

**21.01 MUNICIPAL STRATEGIC STATEMENT**

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

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

**Themes**

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

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

**Local areas**

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

## 21.02 MUNICIPAL PROFILE

### 21.02-1 Location

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

### 21.02-2 History

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

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

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

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

### 21.02-3 People and settlement

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The Shire's population of 27,937 (~~ABS Estimated~~ **ABS Estimated** Resident Population 2014 ~~update~~ **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**

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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**

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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**

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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.

#### **21.02-7 Economic development**

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

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

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

### 21.02-8 Transport

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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, Meenyan, 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 KEY ISSUES**

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The key issues for the South Gippsland Shire are:

**21.03-1 Settlement**

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

**21.03-2 Environmental and landscape values**

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

**21.03-3 Environmental risks**

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- 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 Natural resource management**

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

**21.03-5 Built environment and heritage**

15/10/2015  
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- 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

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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

**21.04 VISION**

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

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

**21.04-2 Vision**

05/06/2014  
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The visions for South Gippsland are:

**Settlement**

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

**Economic development**

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

**Transport**

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

**Infrastructure**

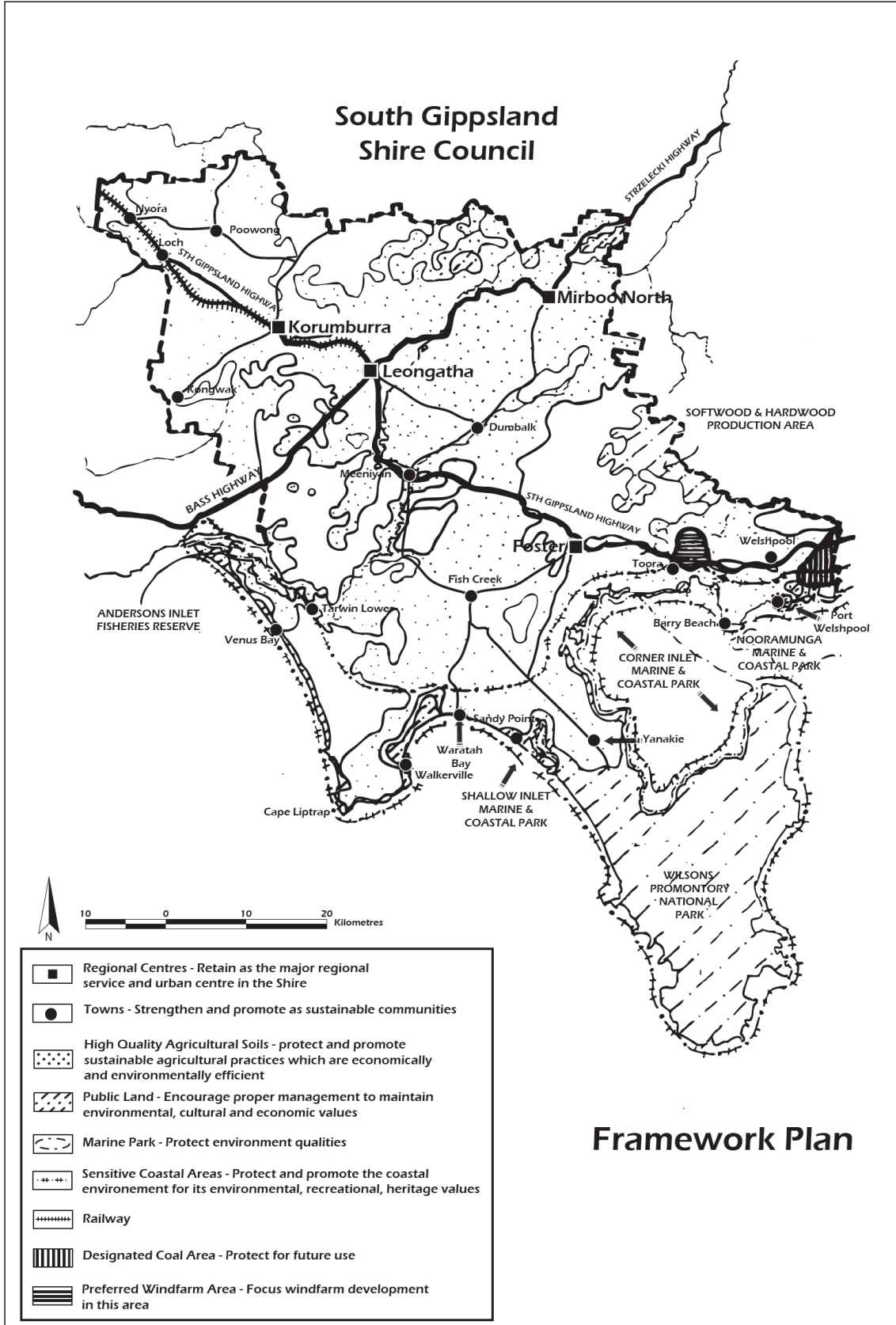
- Physical infrastructure supporting the needs of the community

**Community services**

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

**Reference Documents**

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



**21.03-9****Infrastructure**

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- The need to provide reticulated water and sewerage services and drainage improvements to many of the smaller towns and coastal villages to encourage population growth in the towns
- The need to improve and maintain existing 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**

05/06/2014

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

**Reference Documents**

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

**21.05****SETTLEMENT**

13/06/2014

Proposed C90**Growth of towns**

13/06/2014

Proposed C90**Overview**

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

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 most of the growth occurring in Leongatha, Korumburra and Nyora. This is based on access to local employment and employment in metropolitan Melbourne, Wonthaggi and the Latrobe Valley combined with the relatively low property prices and the high amenity value of the settlements. Demand for holiday house growth is also expected to continue, mainly in the west of the Shire and in coastal settlements.

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**

<b>Town</b>	<b>Role and Function</b>
<b>Leongatha</b>	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.
<b>Korumburra</b>	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.
<b>Mirboo North</b>	Principal township in the north of the Shire, servicing the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor.
<b>Foster</b>	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.
<b>Nyora</b>	Low density community and closest Shire town to metropolitan Melbourne. Potential for significant growth with provision of

<b>Town</b>	<b>Role and Function</b>
	reticulated sewerage.
<b>Loch</b>	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.
<b>Poowong</b>	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.
<b>Meeniyan</b>	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.
<b>Venus Bay</b>	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.
<b>Waratah Bay Sandy Point</b>	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.
<b>Tarwin Lower</b>	Small country hamlet with a healthy commercial precinct servicing Venus Bay and surrounding rural areas.
<b>Eastern District Towns and Localities</b>	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.
<b>Small towns and localities</b>	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, Dellar, Dumbalk, Fairbank, Fish Creek, Gunyah, Hallston, Hazel Park, Hedley, Jumbunna, Kongwak, Keonwarra, Mirboo, Mt Best, Port Franklin, Port Welshpool, Stony Creek, Toora, Walkerville, Welshpool, Yanakie
<b>Other small towns and localities</b>	Boolarra South, Darlimurla, Delburn, Thorpdale South, Wonyip



## Settlements – roles and functions

Role and Function	Settlement
<p><b>Principal Centre</b></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><b>Leongatha</b></p>
<p><b>Large District Centre</b></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><b>Korumburra</b></p>
<p><b>District Town</b></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><b>Foster</b> <b>Mirboo North</b></p>
<p><b>Small town</b></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><b>Fish Creek</b> <b>Loch</b> <b>Meeniyah</b> <b>Nyora</b> <b>Poowong</b> <b>Toora</b></p>
<p><b>Village</b></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><b>Koonwarra</b> <b>Welshpool</b></p>
<p><b>Coastal village</b></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><b>Port Welshpool</b> <b>Sandy Point</b> <b>Tarwin Lower</b> <b>Venus Bay</b> <b>Walkerville</b> <b>Waratah Bay</b> <b>Yanakie</b></p>
<p><b>Hamlet</b></p> <p>Contain a small cluster of houses, generally within the Township Zone. Very limited services and facilities available.</p>	<p><b>Bena</b> <b>Buffalo</b> <b>Dumbalk</b> <b>Jumbunna</b> <b>Kongwak</b> <b>Mirboo</b> <b>Port Franklin</b> <b>Ruby</b> <b>Stony Creek</b></p>
<p><b>Locality</b></p> <p>A cluster of houses located on smaller than average rural-sized allotments commonly within non-urban zones. Reticulated water and/or sewer generally not</p>	<p><b>Agnes</b> <b>Arawata</b> <b>Darlimurla</b></p>

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

### 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
- Advise affected landowners on achieving restructuring 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 and the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*

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## 21.06 Environmental and landscape values

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### Biodiversity

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#### Overview

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

#### Objectives and strategies

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

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

#### Implementation

Strategies for biodiversity 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

