



AGENDA APPENDIX
Council Meeting
Wednesday 24 August 2016

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.9 PLANNING SCHEME AMENDMENT C90 HOUSING AND SETTLEMENT STRATEGY - ADOPTION OF POLICIES AND STRATEGY REVISIONS FOR AUTHORISATION AND EXHIBITION

- Appendix 1 - Clause numbers unchanged and HSS revisions or corrections

21.01 MUNICIPAL STRATEGIC STATEMENT

28/11/2013
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The Municipal Strategic Statement (MSS) sets out the vision, objectives and strategies for managing the use and development of land within the municipality of South Gippsland. It provides the basis for the application of the local policies, zones and overlays and other provisions in the South Gippsland Planning Scheme.

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

Themes

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

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

Local areas

Detailed objectives and strategies for specific local areas of South Gippsland are provided in Clause ~~s~~ 21.15-21.23.

21.02 MUNICIPAL PROFILE

15/10/2015
C77(Part 4) Proposed C90

Location

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

21.02-2 History

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

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

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

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

21.02-3 People and settlement

15/10/2015
C77(Part 3)

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

Key demographic characteristics for South Gippsland are as follows:

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

- The proportion of persons employed in the agricultural sector is considerably higher than for the Gippsland region
- Unemployment rates are lower than for both the Gippsland region and Victoria
- The proportion of people in the Shire born overseas is slightly lower than for the Gippsland region, and significantly lower than Victoria

21.02-4 Environment

28/11/2013
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The Shire's natural beauty attracts residents and tourists from around the world.

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

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

A number of environmental challenges face the municipality, including:

- The loss of biodiversity (native flora and fauna)
- Land and water degradation
- Ensuring sustainable land use and development occurs
- Managing the environmental impacts resulting from climate change

21.02-5 Natural resource management

28/11/2013
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The South Gippsland Shire's natural resources are essential for biodiversity, agriculture, industry and recreation. The Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk and milk products as well as beef, prime lamb and timber products. Other forms of agricultural production include vegetables (for example, potatoes and snow peas), cereal cropping and grape growing. The relatively abundant rainfall and high quality agricultural soils of the area will likely continue to make the Shire attractive to agricultural producers.

21.02-6 Built environment and heritage

28/11/2013
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The South Gippsland Shire is characterised by a variety of built heritage places including rural homesteads and farm buildings, public and community buildings such as halls, churches and schools, railway infrastructure, and commercial and industrial buildings such as butter factories. Other examples of heritage places include war memorials, which include Avenues of Honour, routes of early explorers such as McDonald's Track, and significant cultural landscapes such as Mossvale Park and the former Mossvale nursery.

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Economic development

Agricultural and associated manufacturing and service industry underpin the Shire's economy. The agricultural industry is supported by large dairy processing plants at Leongatha and Korumburra, with some value adding such as cheese production occurring on farms. Major saleyards are located at Koonwarra and abattoirs are at Foster and Poowong. Boutique farming is a small but emerging sector with activities such as alpaca rearing, olives, native bush food and organic food production have been introduced into the municipality in recent years.

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

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

21.02-8 Transport

15/10/2015
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Three State highways—the South Gippsland, Bass and Strzelecki highways—serve South Gippsland. V-line buses serve commuters along the South Gippsland Highway to and from Melbourne throughout the week, and services also connect Leongatha to the Latrobe Valley via Mirboo North. Council community buses and cars in some towns provide additional services. Part of the former Great Southern Railway line still exists through much of the Shire and ~~the eastern section is now a shared rail trail, a tourist train operates between Nyora and Leongatha.~~ The Shire contains one aerodrome located in Leongatha.

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

21.02-9 Infrastructure

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The towns of Leongatha, Korumburra, ~~Leongatha~~, Foster, Meeniyah, Mirboo North, Loch Nyora, Poowong, Port Welshpool, Toora ~~and~~ Welshpool ~~and Port Welshpool~~ are serviced by reticulated sewerage and water. Waratah Bay has reticulated sewerage but no reticulated water. Other ~~settlements towns and coastal areas~~ are only serviced by reticulated water or are not serviced.

21.02-10 Community services

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

21.03

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KEY ISSUES

The key issues for the South Gippsland Shire are:

21.03-1

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Settlement

- The need to recognise that the network of smaller rural towns throughout the Shire provide a valid alternative to the large settlements, particularly where reticulated services are provided
- The need to demarcate settlement boundaries and provide improved design guidance and control over development in coastal settlements, in order to protect settlement and coastal character as the pressure for development in these areas continues to increase
- The need to plan for housing and facilities to cater for anticipated population growth in the north-west of the Shire

21.03-2

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C68

Environmental and landscape values

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

21.03-3

28/11/2013
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Environmental risks

- The anticipated impact of climate change on the local environment, and the need to monitor and continue to plan for these impacts in the context of broader climate change policy and new knowledge
- Pressures for development and subdivision along the coast and other environmentally sensitive areas, and the associated impacts of vegetation clearing, introduction of pest plants and animals, erosion and a decline in water quality
- The incidence of landslip and erosion (particularly within the steep areas of the Strzelecki Ranges), flooding and drainage problems affecting certain areas of the Shire, and the potential risk of fire hazard to population and property in certain areas
- The negative impacts of pest plants and animals on the ecology of the area

21.03-4

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C68

Natural resource management

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

21.03-5

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C77(Part 3)

Built environment and heritage

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

21.03-6 Housing

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

21.03-7 Economic development

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

21.03-8 Transport

28/11/2013
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- The need to improve and maintain existing roads in order to support the future needs of the community, promote economic growth and protect the environment
- The lack of public transport opportunities, which restricts movement by residents through and from the Shire and limits the number of visitors to the area who do not have access to a vehicle
- The potential for an increase in truck traffic throughout the municipality as timber harvesting activities increase, and the impact this will have on the road network
- The development of a deep-water port at Barry Beach and the promotion of major economic development opportunities that will benefit from the deep-water port
- The need to upgrade the South Gippsland Highway, Strzelecki Highway and Grand Ridge Road for future tourism benefits to the Shire

Infrastructure

28/11/2013
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- The need to provide reticulated water and sewerage services and drainage improvements to provide of the smaller towns and coastal villages to encourage population growth in the towns
- The need to improve and maintain existing infrastructure in order to support the future needs of the community, promote economic growth and protect the environment
- The need to accommodate large population fluctuations in some of the holiday towns and villages, which place different demands on infrastructure and services

- The need to encourage the development of alternative energy sources
- The development of a development contributions policy to guide infrastructure provision

21.03-10 Community Services

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C80

- Economic pressures that affect the viability of existing community services
- The need to provide residents with access to services and facilities, including aged care, health, recreation and education, in an efficient and equitable manner
- Catering for the needs of an ageing population

Reference Documents

~~The South Gippsland Housing and Settlement Strategy, 2013~~

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21.04 VISION05/06/2014
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21.04-1**South Gippsland Shire Council – Council Plan 2010 - 2014**28/11/2013
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The South Gippsland Shire Council – Council Plan sets out the key future directions of the Council. The mission of the Plan is “*To effectively plan and provide for the social, built, economic and natural environments that ensure the future wellbeing of South Gippsland communities*”. The Municipal Strategic Statement is consistent with and enhances the vision of the Council Plan.

