and significance to the locality, measures required to protect vegetation and the identification of any vegetation to be removed.
 - Provides a landscape plan for new subdivisions.
 - Identifies the location / habitat of the Giant Gippsland Earthworm and any other significant species in the locality, including details of measures to protect significant fauna.
- Appropriate development separation to declared waterways and natural drainage lines.

Urban Design

- A subdivision layout and design that seeks to protect the small rural township character of Nyora by incorporating design measures including, but not limited to:
 - The creation of larger lots on land fronting main roads and connector roads. The lots should allow for generous development setbacks and side boundary separation between adjoining dwellings.
 - Active frontage to main roads and connector roads and the avoidance of internally-facing subdivisions resulting in rear fence lines adjoining roads.
- The creation of areas within road reserves and public spaces that allow for the planting of canopy trees.

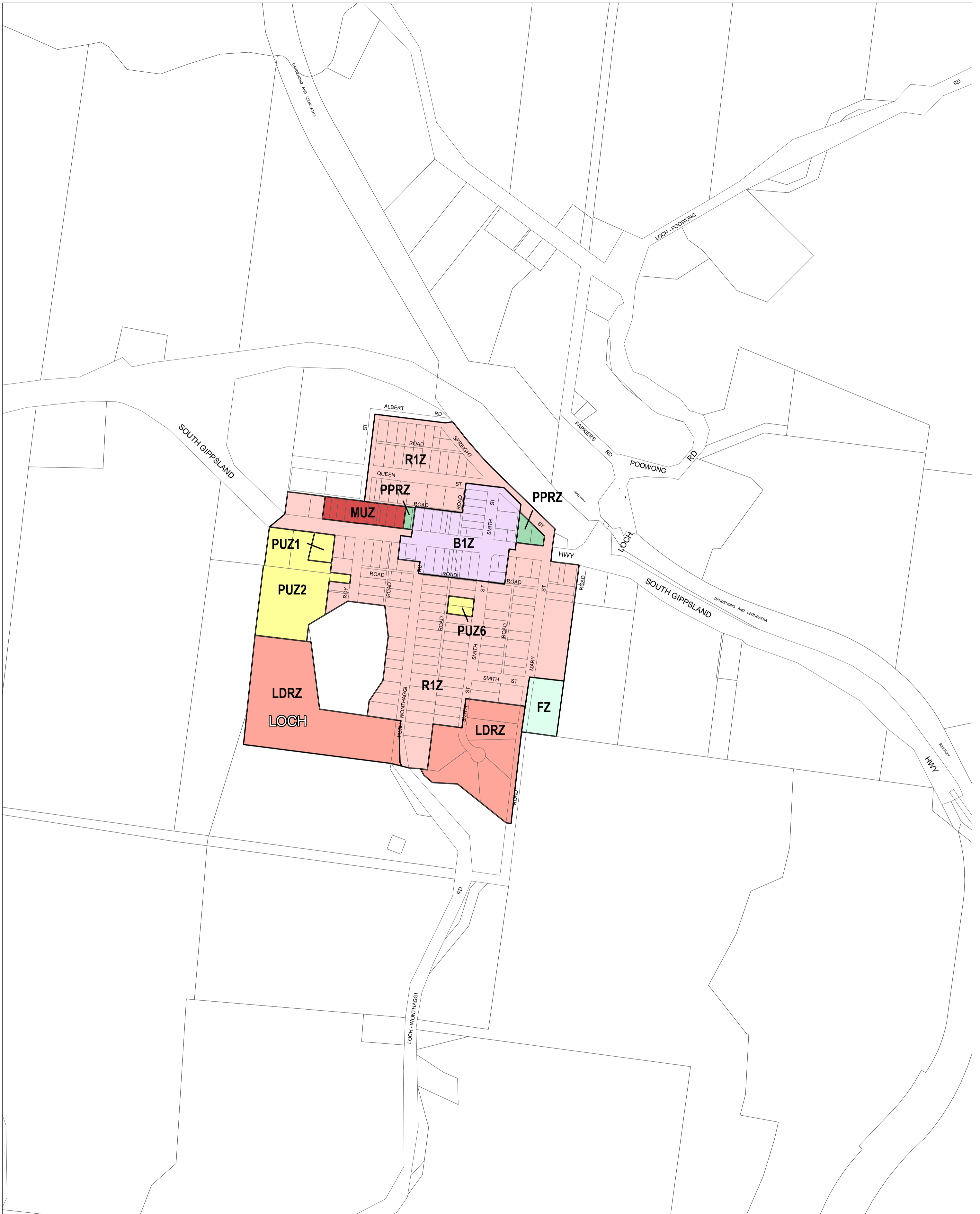
General

- The provision of open space.
- Staging of subdivision – if intended.
- Identification of infrastructure servicing constraints and opportunities.

Staging of the Development Plan

The development plan may be approved in stages. Each development plan stage must represent a logical land unit bounded by roads or the boundaries of the Development Plan Overlay map area. For example, the area east of Davis Street, or the area between Henley Street and Walters Road may be approved as separate development plan stages. Smaller stages within these areas may be approved if the Responsible Authority is satisfied that integrated and orderly planning can be achieved, addressing all of the matters set out in this development plan schedule.

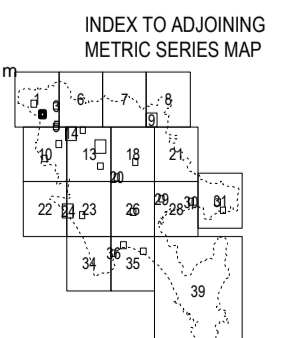
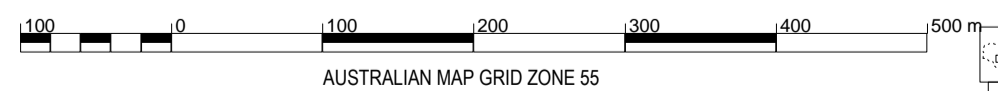
SOUTH GIPPSLAND PLANNING SCHEME - LOCAL PROVISION