- Rezone 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  
G68C90

#### 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 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

## 21.08 NATURAL RESOURCE MANAGEMENT

~~28/11/2013 C68~~  
~~-/-/20- C90~~

### Agriculture

~~28/11/2013~~  
~~C68~~  
~~-/-/20-~~  
~~C90~~

### Overview

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

### Objectives and strategies

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

- Strategy 1.1 Protect high quality agricultural land for primary production
- Strategy 1.2 Strongly discourage rural residential land use on lots over 4.1 hectares in agricultural areas
- Strategy 1.3 Strongly discourage the development of houses in old Crown township areas ~~except where they are not in accordance with an approved Restructure Plan such lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure~~
- Strategy 1.4 Limit the impact of house lot excisions by strongly encouraging:
- minimum log size of 0.4 hectares and a maximum lot size of 2 hectares for a house lot
  - residual lot to generally be a minimum of 40 hectares
- Strategy 1.5 Encourage and promote new and existing diverse and sustainable agriculture industries as an important contributor to the Shire's economy, including promoting the region as a premium 'green' products food bowl
- Strategy 1.6 Provide essential services to support agricultural production and economic development
- Strategy 1.7 Promote best practice agricultural land management which includes sustainable integration of economic and environmental needs
- Strategy 1.8 Ensure that the road network is capable of serving the transport needs of the farming community on an equitable basis
- Strategy 1.9 Promote sustainable land management through best practice, by encouraging the preparation and implementation of farm management plans addressing issues such as fire safety and prevention, safe storage and handling of dangerous goods, land management practices that address any significant environmental hazards, and diversification in crops and stock
- Strategy 1.10 Consider land capability when assessing applications for the use and development of rural land

#### Objective 2 To support developing marine industries and farm forestry

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

### Implementation



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

### Policy guidelines

- Assessing applications for land use or development with reference to the Regional Catchment Strategies and the South Gippsland Rural Land Use Strategy (2011)
- Assessing 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)
- Assessing applications for development having regard to the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*
- Applying a minimum subdivision size of 80 hectares in Farming Zone areas in accordance with the schedule to the Farming Zone
- Applying a minimum area for which no permit is required for a dwelling of 40 hectares in the Farming Zone
- Applying the Rural Dwelling local policy at Clause 22.05 to all applications for dwellings in the Farming Zone
- Applying the Rural Subdivision local policy at Clause 22.06 to all applications for subdivision in the Farming Zone

### Application of zones and overlays

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

## 21.08-2 Extractive industry

28/11/2013  
C68

### Overview

South Gippsland Shire is well placed to strengthen and build upon its existing resources, assets and infrastructure to create new and diverse economic development opportunities in relation to extractive industry.

### Objectives and strategies

**Objective 1 To encourage mining and extractive industry, processing and associated research in an environmentally responsible manner while ensuring that all land disturbed by mining and extractive industries is appropriately rehabilitated**

Strategy 1.1 Protect the area identified in the *Lang Lang to Grantville Regional Sand Extraction Strategy* in the north-west of the Shire for its significant regional sand resource

Strategy 1.2 Promote sand extraction, quarrying and mining activities that do not have significant adverse impacts on the environment

Strategy 1.3 Ensure the appropriate rehabilitation of mines and extractive industry sites at the completion of their use

### Implementation

Strategies for resource management – extractive industry will be implemented by:

### Application of zones and overlays

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

**Policy guidelines**

- Assessing applications for land use and development in the north-west of the Shire are with reference to the Lang Lang to Grantville Regional Sand Extraction Strategy

**Further strategic work**

- Investigating the preparation of Gippsland Coalfields Area local policy including an overall framework plan for the resource
- Commissioning the Geological Survey of Victoria to undertake a report on the Extractive Industry Interest Areas to identify stone resources and to contribute to their use and development in a manner consistent with State wide protection of stone resources

## 21.09 BUILT ENVIRONMENT AND HERITAGE

28/11/2013 C68  
Proposed C90

### 21.09-1 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

28/11/2013  
~~C68~~Proposed  
 C90

### Urban environment

#### 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

**21.09-3 Signage and infrastructure**28/11/2013  
C68**Overview**

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

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

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

**Implementation**

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

**21.10 HOUSING**05/06/2014  
C88C90**Housing choice and diversity**28/11/2013  
C68\_C90**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 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 Meeniyan
- 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

**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

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  
C68 C90

### 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 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 [FM1] as recommended by the Sustainable Development Authority [FM2]~~

**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**

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, 2015 (as amended) to support dwelling design that can be adapted to meet changing lifecycle circumstances and diverse households

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.

### 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

#### 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.

### 21.10-3 Rural residential development

05/06/2014  
G89\_C90

#### 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 <del>old Crown township areas</del> <u>old and inappropriate subdivisions</u> 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. <u>lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure</u> |
| Strategy 1.3 | Strongly discourage rural residential use of land on lots over 4.1 hectares and less than 40 hectares in <del>agricultural areas</del> <u>rural zones</u> except where in accordance with the local policy at clause 22.05  |
| Strategy 1.4 | Protect <del>the open rural farmed land</del> <u>land</u> 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



- ~~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*~~

#### **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**

#### **Reference Documents**

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

**21.11 ECONOMIC DEVELOPMENT**28/08/2014  
C95 C90**21.11-1 Processing and manufacturing**28/08/2014  
C95C90**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 lots, 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 ~~Point that~~ ~~Beach 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 ~~rezoninges~~ 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.

## 21.11-2

28/11/2013  
C68

## Technology and service industry

### 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

13/06/2014  
C98, C90

### Office and commercial uses

#### Overview

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

### Objectives and strategies

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

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

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

### 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.

## 21.11-4

28/11/2013  
C90C68

### 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-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~~ a variety of accommodation ~~types~~ in appropriate locations

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

- Strategy 2.1 Protect and promote the Shire's heritage assets, coastline, environmental qualities, rural landscape and agricultural produce for their tourism value
- Strategy 2.2 Encourage a high standard of streetscape amenity for residential and commercial centres within the Shire

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

- Strategy 3.1 Implement the policy contained in the *Rural Tourism Development Strategy* 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~~ development and tourism strategy ~~for the Shire~~

**21.12 TRANSPORT**05/06/2014  
~~C89C90~~**21.12-1 Transport**05/06/2014  
~~C89C90~~**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
- 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
- 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
- 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.

## 21.15 MUNICIPAL CENTRE - LEONGATHA

From  
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28/08/2014  
C95  
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C90

Leongatha is the municipal centre of the South Gippsland Shire and a centre of state significance in the dairy milk processing and beef industries. Key issues in Leongatha include completion of the town centre heavy vehicle bypass route, the development of a bulky goods retail precinct, the provision of additional industrial land, and development of the surplus railway precinct land. Leongatha's future will depend on consolidating and growing its commercial sector, promoting residential development, and defining and building upon Leongatha's broader role within the greater West Gippsland region.

Car parking within the Leongatha Central Business District area was reviewed in the *Leongatha CBD Parking Strategy 2013*. As a consequence, the Parking Overlay was introduced to this precinct.

### Local area implementation

- Ensure that any proposed use and development of land in Leongatha is generally in accordance with the *Leongatha Framework Plan* and the *Leongatha Town Centre Framework Plan*.
- Retain Leongatha as the major regional service centre in the Shire.

### Settlement

- Ensure that sufficient areas of residential land, at a range of densities, are available to accommodate future township growth.
- Achieve sequential and staged residential development that integrates with existing infrastructure networks.
- Encourage the rezoning of appropriate areas identified in the *Leongatha Framework Plan* to maintain an estimated 15-year residential land supply.
- Promote higher density residential development and retirement living within a 400m radius of the existing commercially zoned land in the town centre.
- Require the preparation of development plans for new residential estates that:
- Establish appropriate integration with existing residential areas and infrastructure
- Provide pedestrian and cyclist connectivity to the town centre and key community features and
- Protect the environmental values of the land

### Economy

- Maintain the primacy of the town centre as the retail and service hub of the settlement.
- Discourage the development of retail uses outside of the town centre where such uses may weaken the principal role of the town centre.
- Maintain a compact town centre that reduces the need for car usage, with all key features and major retail activities within comfortable walking distance of the intersection of Bair Street and McCartin Street.
- Ensure that adequate land is available to accommodate new retail, social, community, commercial and entertainment facilities within the town centre.
- Provide adequate areas of commercial and industrial land in suitable locations with access to good infrastructure.
- Encourage industrial development on land which is provided with town infrastructure.
- Promote the establishment of a bulky goods retail precinct on the western side of the South Gippsland Highway, and commercial use precinct for uses not appropriate to a town centre location on the eastern side of the Highway, at the southern entry to the township – see Southern Leongatha Growth Area provisions below.

- Focus industrial development within existing industrial areas, encouraging the development of vacant or under-utilised land.
- Promote the expansion of industrial uses into the land north and west of the golf course recreation reserve while integrating the potential for heavy vehicle connectivity to the South Gippsland Highway.

#### **Landscape and built form**

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

#### **Infrastructure**

- Provide strong pedestrian and cycling connectivity to the town centre and key community assets.
- Improve heavy vehicle and highway traffic movement through and around the township.
- Ensure new development and road traffic improvements do not compromise the longer-term potential return of rail services to Melbourne.
- Promote integrated storm water management on a 'whole of catchment' basis.