21.04-2 Vision05/06/2014
C80

The visions for South Gippsland are:

Settlement

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

Economic development

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

Transport

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

Infrastructure

- Physical infrastructure supporting the needs of the community

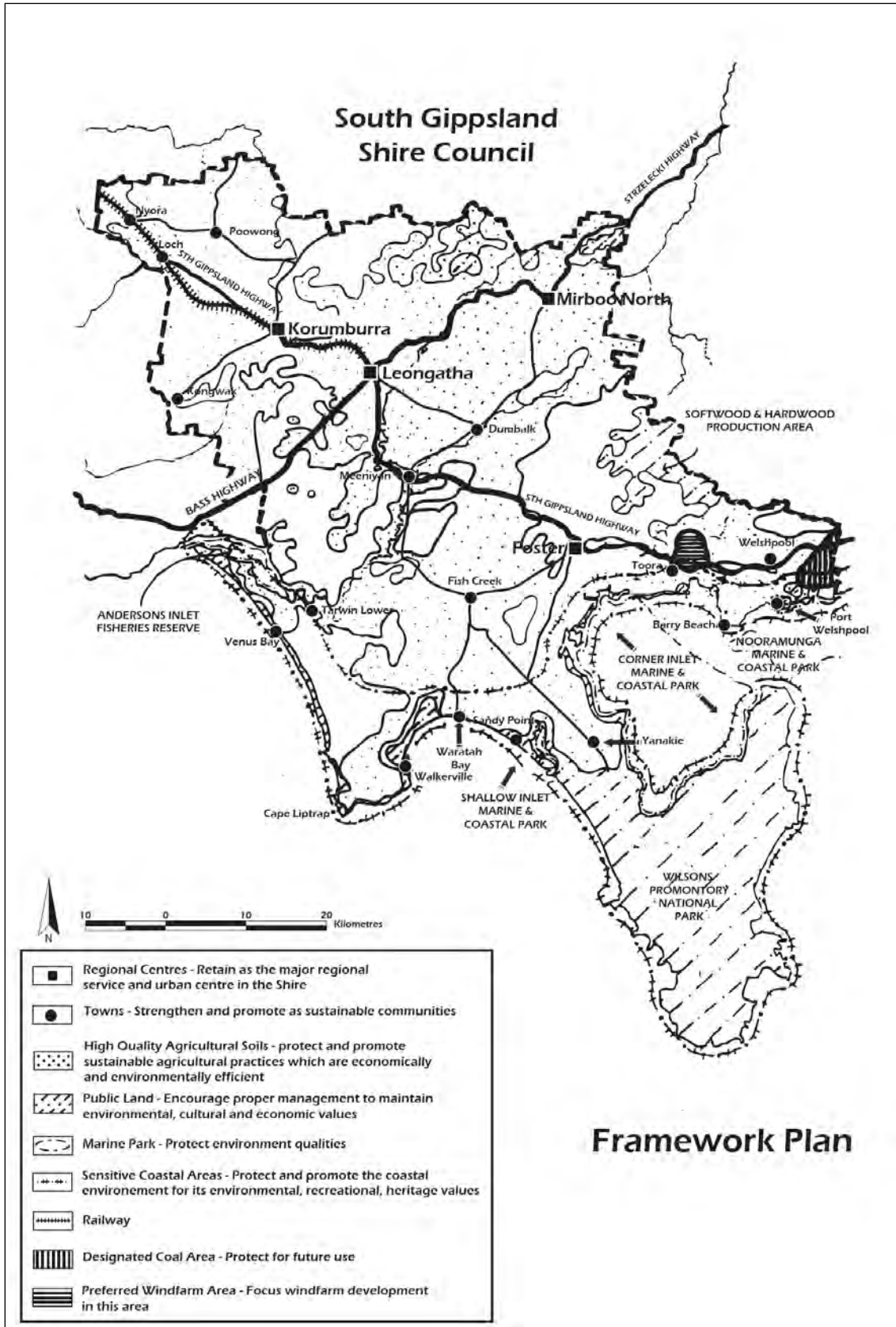
Community services

- A range of community services are provided in an efficient and equitable manner

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

Reference Documents

~~The~~ *South Gippsland Housing and Settlement Strategy, 2013*



21.05

SETTLEMENT

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Growth of towns

13/06/2014
Proposed C90

Overview

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

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

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

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

Towns – roles and functions

Town	Role and Function
Leongatha	Principal township of the Shire and a centre of State significance in the milk processing industry. Leongatha plays a central role as a service provider to the South Gippsland community and the broader region with elements such as leisure, health, educational and government services.
Korumburra	Second largest town in the Shire comprising an economic, service and tourism centre. Situated as the South Gippsland Highway's 'western gateway' into the Shire and located on a route between Bass Coast and Central Gippsland.
Mirboo North	Principal township in the north of the Shire, servicing the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor.
Foster	Principal township in the east of the Shire, servicing surrounding communities, tourists and the agricultural sector. Foster is an attractive location for retirement living and 'lifestyle change' residential growth.
Nyora	Low density community and closest Shire town to metropolitan Melbourne. Potential for significant growth with provision of reticulated sewerage.

SOUTH GIPPSLAND PLANNING SCHEME

Town	Role and Function
Loch	Small thriving rural township with moderate capacity for growth in the future. A compact, 'garden village' and heritage character with tourism retail facilities set among rolling hills.
Poowong	Small low density ridge top town serving surrounding agricultural small communities and containing rural processing industries. Located on route between South Gippsland and central Gippsland. Limited capacity for growth.
Meeniyah	Small rural town located on the South Gippsland Highway that is the 'western gateway' turn off to Wilsons Promontory and the coast. Active volunteer community with tourism and arts services.
Venus Bay	Small coastal village that supports a small permanent population and is an attractive holiday destination. Venus Bay provides convenience facilities and is reliant on Tarwin Lower and Leongatha for major retail, industrial and commercial facilities.
Waratah Bay Sandy Point	Small coastal holiday hamlets that support small permanent populations and are attractive holiday destinations relying on Foster and Leongatha for access to major retail, industrial and commercial facilities.
Tarwin Lower	Small country hamlet with a healthy commercial precinct servicing Venus Bay and surrounding rural areas.
Eastern District Towns and Localities	A network of small townships (Port Franklin, Toora, Welshpool and Port Welshpool) and localities (Mt Best, Agnes and Hedley) with a range of roles and services designed to cater for the needs of residents and visitors in the eastern district of the Shire.
Small towns and localities	Small settlements with a range of roles (varying from low density residential clusters to provision of community and recreation facilities, and retail and educational services). Includes: Agnes, Allambee South, Arawata, Baromi, Bena, Bennison, Berrys Creek, Binginwarri, Boolarong, Boorool, Buffalo, Dollar, Dumbalk, Fairbank, Fish Creek, Gunyah, Hallston, Hazel Park, Hedley, Jumbunna, Kongwak, Koonwarra, Mirboo, Mt Best, Port Franklin, Port Welshpool, Stony Creek, Toora, Walkerville, Welshpool, Yanakie
Other small towns and localities	Boolarra South, Darlimurla, Delburn, Thorpdale South, Wonyip