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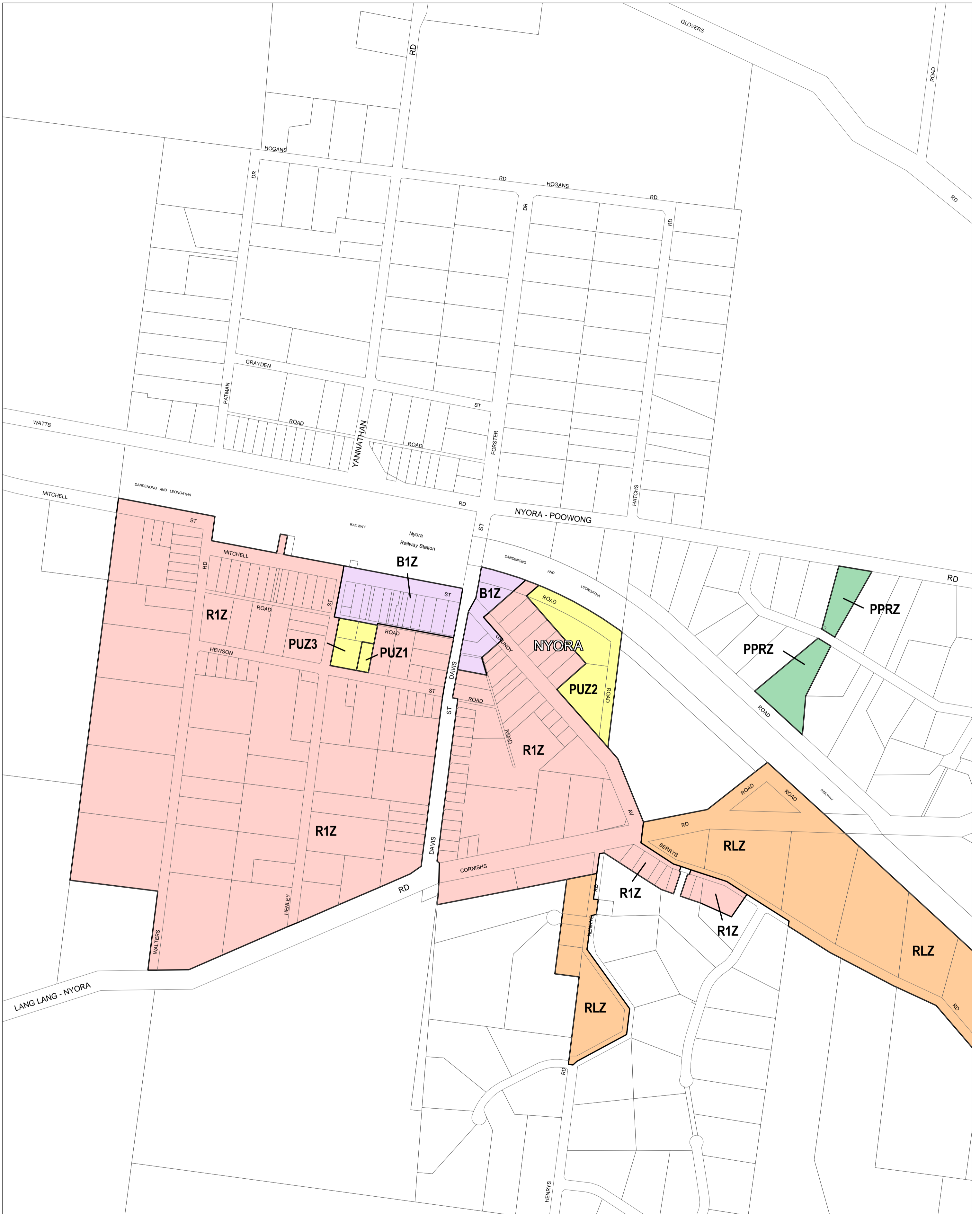
Business	Rural	Residential 1 Zone
B1Z Business 1 Zone	FZ Farming Zone	R1Z Residential 1 Zone
Public Land		
PPRZ Public Park And Recreation Zone		
PUZ2 Public Use Zone - Education		
PUZ6 Public Use Zone - Local Government		
PUZ1 Public Use Zone - Service And Utility		
Residential		
LDRZ Low Density Residential Zone		
MUZ Mixed Use Zone		