#### **Further strategic work**

- Review the existing zoning of the town centre and immediate surrounds and prepare a detailed strategic plan for the town centre which includes consideration of the areas identified as 'Town Centre Expansion Investigation Areas' and 'Future Commercial Investigation Area'.
- Pursue the establishment of a highway bypass of the Leongatha town centre by the diversion of South Gippsland Highway traffic along Long Street and Hughes Street in accordance with the *Leongatha Town Centre Framework Plan*.
- Pursue options to improve heavy vehicle traffic movements from the South Gippsland Highway to the industrial estate.
- Investigate the application of a Development Plan Overlay addressing industrial development in investigation areas.

#### **Southern Leongatha Growth Area**

The Southern Leongatha Growth Area is situated on the southern development boundary of Leongatha and is defined by Simons Lane and Boags Road to the south, the Great Southern Rail Trail to the west and Coalition Creek to the east. The area has significant opportunities for residential and highway frontage commercial development over the next 25 years and beyond.

The *Leongatha Framework Plan* shows four precincts in the Southern Leongatha Growth Area. The precincts comprise:

- The *Bulky Goods Retail Area* on the west side of the South Gippsland Highway north of Simons Lane.
- The *Highway Frontage Commercial Area* on the east side of the South Gippsland Highway north of Boags Road.
- *Urban Expansion Areas* on both sides of the South Gippsland Highway south of the existing urban development.
- *Low Density Residential Zone* on both sides of the South Gippsland Highway located south of the Urban Expansion Areas.

The following provisions for the Southern Leongatha Growth Area should be considered in addition to the other 'Leongatha' provisions in this clause.

#### **Local area implementation**

- Ensure that any proposed use and development of land in the Leongatha Growth Area is generally in accordance with the Southern Leongatha Growth Area policies.

- Achieve high quality residential and commercial development that responds to the landform, amenity, and development and community infrastructure requirements of the subject land and its surrounds in an equitable long-term manner.

### **Bulky Goods Retail Area**

- Promote application of a Special Use Zone in the Bulky Goods Retail Area identified on the *Leongatha Framework Plan*.
- Direct large floor-plate developments/uses defined as 'Restricted retail premises' to the 'Bulky Goods Area' identified on the *Leongatha Framework Plan*.
- Discourage Accommodation (excepting Hotel and Motel) Food and drink premises, Office, Place of assembly (excluding Conference / Function centre and Place of worship), Retail premises (excluding Restricted retail premises) and Warehouse.
- Strongly discourage commercial or community uses that may weaken the primacy of the Town Centre.
- Strongly discourage the establishment of industrial uses, or other discretionary uses, that may detrimentally affect the amenity of surrounding sensitive land uses.

### **Highway Frontage Commercial Area**

- Promote application of a Special Use Zone in the Highway Frontage Commercial Area identified on the *Leongatha Framework Plan*.
- Direct uses that benefit from highway exposure, that are not suited to a Town Centre location and that will have visitation patterns that do not encourage cross-highway vehicle and pedestrian traffic movements to the 'Highway Frontage Commercial Area' identified on the *Leongatha Framework Plan*. Such uses may include (but are not restricted to) Car wash, Conference/Function centre, Emergency services facility, Hotel, Landscape gardening supplies, Motel, Motor vehicle boat or caravan sales, Place of worship, Service station, Trade supplies, and Veterinary centre.
- Discourage Accommodation (excepting Hotel and Motel) Food and drink premises, Office, Place of assembly (excluding Conference / Function centre and Place of worship), Retail premises (excluding Restricted retail premises) and Warehouse.
- Strongly discourage commercial or community uses that may weaken the primacy of the Town Centre.
- Strongly discourage the establishment of industrial uses, or other discretionary uses, that may detrimentally affect the amenity of surrounding sensitive land uses.

### **Urban Expansion Areas**

- Promote the application of the General Residential Zone in the Urban Expansion Areas identified on the *Leongatha Framework Plan*.
- Promote the subdivision of land to maximize the efficient use of land across a range of lot sizes
- Promote the staged and sequential rezoning and subdivision of General Residential zoned land that integrates with the existing road network and infrastructure to the north, and avoids the creation of development that is isolated or has poor connectivity to the north.
- Avoid the creation of residential lots in the Coalition Creek flood plain, except where the potential exists for dwellings to be located within lots above the flood level and associated access to and within the lot is above the flood level.
- Minimise the number of residential lots with boundaries adjoining the highway frontage commercial uses.
- Encourage the creation of wide, landscaped road reserves that create a residential sense of place in residential areas accessed through commercial areas.

### **Low Density Residential Zone**

- Promote the retention and application of the Low Density Residential Zone to the land immediately north of Simons Lane and Boags Road, and the land south of the proposed

commercial area on the eastern side of the Highway as identified on the Leongatha Framework Plan.

- Encourage connectivity with the land to the north.

### **Landscape and built form**

- Minimise the number of highway entry points through subdivision, building layout and access design that avoids the requirement to create new highway access points.
- Promote high quality urban design, site layout, building and landscape design suitable to a township entry point that includes:
  - Generally consistent building setback lines with buildings of not more than 10 metres height above ground level.
  - Building layout that considers the long term potential for widening of the highway.
  - Ample onsite car parking, without visually dominating front setbacks.
  - Building siting and design which makes efficient use of land with specific regard to minimizing unused areas of land (not including landscaping) to the side and rear of development.
- Encourage appropriate buffers to adjoining sensitive land uses.
- Provide sufficient size and depth to residential lots adjoining commercial uses so that screening landscaping can be applied to soften the potential visual and amenity impact.

### **Infrastructure**

- Encourage the location and design of new highway intersection treatments that facilitate development on both sides of the highway.
- Create an internal road network that considers the future requirements of adjoining undeveloped land and the potential for cumulative increased usage over time.
- Encourage creation of a new connector road between Parr Street and Nerrena Road.
- Consider the requirement for road and pathway infrastructure upgrading and funding at locations separated from development sites.
- Avoid location of roads in flood prone areas of the Coalition Creek flood plain.
- Create a shared pathway network around the boundaries of the Growth Area and along both sides of the highway.
- Promote integrated storm water management on a 'whole of catchment' basis.
- Avoid the duplication of drainage assets or reliance on overland flows outside of drainage easements and declared waterways.
- Encourage the provision of reticulated sewage assets that consider the development requirements of surrounding land and avoid asset duplication and the need for incremental asset upgrading.
- Provide and/or reserve an open space reserve of approximately four hectares on the flatter sections of the residential area west of the highway. If this cannot be achieved, additional open space should also be provided at a location adjoining the rail trail.
- Provide and/or reserve a one-hectare (minimum) land parcel west of the highway for future community development infrastructure.
- Provide continuous linear open space connectivity between the eastern end of Parkside Close and the wetland area adjoining the Boags Road / Tarwin Ridge Boulevard.
- Encourage provision of a local park adjoining Coalition Creek.

### **Implementation**

Strategies relating to the Leongatha Growth Area will be implemented by:

### **Policy guidelines**

- Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land in the Bulky Goods Retail Area and the Highway Frontage Commercial Area:

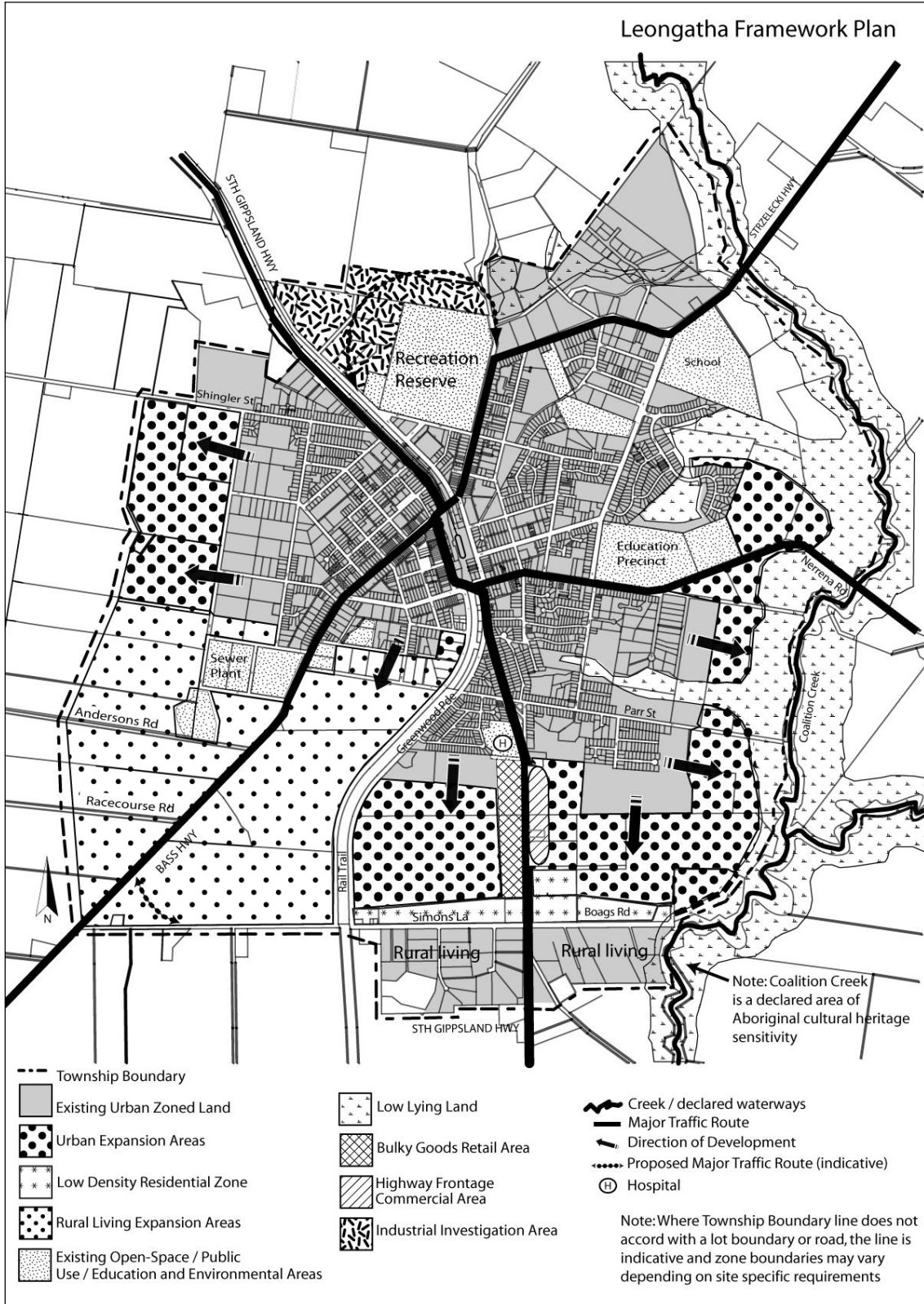
- A detailed assessment of the appropriate zone provisions to accord with zoning for commercial use to maintain the primacy of the Leongatha Town Centre and with the Leongatha and Southern Leongatha policy provisions.

Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land and/or to develop land:

- A detailed Development Plan that includes but is not limited to:
  - A site analysis and design response.
  - Building / subdivision plans that display the proposed outcomes on the land.
  - An assessment of traffic generated by the proposed building/subdivision.
  - The scenario of a logical development unit that is bounded by main roads, natural features or the boundaries of the Development Plan Overlay map area, including consideration of linkages with and impacts on the broader area surrounding the development.
- A detailed Development Infrastructure Plan (that addresses the requirements of Council's Infrastructure Design Manual) that will form the basis for a developer contributions scheme to be implemented through a Development Contributions Plan Overlay or section 173.
- Clear demonstration that the requirements of the Leongatha Outline Development Plan can be satisfied, where residential rezoning and Development Plan applications are submitted for individual small lots on the eastern side of the highway.
- Agreements instigated when land is rezoned or developed are to address, but not be limited to:
  - The full development scenario, including consideration to linkages with and impacts on, the broader area surrounding the development.
  - The full construction of the whole length of Simons Lane; upgrading the Boags Road / Simons Lane highway intersection.
  - Improvements to the Simons Lane / Bass Highway intersection including its potential relocation further north.
  - Improvements to the South Gippsland Highway intersections with Parr Street and Greenwood Parade.
  - The provision of shared pathways, open space drainage and community infrastructure.
  - The timing, staging and trigger points for infrastructure provision.

#### **Further strategic work**

- Investigate the application of a Special Use Zone to the 'Bulky Goods Retail Area' and the 'Highway Frontage Commercial Area' to guide the use of the precinct in a manner that responds to the amenity interface issues of the proposed residential areas, does not weaken the established commercial role of the Town Centre, and minimises the 'cross Highway' commercial interrelationships of the land uses.
- Investigate the implementation of a Design & Development Overlay, or design guidelines, over the land adjoining the highway frontage that will promote urban design outcomes suitable to a township entry point.
- Investigate the relocation of the Simons Lane /Bass Highway intersection to a safer location further north of the existing intersection.
- Investigate the potential to locate a small neighbourhood retail service centre (adjoining an open space reserve) in the residential area west of the highway.









## 21.16 LARGE DISTRICT CENTRE - KORUMBURRA

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C90

Situated on the South Gippsland Highway in a picturesque landscape of rolling hills, Korumburra is the second largest town in the municipality and a key service provider to the smaller towns and communities in the Shire's western region. Ongoing improvements to the South Gippsland Highway and the development of the Pakenham Bypass make Korumburra increasingly accessible to metropolitan Melbourne and help underpin population and economic growth that will contribute to securing the town's growth into the future.

Challenges for Korumburra include improving the retail offer, function and appearance of the Town Centre; responding to the existing highway traffic management problems; achieving appropriate redevelopment of the former Korumburra Saleyards site; planning new residential growth areas; and, continuing to define a role and character for Korumburra that distinguishes its place in the Shire's western region.

### Local area implementation

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

### Settlement

- Provide an attractive and safe residential environment and strengthen the economic future of the large district centre.
- Provide sufficient residential land, at a range of densities, available to accommodate future township growth.
- Plan for sequential and staged residential development that integrates with existing infrastructure networks.
- Monitor the availability and development of residential land and encourage the rezoning of appropriate areas identified in the Korumburra Framework Plan map to maintain an estimated 15-year residential land supply.
- Promote the development of new residential estates that establish appropriate integration with existing residential areas and infrastructure; provide pedestrian and cyclist connectivity to the Town Centre and key community features; and, protect the environmental values of the land, especially the waterways.
- Promote higher density residential development and retirement living on land within the inner township residential areas that can be provided with convenient pedestrian access to the Town Centre.
- Focus industrial development within the established industrial areas, and at the site of the former Korumburra Saleyards. Development of the former saleyards land must have close regard to the amenity interface with the adjoining showgrounds and residential areas.
- Consider the potential adverse amenity impacts of the 'manufacture of milk products' operations in the Station Street Industrial Area on rezoning proposals and sensitive land uses, development & subdivision applications that allow, or intensify, the establishment of sensitive land uses in the area surrounding the manufacturing operations.

### Economy

- Support and encourage Korumburra's role as a retail and service centre with civic and community functions for its population and nearby small communities.

- Strongly discourage the development of new retail uses outside of the Korumburra Town Centre Retail Core where such uses may weaken the principal role of the Korumburra Town Centre.
- Support tourism developments that promote Korumburra as a tourist destination and plan for the provision of services and features that support highway tourism traffic.

#### **Landscape and built form**

- Promote site responsive residential subdivision design (supported by geotechnical reports on land exceeding 15% slope) that allow for the creation of appropriately sized and configured lots that minimise the impact of earthworks.
- Ensure a high standard of building design, layout and landscaping for all new development, and particularly at the entrances to the town.
- Support the conservation and enhancement of the town's heritage places and streetscapes in recognition of their central role in establishing Korumburra's 'rural township' character and 'sense of place'.

#### **Infrastructure**

- Improve highway traffic movement through the town.
- Provide strong pedestrian and cycling connectivity to the Korumburra Town Centre, key community assets and the schools.
- Discourage land uses that may compromise the proposed highway realignment at the south east entry to the town.
- Ensure new development and road traffic improvements do not compromise the longer-term potential return of rail services to Melbourne.

#### **Further strategic work**

- Investigate applying a Restructure Overlay over the old Crown Township to the south-east of the town.
- Review and implement the recommendations of the *South Gippsland Heritage Study 2004* in consultation with affected landowners and the community.
- In consultation with affected landowners and the community, prepare development plans and overlays for Korumburra's growth areas.

#### **Korumburra town centre**

Korumburra Town Centre and the Korumburra Town Centre Retail Core are defined on the Framework Plan map. The Korumburra Town Centre Retail Core is centred on Commercial Street along the section from King Street in the north west to Bridge Street in the south east, and is bounded by the railway line to the north east and Victoria Street to the south west. The Korumburra Town Centre is a wider area which in addition to the Retail Core includes peripheral areas with commercial and civic services. It includes the block on Mine Road between John and Bridge Streets, the courthouse and police station in Bridge Street, the existing supermarket in South Railway Crescent and the service station on the north west corner of the highway and King Street.

#### **Local area implementation**

- Ensure the use and development of land occurs in accordance with the strategic directions in the Korumburra Town Centre Framework Plan.

#### **Settlement**

- Encourage the long term development of under-used and vacant land identified in the Korumburra Town Centre Framework Plan as 'potential future development'.

- Encourage quality office and high density residential development, in locations identified in the Korumburra Town Centre Framework Plan, to improve the local demand for goods and services and to extend the hours of activity in the Korumburra Town Centre.