Settlements – roles and functions

Role and Function	Settlement
<p>Principal Centre</p> <p>Dominant residential, commercial and retail node within the Shire supporting a large and diverse population housed in a variety and diversity of dwelling types. Provides access to all levels of education, health, recreation and cultural opportunities and is connected to essential utility services and public transport. Possesses a strong relationship with surrounding settlements of all types.</p>	<p>Leongatha</p>
<p>Large District Centre</p> <p>The secondary residential, commercial and retail node within the Shire. Provides access to a range of education, health and recreation opportunities and is connected to essential utility services and public transport.</p>	<p>Korumburra</p>
<p>District Town</p> <p>A key retail and service centre for a rural hinterland containing a localised range of retail, education, health and recreation opportunities. There may be some diversity of housing forms.</p>	<p>Foster Mirboo North</p>
<p>Small town</p> <p>A centre with limited range of essential health and education services for a rural hinterland and containing a small retail centre. Usually have a strong relationship with larger settlements nearby. Most are connected to both sewer and water.</p>	<p>Fish Creek Loch Meeniyan Nyora Poowong Toora</p>
<p>Village</p> <p>Support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are limited. Connections to water and sewer vary.</p>	<p>Koonwarra Welshpool</p>
<p>Coastal village</p> <p>Small permanent populations with tourist functions and seasonal population influxes related to the settlements' coastal settings. Access to public transport and community services is limited. Retail services are linked to tourism needs. Strong links to nearby towns for access to higher order and essential services. Connections to water and sewer vary.</p>	<p>Port Welshpool Sandy Point Tarwin Lower Venus Bay Walkerville Waratah Bay Yanakie</p>
<p>Hamlet</p> <p>Contain a small cluster of houses, generally within the Township Zone. Very limited services and facilities available.</p>	<p>Bena Buffalo Dumbalk Jumbunna Kongwak Mirboo Port Franklin Ruby Stony Creek</p>
<p>Locality</p> <p>A cluster of housing located on smaller than average rural-sized allotments within non-urban zones. Reticulated water and/or sewer generally not available.</p>	<p>Agnes Arawata Darlimurla</p>

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Role and Function	Settlement
Usually no other services located within the settlement.	Hedley Kardella Mt Best Nerrena Outtrim Strzelecki Others: Boolarong, Boolarra South, Delburn, Thorpdale South, Wonyip

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Objectives and strategies

- Objective 1 ~~To ensure the growth of towns occurs direct housing and growth in accordance with their role and function~~ the South Gippsland settlement hierarchy
- Strategy 1.1 Promote the residential use and development of land in accordance with the settlement frameworks and structure plans at Clauses 21.15 to 21.22
- Strategy 1.2 ~~Support the Encourage infill development of vacant, serviced residential land, in accordance with the areas indicated on township within settlement boundaries identified in the settlement framework plans~~ and structure plans
- Strategy 1.3 Encourage consolidated residential development adjacent to central activity districts of settlements to achieve a more efficient use of urban infrastructure, community facilities and transport services
- Strategy 1.4 Discourage the development of dwellings on small lots in old Crown township areas except where such land is zoned Township Zone or Rural Living Zone or is adjacent to existing urban development in accordance with the relevant Restructure Plan in the Schedule to clause 45.05
- Strategy 1.5 ~~Discourage medium and high density housing in areas without reticulated water or sewerage~~ Support residential development in areas serviced by reticulated water and sewer
- Strategy 1.6 Retain undeveloped breaks between towns by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes
- Strategy 1.7 Ensure residential development in small towns is sustainable and sympathetic to the existing character of these areas

Implementation

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

Policy guidelines

- Using the settlement framework and structure plans at Clauses 21.15 to 21.22
- Guiding development and allocating sufficient land in these towns to accommodate future residential development

Application of zones and overlays

- ~~Applying the General Residential Zone and Township Zone~~ to the existing serviced residential areas and small additional areas to ensure that there is sufficient residential land (i.e. at least a fifteen year supply), particularly around the larger towns in accordance with the township settlement framework plans and structure plans
- Applying the Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited

- Applying the Low Density Residential Zone and Rural Living Zone to the existing and serviced low density residential and rural living areas to consolidate development and limit urban growth into rural areas
- Applying the Mixed Use Zone to areas on the periphery of the commercial centres of Leongatha and Korumburra to encourage residential opportunities close to town centres

Further strategic work

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

Investigate rezoning Rural Living Zone land to Low Density Residential Zone where it is located in close proximity to growth settlements where sewer connection is available to ensure sufficient supply of lifestyle residential development

Review the application of the settlement hierarchy when settlement functions, growth patterns and key features change.

Reference Documents

South Gippsland Housing and Settlement Strategy, 2013(as amended)

21.05-2 Old and inappropriate subdivisions

Objective

To minimise the adverse environmental effects and risks, impacts on agricultural and landscape values, and community servicing inefficiencies, resulting from residential and rural residential development in old and inappropriate subdivisions

Strategies

Identify old and inappropriate subdivisions in rural areas and small rural settlements which are inappropriate for development with a dwelling on each lot.

Maintain a program to restructure old and inappropriate subdivisions to:

- Create a more sustainable density of development
- Limit new dwellings on vacant lots
- Identify lots not suitable for dwelling development.
- Identify land where further restructure investigation is required
- Assist affected landowners to achieve restructure of their lots.

Implementation

The strategies relating to old and inappropriate subdivisions will be implemented by:

- Applying a Restructure Overlay to identify land in old and inappropriate subdivisions
- Applying Restructure Plans through the Schedule to Clause 45.05

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21.06 Environmental and landscape values

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Biodiversity

Overview

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

Objectives and strategies

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

- Strategy 1.1 Ensure the protection of sites of biological significance on both roadsides and private property via a range of management actions, including the control of pest plants and animals
- Strategy 1.2 Ensure forestry management practices enhance the Shire’s biodiversity values
- Strategy 1.3 Encourage private landholders to protect remnant vegetation on their land by fencing off areas of native vegetation and excluding stock

Implementation

Strategies for biodiversity will be implemented by:

Application of zones and overlays

- Applying the Rural Conservation Zone to Estate 3 at Venus Bay to protect and enhance the area’s environmental values
- Applying the Environmental Significance Overlay – Areas of Natural Significance to areas comprising significant flora and fauna

Further strategic work

- Rezoning Council owned land adjacent to the waste management facility at 275 Koonwarra Inverloch Road to Public Conservation Resource Zone to recognise its significant vegetation and habitat

21.06-2 Coastal and hinterland landscapes

28/11/2013
C68C90

Overview

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

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

Additional to the direction outlined above, specific coastal landscapes within the Shire have been determined to have either State or regional significance. These are the landscapes of Venus Bay Peninsula and Anderson Inlet, Cape Liptrap and Waratah Bay, and Corner Inlet Amphitheatre. The Significant Landscape Overlay has been applied to

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these areas to protect the landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved.