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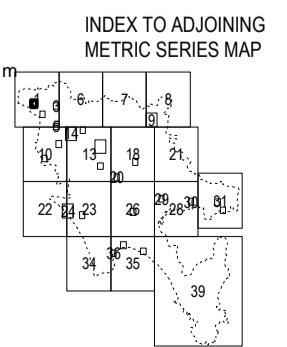
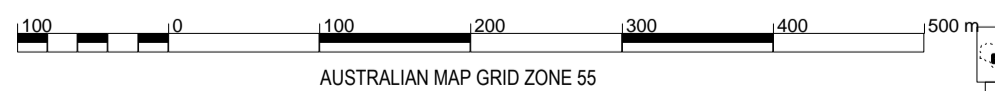
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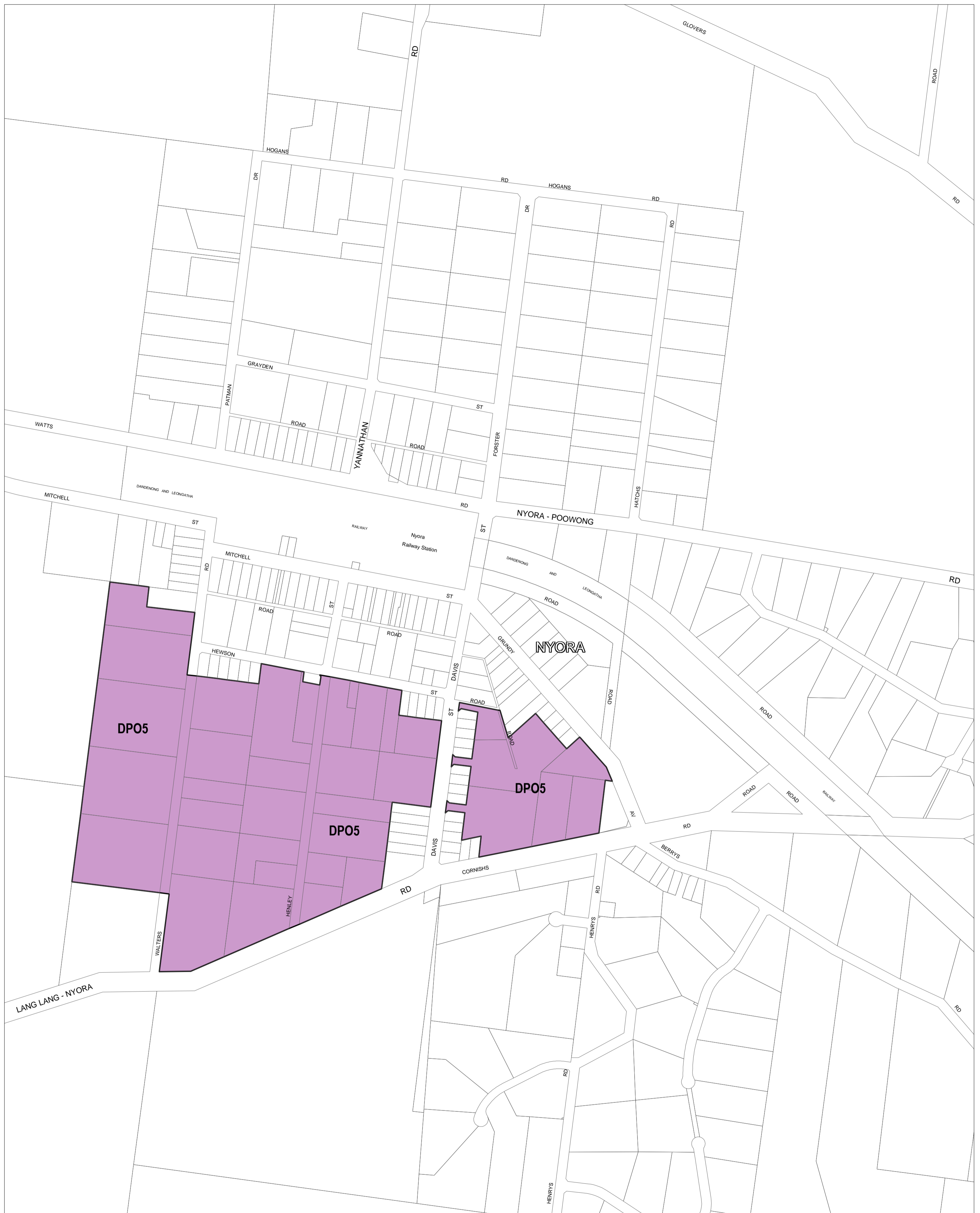
Business	
B1Z	Business 1 Zone
Public Land	
PPRZ	Public Park And Recreation Zone
PUZ2	Public Use Zone - Education
PUZ3	Public Use Zone - Health And Community
PUZ1	Public Use Zone - Service And Utility
Residential	
R1Z	Residential 1 Zone
Rural	
RLZ	Rural Living Zone



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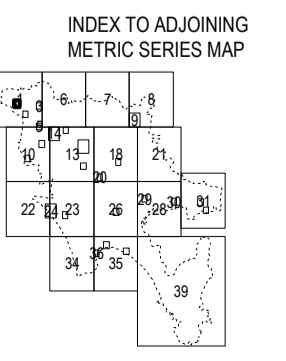
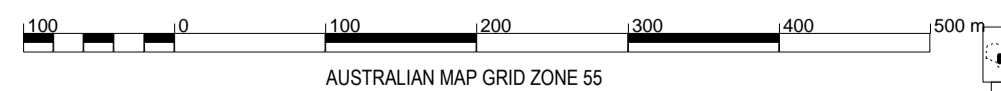
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Overlays