### **Economy**

- Maintain the primacy of the Korumburra Town Centre as the compact retail and service hub of the town.
- Actively support the establishment of new retail opportunities in the Korumburra Town Centre Retail Core.
- Actively encourage outdoor, street-based activity within the Korumburra Town Centre.
- Actively encourage major retail, office and community developments to concentrate in the Korumburra Town Centre Retail Core, comprising the blocks bounded by Commercial Street, King Street, Victoria Street and Bridge Street.
- Focus active retail uses on the Korumburra Town Centre's 'main streets', being Commercial Street, Radovick Street and Bridge Street.
- Encourage the consolidation of sites in the Korumburra Town Centre Retail Core to accommodate new, large floorspace developments.
- Consider the use of Council-owned sites and Council's potential power to acquire land in order to consolidate sites to facilitate large floorspace retail development.
- Actively encourage the development of a major retail use such as an additional supermarket on either of the preferred development sites nominated on the Korumburra Town Centre Framework Plan.
- Promote tourism, community and other associated uses and activities at the Korumburra Railway Station Precinct to improve diversity of activities on either side of Commercial Street.
- Encourage transition from light industrial to commercial, retail and tourism uses in the Korumburra Town Centre Retail Core.

### **Landscape and built form**

- Ensure all new development within the Town Centre respects existing built form character by the application of the following guidelines (as appropriate):
- Improve and formalise pedestrian connections especially between Little Commercial Street and Commercial Street. As part of any future development proposals, investigate opportunities to provide additional mid-block pedestrian connections between Little Commercial Street parking areas and Commercial Street.
- Improve the layout and operation of car parking, pedestrian, cycling and mobility scooter facilities.
- Advertising signs to be designed and located to respect the sensitivity of heritage places, strategic views and the town's future desired character as identified in the Korumburra Town Centre Framework Plan.
- Encourage the redevelopment of the existing library site and adjoining sites (south east corner of Commercial and King Streets) for a major retail use such as an additional supermarket. Ensure any new development of the site respects and enhances the town character by application of the following guidelines:
  - Provide a skin of fine-grain speciality retail shops and active pedestrian interfaces to Commercial Street.
  - Provide a distinctive and attractively designed landmark statement with the building and landscape treatments in recognition of the site's gateway entrance into the Korumburra Town Centre.
  - Appropriately articulate, screen or treat any blank walls.

- Consider inclusion of co-located community facilities and services, such as ~~as~~ as a library, meeting spaces, public toilets and the like.
- Promote coordinated directional and wayfinding signage in the Korumburra Town Centre and surrounds.
- Ensure infill development provides active interfaces to the street through maximising windows and entry points.
- Support redevelopment of the site on the north-west corner of Bridge and Commercial Streets to a retail use and form that is reflective of its main street corner address and consistent with the town's character.
- Encourage development of two-storey built form on the potential future development sites on the north-east side of Commercial Street, to address the significant change in ground level so as to allow pedestrian access between the Korumburra Railway Station Precinct and the Korumburra Town Centre.
- Maintain strategic views from key vantage points identified in the Korumburra Town Centre Framework Plan by the application of the following guidelines (as applicable):
  - Maintain a modest two storey traditional built form scale with appropriate roof form designs to ensure the maintenance of long views to landscape.
  - Frame views to attractive features such as the rolling hills beyond the town and to provide a visual link to surrounding rural land.
  - Retain and enhance existing streetscape vegetation.
- Maintain and extend streetscape plantings in the Korumburra Town Centre and surrounding area to enhance the town's existing 'boulevard' character.
- Encourage the provision of additional public open space in the Korumburra Town Centre, with spaces ranging in size from pocket parks to plazas suitable for accommodating festivals and community events.
- Encourage provision of artworks in the Korumburra Town Centre
- Encourage pedestrian and street activity by applying the principles identified in the Safer Design Guidelines for Victoria (*Department of Sustainability and Environment and Crime Prevention Victoria 2005*) (*as amended*) to new developments and redevelopments.

### Infrastructure

- Implement traffic management and calming measures within the Korumburra Town Centre (in consultation with VicRoads) to reduce the impact of heavy vehicles, to increase pedestrian safety and to improve streetscape amenity.
- Improve location of pedestrian crossing points throughout the Korumburra Town Centre.
- Improve streetscape amenity and pedestrian safety throughout the Korumburra Town Centre by increasing public open spaces and defining pedestrian access areas, particularly in Commercial and Little Commercial Streets.
- Encourage the reconfiguration of Little Commercial Street as a pedestrian, cyclist and mobility-scooter friendly space, which provides safe and convenient linkages to existing and new community and retail facilities.
- Upgrade the pedestrian railway underpass and connections between Commercial Street and Station Street.
- Where appropriate and in reference to the *Korumburra Town Centre Car Parking Strategy June 2013* consider reduction or waiving of car parking provision to encourage commercial outcomes, heritage retention, alternative transport use and active frontages.

### Korumburra community hub

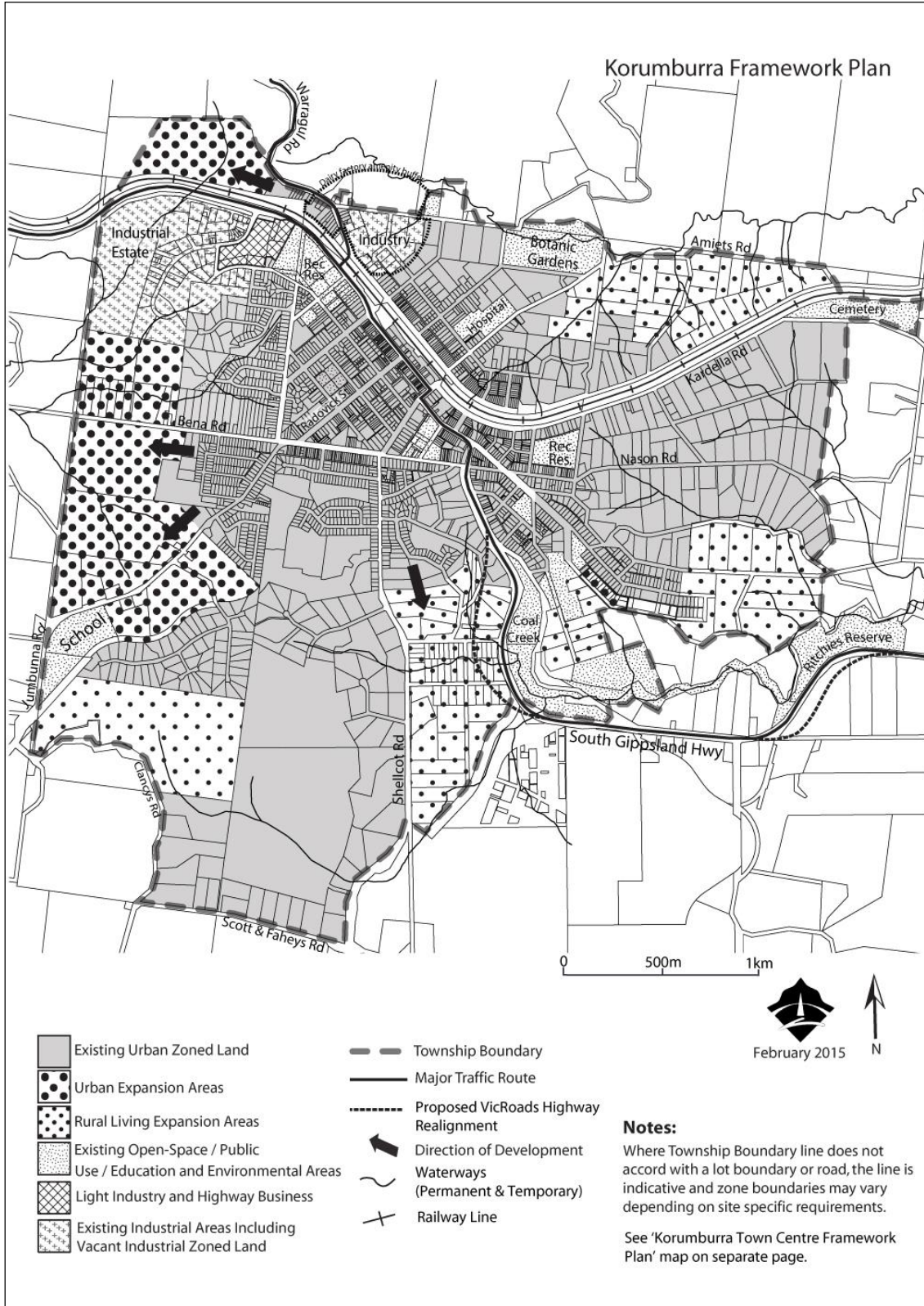
- Strongly encourage the co-location of community services within the Korumburra Town Centre at the preferred Korumburra Community Hub site (existing kindergarten in

Victoria St) nominated in the Korumburra Town Centre Framework Plan. Ensure the Korumburra Community Hub is designed, sited and located to:

- Provide active uses on the ground floor at public interfaces.
- Incorporate links to pedestrian connections between Commercial Street and Little Commercial Street.
- Provide a generous public open space / landscape opportunity along the Little Commercial Street frontage.
- Maintain and encourage active through-access to Victoria Street and Boston Place to maximise site frontage and accessibility.