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

Objectives and strategies

Objective 1 To ensure that coastal development at the edge of settlements responds appropriately to the landscape setting and character

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

Objective 2 To ensure that coastal development between settlements responds appropriately to the landscape setting and character

- Strategy 2.1 Retain the natural and undeveloped character of the coastal strip between settlements by:
- avoiding or carefully siting and designing development
 - using colours and materials which are appropriate in a coastal environment and minimise contrast with the surrounding landscape
- Strategy 2.2 Retain undeveloped breaks between settlements by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes
- Strategy 2.3 Retain a dominant natural character, particularly within 500 metres of the coast, by setting development back from the coast in flatter locations, avoiding loss of vegetation, and minimising the visibility and impact of pedestrian and vehicular access paths and site servicing on the coastal landscape

Objective 3 To ensure that hinterland development between settlements responds appropriately to the landscape setting and character

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

Objective 4 To maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region

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

Objective 5 To ensure that development is subordinate to the natural, visual and environmental landscape character and significance

Strategy 5.1 Discourage development on prominent ridgelines, particularly those close to the coast

Strategy 5.2 Where development cannot be avoided in steep locations or prominent hill faces:

- site development in the lower one third of the visible slope, wherever possible
- set buildings and structures among existing vegetation, and/or establish gardens of locally appropriate species
- design buildings to follow the contours or step down the site to minimise earthworks
- articulate buildings into separate elements, and avoid visually dominant elevations

Strategy 5.3 Protect and enhance indigenous vegetation

Strategy 5.4 Encourage the planting of appropriate indigenous vegetation for rehabilitation works and landscaping around development

Strategy 5.5 Retain existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive

Implementation

Strategies for coastal and hinterland landscapes will be implemented by:

Policy guidelines

- Considering the specific objectives and strategies for the [Landscape](#) Character Areas at Clause 21.2315-12, when assessing permit applications for development in these areas

Application of zones and overlays

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

Further strategic work

- Implementing the recommendations of the *Coastal Spaces Landscape Assessment Study* (2006)
- [Developing a coastal development policy to guide the design and siting of dwellings in coastal areas](#)
- [Undertake detailed planning in the Cape Liptrap area to ensure preservation of its complex and unique plant communities](#)

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21.0928/11/2013 C68
Proposed C90**BUILT ENVIRONMENT AND HERITAGE****Heritage**28/11/2013
C68
Proposed
C90**Overview**

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

Objectives and strategies

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

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

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

Implementation

Strategies relating to heritage will be implemented by:

Policy guidelines

- Using the Heritage local policy at Clause 22.04 and the South Gippsland Heritage Study 2004 to guide consideration of applications for demolition, buildings, works and subdivision of heritage places within the Heritage Overlay

Application of zones and overlays

- Applying the Heritage Overlay to heritage places identified by the South Gippsland Heritage Study 2004 as being of national, State, or local historical significance, and to places or precincts added to the National Trust Register, Victorian Heritage Register, the Commonwealth Heritage List or the National Heritage List

Further strategic work

- [Preparing conservation management plans for heritage places, where this is a specific recommendation in the South Gippsland Heritage Study 2004](#)
- [Review and update the South Gippsland Heritage Study 2004](#)
- Undertaking further studies to identify, document and assess places of cultural landscape, archaeological and aboriginal heritage significance

Further actions

- Providing support, advice and assistance to owners and custodians of heritage places to enable them to conserve and maintain heritage places
- Improving community awareness and understanding of the importance of heritage places
- Engaging the services of a Heritage Officer, as required, to consider planning applications for heritage places

21.09-2 Urban environment28/11/2013
C68 Proposed
C90**Overview**

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

Objective 1 To continuously improve all aspects of the urban environment

- Strategy 1.1 Retain and enhance areas of remnant vegetation within urban areas
- Strategy 1.2 Promote the use of passive and active energy efficient systems for residential and commercial/industrial development
- Strategy 1.3 Provide areas of open space for active and passive recreation
- Strategy 1.4 Improve the quality of design in the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower, through the implementation of the Urban Design Frameworks prepared for these areas

Implementation

Strategies relating to urban environment will be implemented by:

Application of zones and overlays

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

Further strategic work

- Developing and applying environmentally responsive standards and controls for residential, commercial and industrial building design

21.09-2
28/11/2013
C68**Signage and infrastructure****Overview**

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

Objectives and strategies

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

- Strategy 1.1 Avoid visual clutter across the landscape, such as large, visually intrusive or brightly coloured signage and advertising signage at settlement entrances and exits
- Strategy 1.2 Locate infrastructure away from highly scenic locations, key views and near-coastal locations, or underground wherever possible in the case of powerlines and other utility services
- Strategy 1.3 Locate power lines, access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations, and avoid the use of materials that contrast with the landscape
- Strategy 1.4 Use vegetation to screen infrastructure from key viewing corridors and public use areas
- Strategy 1.5 Encourage reticulated electricity to be provided by underground cabling

Implementation

Strategies relating to signage and infrastructure will be implemented by:

- applying the Advertising Signs local policy provisions of clause 22.01
- applying Significant Landscape Overlays

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HOUSING

Housing choice and diversity

Overview

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

Objectives and strategies

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

Strategy 1.1 Encourage diversity in dwelling type and size to provide greater choice and affordability

Strategy 1.2 Promote new housing that provides for the retention and development of sustainable communities throughout the Shire

Strategy 1.3 Encourage the development of retirement villages, hostel accommodation and medium density housing for older persons to accommodate an aging population, in appropriate locations on flat or gently sloping land within 400 metres of shops, health and community services.

Strategy 1.4 Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North

Strategy 1.5 Encourage the development of social housing where medical and community services are available, for diverse and special household needs (including low income households, people with disabilities) in Leongatha, Korumburra, Foster, Mirboo North and Meenyan

Strategy 1.6 Support housing options with good access to secondary and further education, employment and transport for younger people

Strategy 1.7 Encourage nursing home accommodation in higher order settlements where medical and aged care services are readily available

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Implementation

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

Application of zones and overlays

Applying Development Plan Overlays and / or Design and Development Overlays to vacant land proposed to be subdivided and developed for urban residential purposes

Applying town structure plans and urban design frameworks

Further strategic work

Developing and implementing and revise town structure settlement framework plans or urban design frameworks to introduce design objectives and to protect the character of settlements in the Shire

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Develop and implement neighbourhood character guidelines for Leongatha, Korumburra, Mirboo North and Foster.