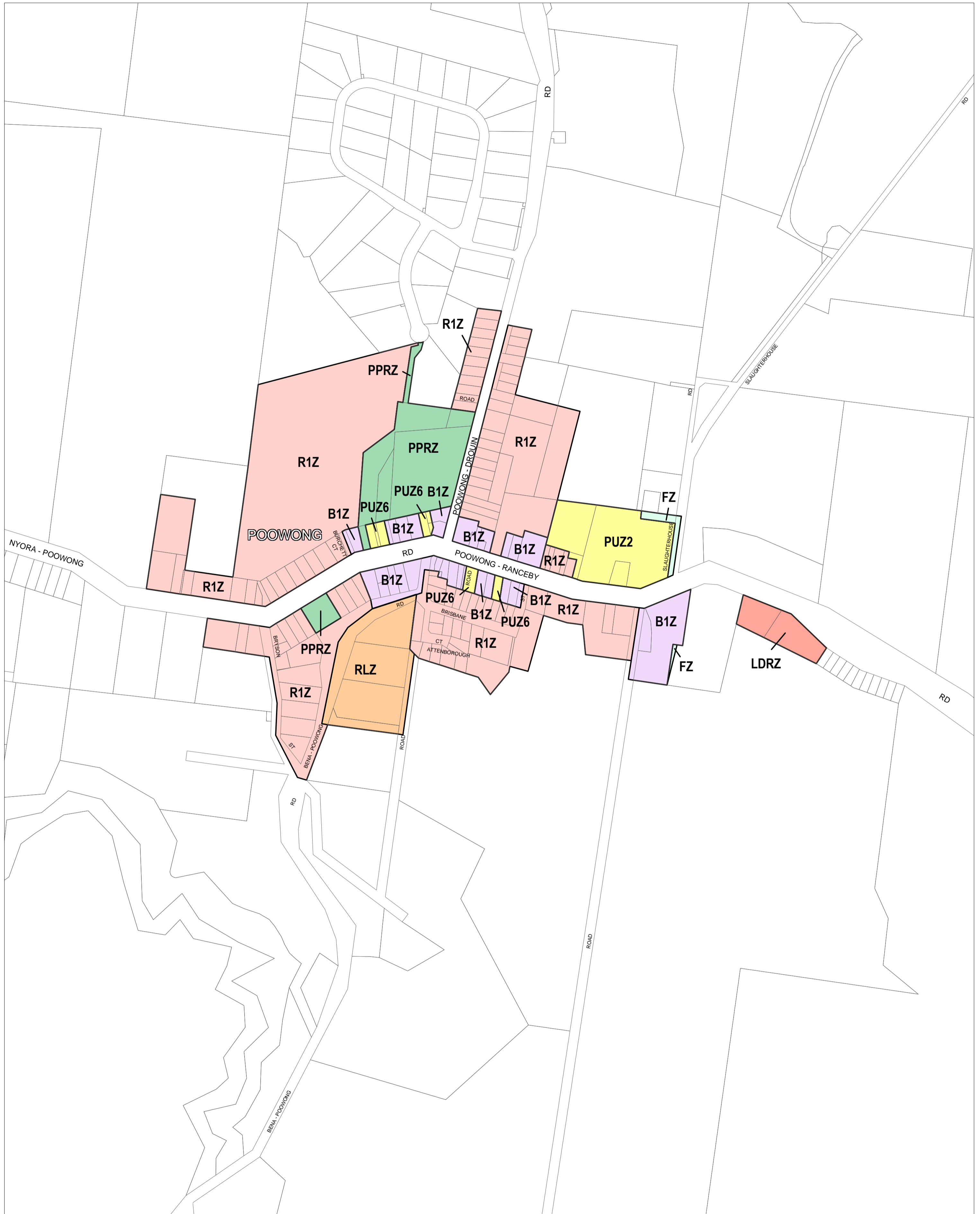
Development Plan Overlay - Schedule 5



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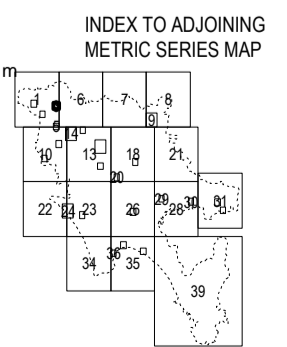
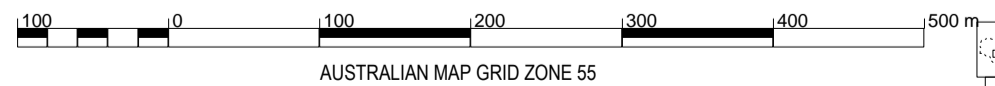
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Business		RLZ	Rural Living Zone
B1Z	Business 1 Zone		
Public Land			
PPRZ	Public Park And Recreation Zone		
PUZ2	Public Use Zone - Education		
PUZ6	Public Use Zone - Local Government		
Residential			
LDRZ	Low Density Residential Zone		
R1Z	Residential 1 Zone		
Rural			
FZ	Farming Zone		



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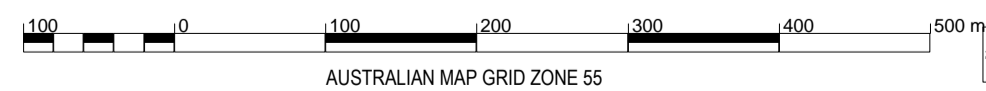
SOUTH GIPPSLAND PLANNING SCHEME - LOCAL PROVISION



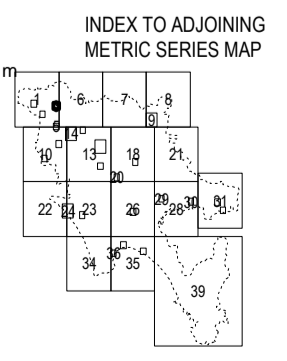
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Overlays