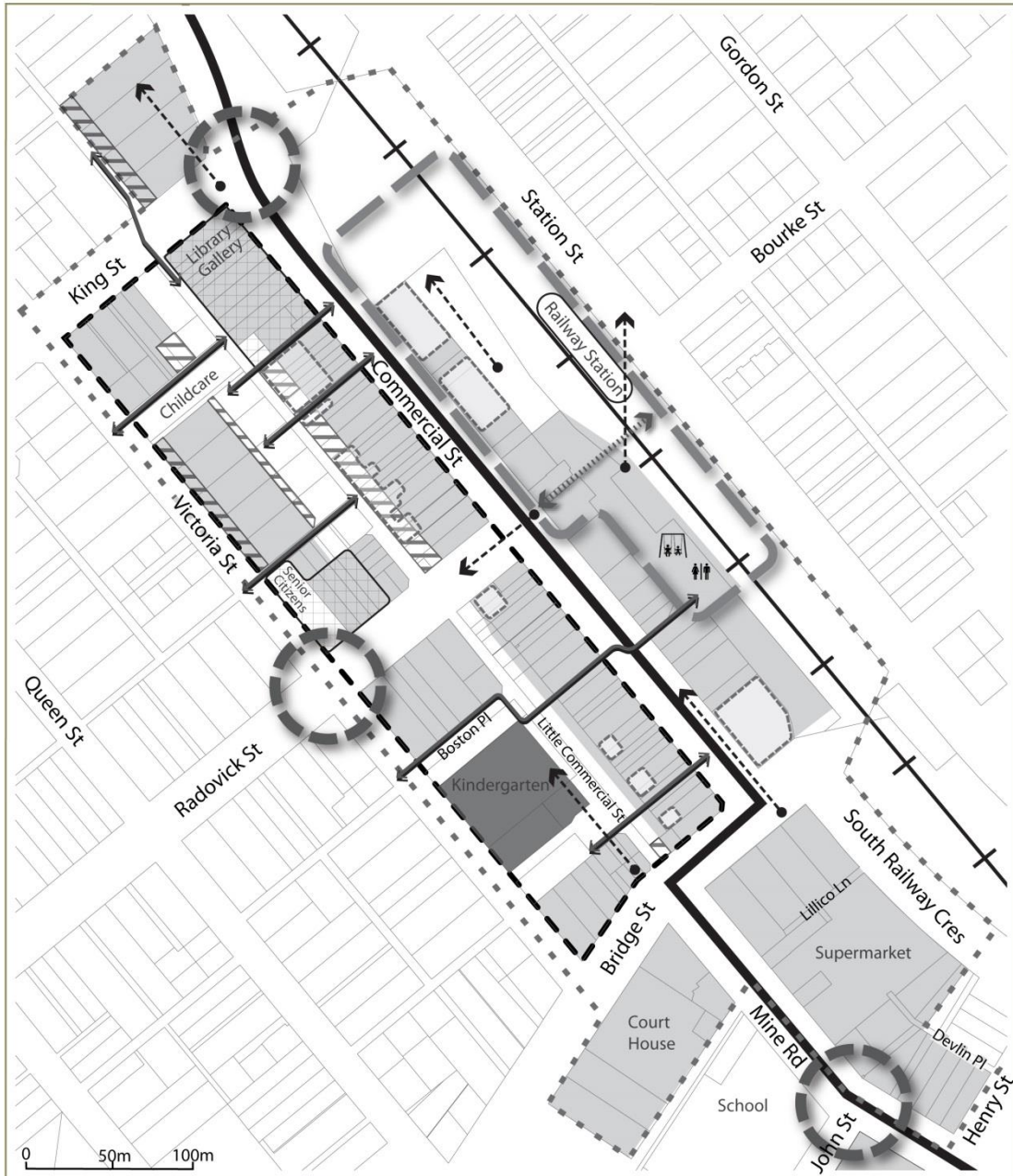
#### **Further strategic work**















- Continue implementation of the recommendations of the *Korumburra Town Centre Framework Plan: Framework Report October 2013* as appropriate in consultation with landowners, stakeholders and the community.
- Investigate the most appropriate zone to be applied to 4 Victoria Street (existing kindergarten and preferred Korumburra Community Hub site) based on a consideration of the land ownership, management and range of land use and activities to be accommodated on the site.
- Prepare and implement a Design and Development Overlay for the Korumburra Town Centre, especially for the Korumburra Town Centre Retail Core, in order to protect and enhance the town's character.
- Review and implement recommendations of the *South Gippsland Heritage Study 2004* relevant to the Korumburra Town Centre in consultation with affected landowners and the community.
- Investigate applying a Public Acquisition Overlay to sites in Victoria Street, King Street, Radovick and Bridge Street to facilitate consolidation of and access to major development sites, improvement of access to Little Commercial Street car parking and/or to maintain view lines.
- Investigate appropriate zoning and layout of Council-owned car parking land.





**Korumburra Town Centre Framework Plan**



-  Existing Commercially Zoned Land
-  Town Centre Gateways
-  Preferred Major Retail Use
-  Preferred Community Hub
-  Preferred Commercial Redevelopment Sites
-  Preferred Tourism Precinct
-  Public Acquisition Overlay (privately owned land)
-  Strategic View Lines
-  Preferred Pedestrian Connections
-  Pedestrian Rail Underpass
-  Town Centre Boundary
-  Town Centre Retail Core Boundary
-  Major Traffic Route
-  Railway Line



**21.17 DISTRICT TOWNS – FOSTER AND MIRBOO NORTH**

--/20--  
Proposed C-90

**21.17-1 Foster**

Was 21.15-4  
05/06/2014  
C80  
--/20--  
Proposed C-90

Foster is the principal town in the eastern half of the Shire. Foster's close proximity to Wilsons Promontory has secured the township a leading role in the region's growing tourism industry. Foster is also well situated to benefit from the economic activity likely to be generated from the continuing development of port related activities around Corner Inlet. With its pristine environment and open farmed landscapes, Foster is an attractive location for retirement living and 'lifestyle change' residential growth.

**Local area implementation**

- Ensure that any proposed use and development of land in Foster is generally in accordance with the *Foster Framework Plan* [provided in clause 21.17-3](#)
- Consolidate Foster's role as the key commercial and community service provider to the eastern region of the municipality

**Settlement**

- Promote a range of residential options that respects the small town character and landscape values of Foster
- Promote higher density residential development and retirement living in a walkable environment within [a 200m–400m](#) radius of the existing commercially-zoned land in the town centre
- Ensure that residential land release (including rural residential land) occurs in a staged, contiguous and integrated manner, with subdivision designs that respond to the topographic, landscape and environmental constraints of the land, and with a range of densities that decrease with distance from the town centre
- Discourage low density and rural residential development in areas close to the township unless the land has constraints inappropriate to higher density development

**Environment**

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

**Economy**

- Support the expansion of the town's commercial centre to appropriate contiguous land when demand requires
- Strongly discourage the establishment of uses outside of the town centre that may weaken the primacy of the town centre
- Promote economic development that complements the social and high quality environmental values of the towns
- Encourage new commercial opportunities and community functions in the town centre that support the needs of the local community
- Encourage greater tourism promotion and co-ordination within Foster to build upon the town's role as the gateway to Wilsons Promontory

**Landscape and built form**



- Ensure a high standard of building design, layout and landscaping for all new development, particularly at the main entrance points to the town
- Protect and enhance the compact qualities of the town centre

### Infrastructure

Build on the district towns' public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre including from the nearby rail trails.

### Further strategic work

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

## 21.17-2 Mirboo North

Was 21.15-3  
05/06/2014  
C80  
-1-20-  
Proposed C-  
90

Mirboo North is the principal township in the north of the municipality. Servicing the surrounding agricultural activities and rural population are mainstays of the local economy. With its location on the Grand Ridge Road, tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted. It is important that the existing character of Mirboo North be respected and that growth complements those elements that create and define the existing character of the township.