Investigate the demand for diverse and special needs housing in the Shire.

Investigate implementation of the reformed residential zones to support provision of diverse accommodation types.
Identify options for social housing.

21.10-2 Housing design

28/11/2013
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Overview

All new housing and other accommodation should be encouraged to incorporate energy efficient principles in their ~~its~~ design and to be resilient to the impacts of climate change. ~~The orientation and design of dwellings and the retention of vegetation reduces fossil fuel energy use by making use of natural ventilation, daylight and solar energy.~~ This will promote the development of sustainable and resilient communities throughout the Shire.

Objectives and strategies

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

Strategy 1.1 Encourage the orientation and siting of all dwellings and other accommodation that optimises the use of active solar energy generation, passive solar energy, and energy efficiency principles, solar heating and principles and natural, year-round daylight

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

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

Comment [FM1]: Outdated is this higher now? Can this figure be revised?

Comment [FM2]: Outdated

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

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

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

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

~~Objective 3 To encourage the provision of well-designed, adaptable and accessible residential and accommodation development~~

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~~Strategy 3.1 Encourage location of dwellings on flat land in close proximity to retail, community and health services.~~

~~Strategy 3.2 Encourage consideration of the Livable Housing Design Guidelines, 2012 (as amended) to support dwelling design that can be adapted to meet changing lifecycle circumstances and diverse households~~

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~~Strategy 3.3 Encourage siting and design of dwellings and other accommodation types to minimise the potential impacts of climate change, including factors such as water usage, thermal comfort, maintaining access and protection from environmental risks such as storms, inundation, erosion and bushfires.~~

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Implementation

Strategies relating to housing design will be implemented by:

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

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Further strategic work

Developing a Coastal Development Policy to guide the design and siting of dwellings in coastal areas

Developing and implementing a local policy and guidelines for Environmentally Efficient Design for Residential Development, including developments comprised predominantly of mobile homes and intended to function as retirement villages.

Developing and implementing a local policy and guidelines for Sustainable Design Assessment in the planning process.

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21.10-3 Rural residential development

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Overview

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

Objectives and strategies

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

Strategy 1.1 Strongly discourage dwellings not related to commercial scale agriculture in rural and high quality agricultural areas

Strategy 1.2 Strongly discourage the development of houses in ~~old Crown township areas old and inappropriate subdivisions~~ except where such land is zoned Township Zone or Rural Living Zone or is in accordance with the relevant Restructure Plan in the Schedule to clause 45.05 lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure

Strategy 1.3 Strongly discourage rural residential use of land on lots over 4.1 hectares and less than 40 hectares in agricultural areas rural zones except in accordance with the local policy at clause 22.05

Strategy 1.4 Protect ~~the open rural farmed land~~ landscape from inappropriate dwelling development, by strongly discouraging proliferation of dwellings, development on ridgelines and development that visually impacts on the landscape due to colour, building outline, size, mass, reflectivity, earthworks, vegetation clearance or siting.

Implementation

Strategies for rural residential development will be implemented by:

Policy guidelines

- Applying the Rural Dwellings local policy at clause 22.05

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- Applying the Rural Subdivision local policy at clause 22.06
- Applying the Rural Activity Zone local policy at clause 22.07
- Implementing the strategies and actions of the *South Gippsland Rural Land Use Strategy 2011*
- Considering applications for land use or development with reference to the *Regional Catchment Strategies, the South Gippsland Rural Land Use Strategy (2011), the South Gippsland Housing and Settlement Strategy (2013) and the South Gippsland Shire Council Siting and Design Guide – Dwellings and associated buildings in the Rural Activity and Farming Zones*
- ~~Considering applications for land use or development with reference to the *Regional Catchment Strategies and the South Gippsland Rural Land Use Strategy 2011*~~
- Considering subdivision of rural land that will facilitate more intensive agricultural land uses with reference to the recommendations of the *South Gippsland Rural Land Use Strategy 2011*
- Implementing the strategies and actions of the *Rural Tourism Development Strategy 2009*

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Application of zones and overlays

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

Applying the Significant Landscape Overlay

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Reference Documents

The South Gippsland Housing and Settlement Strategy, 2013

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ECONOMIC DEVELOPMENT

Processing and manufacturing

Overview

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

Objectives and strategies

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

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

Strategy 1.6 Ensure sufficient industrial land, including large lot land, is available in strategic locations for the expansion of key food manufacturing businesses and new businesses, particularly in dairy related and value add industries

Strategy 1.7 Support the development and expansion of industrial use and port-related industries at Barry Beach

Strategy 1.8 Discourage encroachment of sensitive land uses in close proximity to industrial uses, particularly where industrial noise, odour, lighting and truck movements may cause amenity concerns

Strategy 1.10 Ensure industrial land supply is sufficient to allow for a minimum of 15 years growth at the moderate growth scenario

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

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

Objective 3 To promote emerging natural resource-based industries

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

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

- Strategy 4.1 Ensure new development is designed and constructed to be responsive to environmental standards, is safe and functional in its layout, and improves the appearance and amenity of industrial areas
- Strategy 4.2 Promote the use of passive and active energy efficient systems for commercial/industrial development
- Strategy 4.3 Encourage the provision of shared infrastructure such as car parking, power and telecommunications
- Strategy 4.4 Ensure adequate car parking, at a rate appropriate for rural and regional areas, is provided for all new industrial development

Implementation

Strategies relating to processing and manufacturing will be implemented by:

Policy guidelines

- Using the Industrial Development local policy at clause 22.02 to ensure that new industrial developments are designed and sited to improve visual amenity and solar efficiency and to provide adequate on site car parking and vehicular access

Application of zones and overlays

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

Further strategic work

- Investigating the potential for development of industries within the industrial zoned land at Barry ~~BeachPoint~~ that will support the proposed deepwater port facility
- Investigate a development contribution framework to support industry related infrastructure provision in Leongatha and other townships as required
- Identify appropriate rezonings to support specific industry-related development at the Leongatha Airport and on land north of the Koonwarra Saleyards and east of the Great Southern Rail Trail with frontage to the South Gippsland Highway to encourage uses which complement and build upon these existing precincts while not compromising the viability of the industrial areas in Leongatha and Korumburra.

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21.11-2 Technology and service industry

28/11/2013
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Overview

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

Objectives and strategies

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

Strategy 1.1 Encourage the expansion of regional services in the main towns of Leongatha, Korumburra, Foster and Mirboo North

Implementation

Strategies for technology and service industry will be by:

Policy guidelines

- Applying the particular provisions of clause 52.11 Home Occupation

Further strategic work

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

21.11-3 Office and commercial uses

13/06/2014
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Overview

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

Objectives and strategies

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

- Strategy 1.1 Encourage the establishment of new offices to service the region
- Strategy 1.2 Encourage ~~retail facilities offering higher order goods within Korumburra and Leongatha~~ the provision and expansion of retail development in accordance with settlement Structure Plans, Framework Plans and the settlement hierarchy.