EAO Environmental Audit Overlay



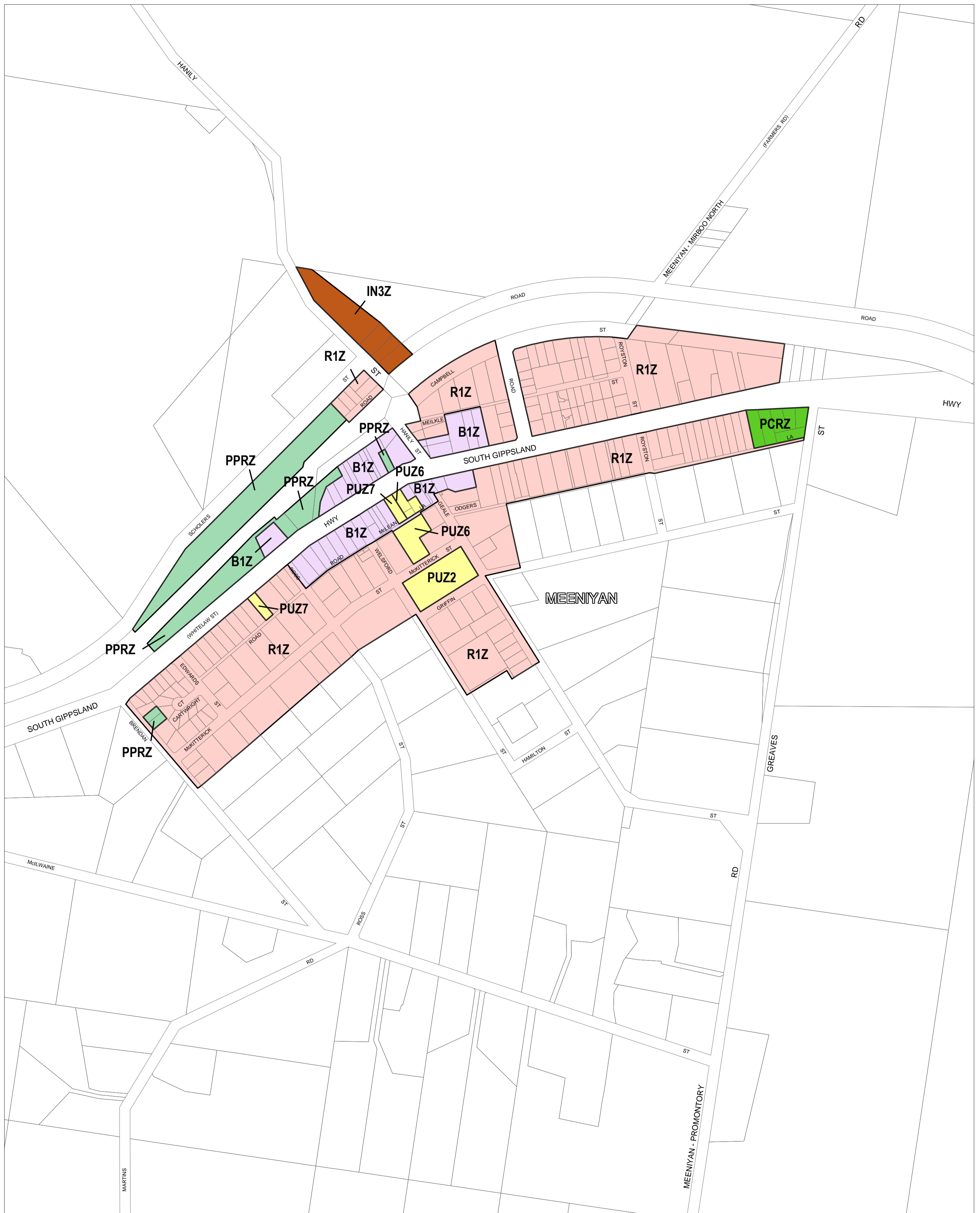
AUSTRALIAN MAP GRID ZONE 55



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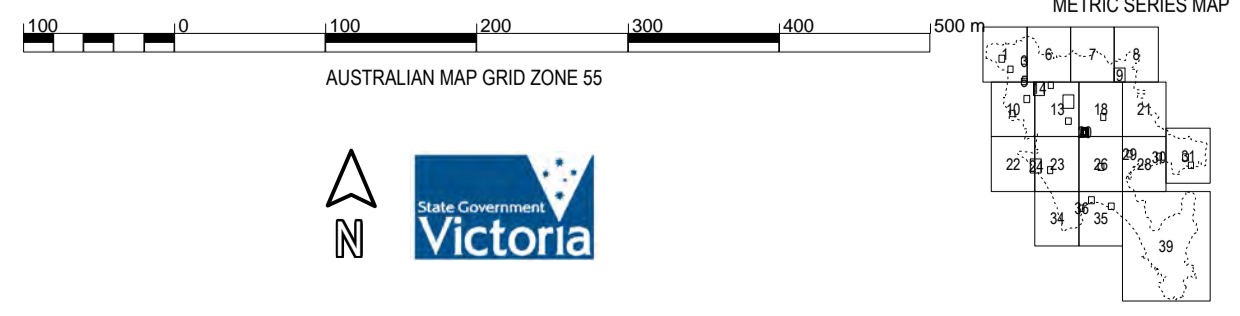
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Business	Residential
B1Z Business 1 Zone	R1Z Residential 1 Zone
B3Z Industrial 3 Zone	
Public Land	
PCRZ Public Conservation And Resource Zone	
PPRZ Public Park And Recreation Zone	
PUZ2 Public Use Zone - Education	
PUZ6 Public Use Zone - Local Government	
PUZ7 Public Use Zone - Other Public Use	



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