### Local area implementation

- Ensure that any proposed use and development of land in Mirboo North is generally in accordance with the *Mirboo North Structure Plan* [provided in clause 21.17-3](#)
- Promote Mirboo North as a sustainable community and the principal town in the north of the Shire

### Settlement

- Promote higher density residential development and retirement living within a 400m radius of the existing commercially zoned land in the town centre
- Promote residential infill development and township consolidation as a priority over expansion of the townships boundaries
- Where demand can be demonstrated, promote the staged release of new residential land in a contiguous and integrated manner, providing for a range of densities that decrease with distance from the town centre

### Economy

- Retain the main street for retailing and other commercial development
- Encourage new commercial and economic development opportunities that support the needs of the local community
- Promote tourism and other economic development that complements the natural environment and landscape values of the region

**Landscape and built form**

- Retain a compact town centre which promotes high quality urban design
- Protect and enhance the distinctive village atmosphere and picturesque location within the Strzelecki Ranges

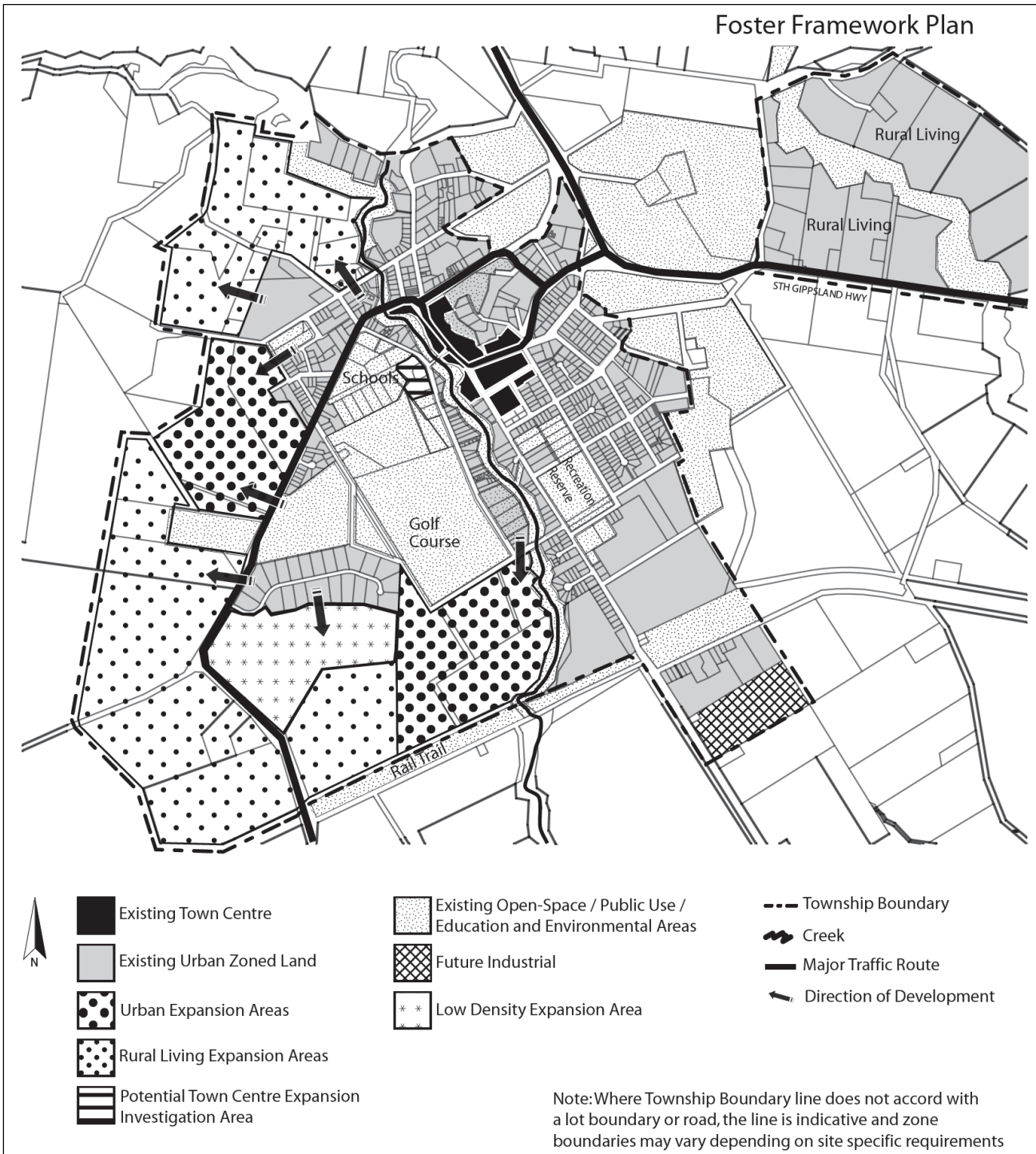
**Infrastructure**

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

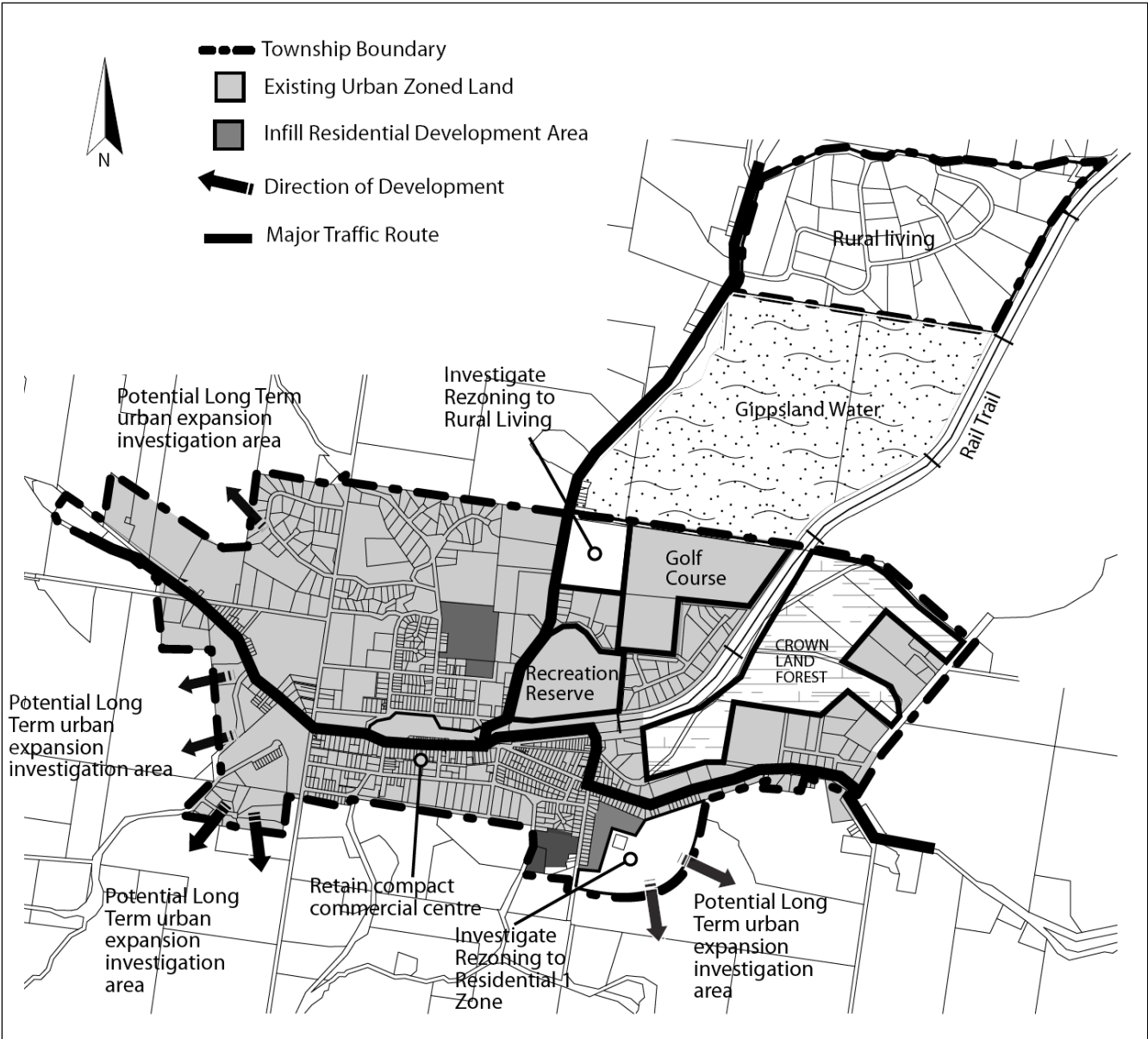
**Further strategic work**

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

**21.17-3 District Towns Framework Plans**



**Mirboo North Framework Plan**



## **21.18 SMALL TOWNS - FISH CREEK, LOCH, MEENIYAN, NYORA, POOWONG AND TOORA**

--/20--

C90

The small towns provide limited services to their rural hinterlands and rely on nearby larger towns to provide higher level services. They are desirable lifestyle locations with unique character set in picturesque locations. Except for Poowong the small towns are located on the former railway line. All of the small towns have reticulated water supply and, except for Fish Creek, have reticulated sewerage.

### **21.18-1 Fish Creek**

Was  
28/08/2014  
C95  
--/20--  
C90

Fish Creek is a vibrant and pretty small town with a distinctively artistic and heritage character. The absence of reticulated sewerage means Fish Creek has limited potential for urban expansion. Some parts of the town are also subject to inundation. The former settlement of Koonork (east of Fish Creek) requires lot restructuring.

#### **Local area implementation**

- Ensure that the use and development of land in the small towns is generally in accordance with the requirements of the *Fish Creek Framework Plan* as provided in clause 21.18-7.