Objective 2 To strengthen the commercial capacity of existing town centres

- Strategy 2.1 Encourage retail and office activities to locate in precincts identified in the local area structure and framework plans at clauses ~~21.15 to 21.22 for each town~~
- Strategy 2.2 Discourage the establishment of office and retail developments outside existing business precincts
- Strategy 2.3 Encourage and support new investment through the redevelopment of existing retail facilities within town centres identified on the township structure and framework plans at clauses ~~21.15 to 21.22~~ and the promotion of new retail facilities on key redevelopment sites within established town centres
- Strategy 2.4 Encourage the visual improvement of town centre business precincts to attract new commercial development
- Strategy 2.5 Support commercial development that enhances the amenity of the towns, ~~and~~ is safe and functional in its layout
- Strategy 2.6 Ensure commercial land supply is sufficient to allow for 15 years supply at the moderate growth scenario.

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Implementation

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

Policy guidelines

- Using the Advertising Sign local policy at clause 22.01 to ensure that the design and siting of advertising signs complements the streetscape and individual building lines, particularly in heritage places and precincts

Application of zones and overlays

- Applying the Commercial 1 Zone to the existing commercial areas of the major towns to concentrate office, retail and other commercial activities within the existing commercial centres
- Applying the Township Zone to the existing commercial areas of the small towns to concentrate commercial and retail activities within and adjacent to the existing town centres
- Applying the Design and Development Overlay to the Leongatha town entrance to provide an attractive and distinctive town approach

Further strategic work

- Investigating the need to apply a Design and Development Overlay to the entrances to all towns within the Shire
- Developing a commercial development policy to ensure that the design and siting of commercial development is of a high standard and enhances the amenity of the surrounding area
- Develop streetscape master plans for all settlement types except hamlets and localities.

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Tourism

Overview

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

Objectives and strategies

Objective 1 To encourage a diverse range of tourism opportunities

- Strategy 1.1 Encourage the development of eco-tourism and agri-tourism, building on the Shire’s natural assets and agricultural land use
- Strategy 1.2 Promote the development of new or expanding tourism enterprises that are ecologically sustainable
- Strategy 1.3 Encourage outdoor education and adventure type tourism activities
- Strategy 1.4 Encourage the development of tourism and education packages based on sustainable energy projects
- Strategy 1.5 Support the development of larger scale tourism infrastructure capable of attracting year round visitation, such as conference centres and major accommodation venues, in appropriate locations, including ~~Encourage the development of a major tourist accommodation facility~~ within settlement boundaries at locations that are close reasonable proximity to of Wilson’s Promontory
- Strategy 1.6 Encourage the development of ~~bed and breakfast, cabin, homestead and motel~~ accommodation types in appropriate locations

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

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

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

Objective 3 To promote and encourage tourism use and development in the Rural Activity Zone that is compatible with agricultural production and the environmental attributes of the area

Strategy 3.1 Implement the policy contained in the *Rural Tourism Development Strategy* 2010 and those aspects of the *Rural Land Use Strategy* 2011 related to tourism

Implementation

Strategies relating to tourism will be implemented by:

Further strategic work

~~Developing and implementing a~~ Review the Council's economic and tourism strategy for the Shire

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TRANSPORT

Transport

05/06/2014
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Overview

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

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

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

Objectives and strategies

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

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

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

- Strategy 2.1 Develop the region as a strategic base for transport and logistics companies for State and interstate activities
- Strategy 2.2 Ensure that adequate provision is made for transport interchange facilities in appropriate locations
- Strategy 2.3 Promote and encourage the development of transport and logistic enterprises
- Strategy 2.4 Facilitate and promote the development of a deep-water port at Barry Point to open up opportunities for linkages to national and international markets
- Strategy 2.5 Facilitate the use and expansion of the terminal facility at Port Welshpool for recreation, passenger and freight activities

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- Strategy 2.6 Ensure that the future expansion of the Leongatha aerodrome is not prejudiced by the encroachment of incompatible land use and development
- Strategy 2.7 Encourage aviation-related industrial and commercial activities including the provision of regular freight and passenger services from Leongatha aerodrome
- Strategy 2.8 Ensure that prior to approval of any rezoning proposal that the sealing of Aerodrome Road leading to Leongatha Airport is completed to the satisfaction of Council and any agreement relevant to the property

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Objective 3 To deliver sustainable public transport, pedestrian and car parking facilities across the Shire

- Strategy 3.1 Provide interconnected pedestrian, bicycle and bridle paths throughout the Shire
- Strategy 3.2 Ensure that adequate car parking facilities are provided to support land use and development and are suitable to a rural and regional area
- Strategy 3.3 Encourage the expansion of ~~Provide additional~~ public and community transport services and facilities, including rail and bus, to improve accessibility for both the resident population and the wider community

Implementation

Strategies relating to transport will be implemented by:

Policy guidelines

- Applying Clause 52.06 Car Parking for applications that require a reduction or waiver or car parking requirements
- Applying the guidelines of the South Gippsland Paths and Trails Strategy 2010 (as amended)
- Applying the Tourism Victoria and VicRoads Tourist Signing Guidelines for tourism signage on road reserves
- Applying the requirements of the Infrastructure Design Manual (vers 4, March 2013, as amended)

Application of zones and overlays

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

- the Parking Overlay at Clause 45.09 to ensure sustainable car parking facilities in Leongatha Central Business District.
- the Airport Environs Overlay in the vicinity of the Leongatha aerodrome to restrict land uses that are sensitive to aircraft noise and to require appropriate noise attenuation measures in noise sensitive buildings
- the Public Acquisition Overlay to land identified for future road infrastructure development
- Road Zones – Category 1 & Category 2 according to the function of the road

Further strategic work

- Developing and implementing a development contributions policy to finance improvements and additions to physical infrastructure such as roads, bridges, carparking and footpaths, where new development is likely to impact on the capacity of existing infrastructure

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- Reviewing the significance of the Melbourne to Leongatha railway line
- Developing a master plan for the Leongatha aerodrome

Further actions

- In consultation with relevant government agencies, formally closing ~~unmade road~~unused road reserves within the Shire that are no longer required to provide access, and facilitate the sale and consolidation of the land to adjoining owners, particularly where located in old and inappropriate subdivisions.

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22.05

RURAL DWELLINGS

05/06/2014
C80
C90

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

Policy basis

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

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

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

Objectives

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

To provide a consistent basis for considering planning permit applications for the use and development of dwellings in rural areas, including old and inappropriate subdivisions.

Policy

Development of dwellings on lots in association with or without Agriculture

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The use and development of dwellings where not genuinely required for the ongoing operation of a commercial agricultural activity can have adverse implications on agricultural output through the conversion of land to residential or hobby-farm use. Applications will therefore require substantial demonstration that any new dwelling on a lot of over 4.1 hectares is genuinely required for the enhancement and ongoing growth of agricultural production in South Gippsland.

It is policy that:

- The grant of a permit for a dwelling in the Farming Zone is strongly discouraged unless any of the following apply:
 - The dwelling is proposed for rural-residential purposes on a lot less than 4.1 hectares
 - The dwelling is proposed in association with agriculture on a lot greater than 4.1 hectares in area
 - The dwelling is proposed on a lot that is predominantly occupied by remnant Native Vegetation (remnant vegetation or regrowth over 15 years old and at least 50% cover)
 - [The lot conforms with a Restructure Lot in a Restructure Plan in the Schedule to Clause 45.05.](#)
 - It must be clearly demonstrated that the dwelling on a lot over 4.1 hectares is genuinely required to carry out a long-term agricultural activity on the land
 - New dwellings on lots over 4.1 hectares will only be approved in order to support rural activities and production and are not to meet rural lifestyle objectives that may be in conflict with the rural use of the land
 - An application for a dwelling on a lot over 4.1 hectares must demonstrate net benefit to agricultural productivity on the land
 - Development of the land for the purposes of a dwelling should be compatible with and not adversely impact upon:
 - Any existing agricultural activities on surrounding land
 - The environmental characteristics of the surrounding area
 - The rural character and landscape values of the area, including visual impact
 - Natural systems, water quality or water quantity in the locality
 - Dwellings in association with Extensive Animal Husbandry (grazing), and calf rearing, on lots between 4.1 to 40 hectares are strongly discouraged
 - Dwellings in association with agricultural activities on lots over 4.1 hectares other than Extensive Animal Husbandry (grazing), or calf rearing will be assessed taking into account the following:
 - Whether a dwelling is reasonably required on the land having regard to the size, intensity and ongoing nature of the proposed agricultural activity
 - Whether the dwelling is secondary to the use of the land for agriculture (as opposed to the agricultural activity being secondary to the use of the land for a dwelling)
 - Whether the land requirements of the proposed agricultural activities compromise the commercial agricultural activities of the existing farm through a reduction in the size of the existing farm, which may include a tenement or multi-lot holding
 - Whether the agricultural activity can be reasonably managed from an off-site location

- Whether the objectives of planning will be assisted by the use of permit conditions or section 173 Agreements to require the construction of supporting agricultural infrastructure

Development of second and subsequent dwellings

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

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

Development of dwellings in association with native vegetation and biodiversity outcomes

It is policy that:

- Dwellings in association with the management of biodiversity and native vegetation on lots less than 40 hectares will only be supported where all of the following circumstances apply:

- The lot is predominantly occupied by remnant native vegetation or regrowth at least 15 years old, where there is no or highly limited potential for an agricultural activity to occur

- There is no or limited native vegetation removal required to facilitate the construction of a dwelling with associated bushfire protection measures, including those required to implement the defensible space and vehicle access requirements of the planning scheme

- Where a permit is granted, a condition of the permit will require that the landowner enter into a section 173 Agreement or similar binding mechanism for the developments and implementation of a land management plan which provides for the ongoing protection and management of the native vegetation and biodiversity on site. This will also include the ongoing vegetation management associated with maintaining defensible space

Development of lots in old ~~Crown townships~~ and inappropriate subdivisions/ settlements

It is policy that:

- A permit must not be granted to ~~develop or use~~ or develop 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 old and inappropriate settlements subdivision in the Farming Zone unless the site comprises parcels (and where relevant, closed unused road reserves) consolidated in accordance with the applicable Restructure Plan in the Schedule to Clause 45.05. This includes the following Farming Zone areas:~~

~~— Welshpool/ Hedley~~

~~— Port Franklin~~

~~— Hoddle~~

~~— Whitelaw~~

~~— Newcastle~~

~~— Bennison~~

~~— Jeetho~~

~~— Jumbunna~~

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~~Outtrim~~

Application Requirements

An application for a dwelling must include:

- A site analysis outlining notable features of the site and surrounding area including topography, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features
- A whole farm plan with any application to use and develop a lot for a dwelling in association with an agricultural activity
- A report that addresses this policy
- A report that demonstrates how the design and layout of the proposed development addresses local policies at Clause 21.10-2 Housing design and Clause 21.10-3 Rural residential development
- A detailed set of plans, drawn to scale, showing:
 - Site layout, including property access
 - Floor plans and elevations
 - External building materials and colours
 - Location of wastewater system and effluent fields

▪ An application for a dwelling in an old and inappropriate subdivision where the Restructure Overlay is applied must additionally include the information required by the Incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016* listed in the Schedule to Clause 81.01.

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Policy reference

South Gippsland Rural Land Use Strategy, 2011

Reference Documents

Infrastructure Design Manual (Vers 4, March 2013) (as amended)

Healthy By Design 2012 (as amended)

The South Gippsland Housing and Settlement Strategy, 2013

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22.0605/06/2014
C88_C90**RURAL SUBDIVISION**

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

Policy basis

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

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

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

Objectives

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

To provide a consistent basis for considering planning permit applications for the subdivision of rural land

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

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

It is policy that:

- Any proposal for the subdivision of land to accommodate an existing dwelling must demonstrate that:
 - The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term

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- There are beneficial agricultural outcomes for the land by excising the dwelling
- The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area
- Any proposal for the excision of an existing dwelling must be undertaken by the re-subdivision of existing land titles where that potential exists. Former road reserves, lots under 4.09 hectares created by consolidation or other subdivision process not requiring a planning permit, and historic lots on ~~former-old and inappropriate Crown settlements and township subdivisions~~, may not be used for this purpose
- A permit that approves the excision of an existing dwelling by re-subdivision where the balance (remaining) lot is less than 40 hectares will contain a condition requiring that the land owner enter into an agreement under section 173 of the Act that prevents the development of any additional dwelling on the balance lot
- Where the application seeks to excise a dwelling by increasing the number of lots:
 - There must be no opportunity available for re-subdivision of the balance lot(s)
 - The subject dwelling proposed for excision must have existed on the land on or before 16 December 1999
 - The balance (remaining) lot must be greater than 40 hectares in area
- Where a dwelling has been excised from the land since 29 May 2009, further subdivision (by any method) to accommodate another existing dwelling from that land will be strongly discouraged
- An application proposing an area of greater than 2 hectares for the dwelling lot will be strongly discouraged
- Excisions that result in 'axe-handle' or island style lots will be strongly discouraged
- A house lot excision that is likely to lead to a concentration of lots that would change the general use and character of the rural area will be strongly discouraged
- An adequate distance must be maintained around dwellings to limit impacts on agricultural activities

Re-subdivision of existing lots without a dwelling

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

It is policy that:

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

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Application Requirements

An application to subdivide land must include:

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

Policy reference

South Gippsland Rural Land Use Strategy, 2011

Reference Documents

~~Healthy by Design 2012 (as amended)~~

~~**Infrastructure Design Manual (vers 4, March 2013) (as amended)**~~

~~Healthy by Design 2012 (as amended)~~

~~The South Gippsland Housing and Settlement Strategy, 2013~~

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SCHEDULE TO THE RESTRUCTURE OVERLAY

PS Map reference	Land	Title of restructure plan
RO1	Land <u>located at Venus Bay on bounded by Mercury Drive, and Juno Road and Saturn Parade as depicted in Figure 1 in the <u>Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u> to this schedule</u>	Juno Road Restructure Plan
RO2	Land located <u>at Venus Bay on Atkinson Avenue Louis Road as depicted in Figure 2 to this schedule in the <u>Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u></u>	Louis Road <u>Atkinson Avenue</u> Restructure Plan
<u>RO3</u>	<u>Land located at Venus Bay on Black Avenue as depicted in Figure 3 in the <u>Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u></u>	<u>Black Avenue Restructure Plan</u>
<u>RO4</u>	<u>Land located at Jeetho on Wettenhalls Road and Jeetho Road as depicted in Figure 4 in the <u>Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u></u>	<u>Wettenhalls Road Restructure Plan</u>
<u>RO5</u>	<u>Land located at Outtrim on Main Street, Rileys Road, Outtrim-Moyarra Road, Lomagno Road and Hegarty Street as depicted in Figure 5 in the <u>Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u></u>	<u>Outtrim Restructure Plan</u>
<u>RO6</u>	<u>Land located at Whitelaw on Korumburra-Bena Road as depicted in Figure 6 in the <u>Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u></u>	<u>Korumburra-Bena Road Restructure Plan</u>

SOUTH GIPPSLAND PLANNING SCHEME

2016

<u>RO7</u>	<u>Land located at Jumbunna on Korumburra-Wonthaggi Road, Cruickshank Road, Tavener Road, Lynn Street, Mcleans Road, Hazel Road Rees Road and Gooches Road as depicted in Figure 7 in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u>	<u>Jumbunna Restructure Plan</u>
<u>RO8</u>	<u>Land located at Tarwin on Dowds Road, the South Gippsland Highway and Tarwin Lower Road as depicted in Figure 8 in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u>	<u>Dowds Road Restructure Plan</u>
<u>RO9</u>	<u>Land located at Meeniyah West on Mcllwaine Street and the South Gippsland Highway as depicted in Figure 9 in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u>	<u>Mcllwaine Street Restructure Plan</u>
<u>RO10</u>	<u>Land located at Newcastle on Scott and Faheys Road and the South Gippsland Highway as depicted in Figure 10 in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u>	<u>Scott and Faheys Road Restructure Plan</u>
<u>RO11</u>	<u>Land located at Hoddle on Lowrys Road and Fish Creek-Foster Road as depicted in Figure 11 in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u>	<u>Lowrys Road Restructure Plan</u>
<u>RO12</u>	<u>Land located at Bennison on Durston Road and Port Franklin Road as depicted in Figure 12 in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in</u>	<u>Durston Road Restructure Plan</u>

SOUTH GIPPSLAND PLANNING SCHEME

South Gippsland Shire, August 2016

<u>RO13</u>	<u>Land located at Port Franklin on Port Franklin Road as depicted in Figure 13 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</i></u>	<u>Port Franklin Road Restructure Plan</u>
<u>RO14</u>	<u>Land located at Hedley on Salmon Road and the South Gippsland Highway as depicted in Figure 14 in the Incorporated Document <i>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</i></u>	<u>Salmon Road Restructure Plan</u>

SCHEDULE TO THE RESTRUCTURE OVERLAY

(Note: Maps below are deleted as revised versions are included in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016)

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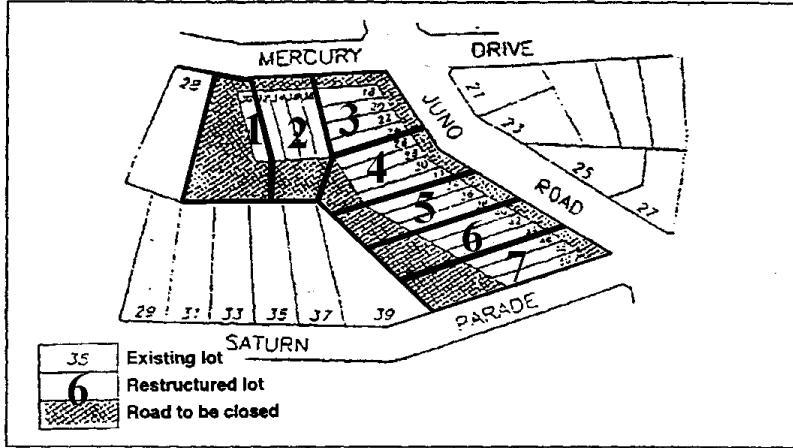


Figure 1
Juno Road Restructure Plan

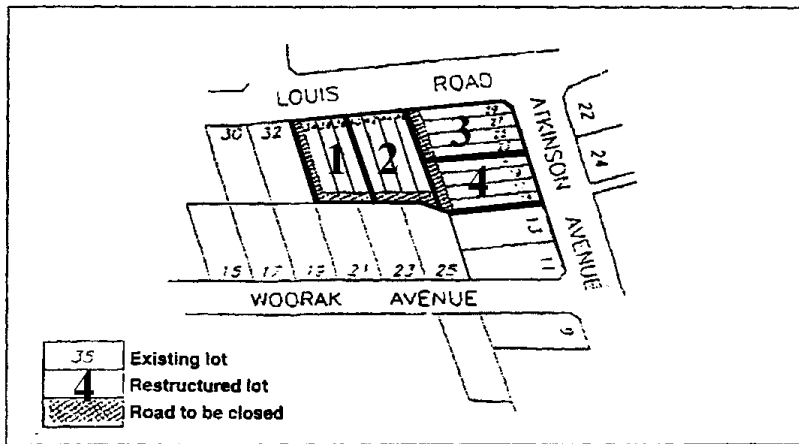


Figure 2
Louis Road Restructure Plan

27/02/2014
G82_C90

SCHEDULE TO CLAUSE 52.03

Address of land	Title of incorporated document
176 Simons Lane, Leongatha, being Lot 2 on Plan of Subdivision 416217F.	176 Simons Lane, Leongatha, November 2013

26/11/2015
VC107
C90

SCHEDULE TO CLAUSE 81.01

Name of document	Introduced by:
176 Simons Lane, Leongatha, November 2013	C82
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
SPI Electricity Pty Ltd Leongatha Depot 2013, July 2013	C84
<u>Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016</u>	C90

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