#### **Settlement**

- Provide an attractive and safe residential environment and strengthen the economic future of Fish Creek.
- Promote a range of residential options that respects Fish Creek's character and landscape values.
- Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs responding to the topographic, landscape and environmental constraints of the land.
- Promote medium density residential development near the commercial hub to support retirement living and smaller household opportunities.
- Encourage infill development in the residential zoned land adjoining the Town Centre in a coordinated and integrated manner.
- Discourage low density and rural residential development close to the town, unless the land has constraints that make it inappropriate for higher density development.
- Discourage development in areas susceptible to water logging or inundation.
- Allow for rural dwellings in the Koonork subdivision (also known as the Hoddle subdivision) east of Fish Creek in the vicinity of Lowrys Road Hoddle where the lot has been consolidated to comply with the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

#### **Economy**

- Consolidate and develop the Town Centre on Falls Road, Old Waratah Road and Foster Road as the preferred focus for commercial business, community and tourist services and facilities to residents and the smaller surrounding settlements.
- Encourage the development of music, arts, culture and food services.

- Encourage the development of small scale tourism services and accommodation that complement the natural environment, agricultural and landscape values of the region and take advantage of proximity to tourist routes and the Great Southern Rail Trail.

#### Landscape and built form

- Ensure that new growth, infill and redevelopment is responsive and respectful of the site and Fish Creek's rural character, picturesque location and unique identity.
- Conserve and enhance heritage places in Fish Creek in recognition of their contribution to the overall character and image of the town.
- Promote ecologically sustainable and sympathetically designed and located development that complements the environmental and landscape values of the surrounding area.
- Improve the visual amenity of the western entrance to Fish Creek
- Preserve the rural landscape of the area at Hoddle east of Fish Creek through lot restructuring in accordance with the incorporated document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017.

#### Infrastructure

- Improve community services and facilities in Fish Creek.
- Ensure that new growth and development occurs in coordination with the provision of development infrastructure and that development contributes to provision of community services and facilities.
- Support development of an off-site wastewater management system for the town
- Provide public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre including from the rail trail.

#### Further strategic work

- Prepare Residential Development Design Guidelines for urban residential zoned land within Fish Creek's boundaries to inform a Design and Development Overlay (DDO). The guidelines should consider such matters and principles as, height, setbacks, site coverage, external colours, existing vegetation and slope sensitive design that minimises the requirement for earthworks and ensure that future development will maintain the desired character and image.
- Investigate application of a DDO to greenfield residential land, based on the guidelines above, to promote development in keeping with Fish Creek's character.
- Undertake a review and implement the recommendations of the South Gippsland Heritage Study (2004) for Fish Creek.

### 21.18-2

#### **Loch**

Nestled among rolling hills and rich agricultural land, Loch ~~township~~town has a moderate growth opportunity which should be supported, provided the essential compact 'village' character can be maintained. The heritage character and design of the built form provides a critical component to the overall image and identity of the ~~township~~town, and underpins both its tourism role and village atmosphere.

05/06/2014  
C89

-/-/20-

C114 C90

#### **Local area implementation**

- Promote the use and development of land in accordance with the strategic direction in the Loch Framework Plan as provided in clause 21.18-7.



- Develop Loch as a small thriving rural townshiptown with a distinctive garden village character.

### Settlement

Ensure that any subdivision in the Residential Expansion, Potential Residential Development and Low Density Residential Development areas identified in the Loch Framework Plan does not occur until:

- Reticulated sewerage can be provided to the land.
- A Design and Development Overlay, or similar control, has been prepared to promote new development that is complementary to the existing built form and vegetated character of the townshiptown.

### Economy

- Consolidate and develop the town centre as the preferred focus for all business, community and tourist services and facilities.
- Encourage tourist services and facilities in the townshiptown.

### Landscape and built form

- Retain the existing heritage character, design and built form of the buildings along Victoria Street and Smith Street (north of Victoria Street), in recognition of their contribution to the overall image of Loch.
- Conserve and enhance heritage places in the town in recognition of their contribution to the overall character of Loch.
- Promote the distinctive garden village character in Loch.
- Ensure that new growth, infill and redevelopment maintains the town's rural townshiptown character.

### Infrastructure

- Improve community services and facilities in the townshiptown.
- Ensure that new growth and development occurs in coordination with the provision of development infrastructure.
- Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided/funded when land is rezoned for residential development.
- Require new developments to connect to the reticulated sewerage system.
- Create an integrated network of shared pedestrian and bicycle paths linking features and facilities in and around the townshiptown.

### Implementation

Strategies relating to the Loch Framework Plan will be implemented by:

### Policy guidelines

Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land and/or to develop land:

- A detailed Development Plan that includes but is not limited to:

- The scenario of a logical development unit that is bounded by main roads, natural features or the boundaries of the Development Plan Overlay map area, including consideration of linkages with and impacts on the broader area surrounding the development
- A site analysis and design response for the integrated development of the entire land parcel having regard to the land's environmental constraints (particularly areas of steep slopes and waterways) and which demonstrates how new development will complement adjoining and surrounding development
- Building / subdivision plans that display the proposed outcomes on the land
- An assessment of traffic generated by the proposed building/subdivision
- A detailed Development Infrastructure Plan (in accordance with Council's *Infrastructure Design Manual (version 3.0 September 2010) (as amended)*) that will form the basis for a developer contributions scheme to be implemented through a Development Contributions Plan Overlay or section 173.
- Agreements instigated when land is rezoned or developed to address, but not be limited to:
  - The full development scenario, including consideration to linkages with and impacts on, the broader area surrounding the development
  - The provision of shared pathways, open space drainage and community infrastructure
  - The timing, staging and trigger points for infrastructure provision

#### Further strategic work

- Rezone land in accordance with the Loch Framework Plan, at the initiation of landowners, when demand can be justified, and the policies for Loch can be satisfied.
- Prepare Residential Development Design Guidelines for both existing and proposed urban residential zoned land (including the Low Density Residential Zone) within the town boundary to inform a Design and Development Overlay (DDO). The Guidelines should consider such matters and principles as, height, setbacks, site coverage, external colours and slope sensitive design that minimises the requirement for earthworks and ensure that future development will maintain the desired character and image.
- Application of a DDO, based on the Guidelines above, to promote development in keeping with the character of the ~~township~~town. As a priority, undertake a review and implement the recommendations of the South Gippsland Heritage Study (2004) for Loch. As part of the Heritage Review, investigate application of a Heritage Overlay to the commercially-zoned land (including the Mixed Use Zone) to protect and enhance the village character of the Town Centre.

#### 21.18-3 Meeniyán

Meeniyán is a small rural town that provides retail, community and trades services to its residents and the smaller settlements in the surrounding district. Located at an important junction on the main route to Wilsons Promontory, Meeniyán's tourism role as 'Gateway to the Prom' is boosted by its arts, culture and food attractions. Two old Crown subdivisions located nearby at Meeniyán West and Tarwin require lot restructuring.

Was  
05/06/2014  
C89  
--/20--

C114 and  
C90

#### Local area implementation

- Promote the use and development of land in accordance with the strategic direction provided in the Meeniyán Framework Plan as provided in clause 21.18-7.
- To retain Meeniyán as a small rural town that offers a quality lifestyle for its residents.



### Settlement

- Promote a range of residential options that respects the small town character and landscape values of Meeniyan.
- Promote medium density residential development near the commercial centre to support retirement living and smaller household opportunities.
- Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs responding to the topographic, landscape and environmental constraints of the land.
- Allow for rural dwellings on small Crown lots at Meeniyan West and at Tarwin where the lot has been consolidated to comply with the McIlwaine Street and Dowds Road Restructure Plans (as relevant) in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

### Economy

- Retain Meeniyan as a provider of retail, community and trades services to its residents and the smaller surrounding settlements in the region.
- Consolidate commercial development in the Town Centre precinct, from the intersection of Whitelaw Street and Geale Street to the intersection of Whitelaw Street and Ross Street.
- Support the development of service industrial uses on the Meeniyan - Nerrena Road to the north of the township and in appropriately zoned locations on the South Gippsland Highway.
- Encourage the development of tourist accommodation in Meeniyan.
- Encourage the development of music, arts, culture and food services in Meeniyan.

### Landscape and built form

- Promote housing diversity to support a range of household types and retirement living opportunities.
- Promote site responsive development that respects the small town character and landscape values of Meeniyan.
- Preserve the rural landscape of the area around Meeniyan by consolidating land parcels in accordance with the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

### Infrastructure

- Require new developments to connect to the reticulated sewerage system.
- Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.
- Retain and provide where necessary public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre including from the Great Southern Rail Trail.

### Further strategic work

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

**21.18-4 Nyora**

16/06/2016  
 C97  
 --/20--  
 C90

Nyora is a small rural township that is the closest South Gippsland Shire town to metropolitan Melbourne. Nyora is seen as a desirable lifestyle location due to its rural character and proximity to major urban centres. It is experiencing strengthening levels of population growth. Planning for the town and new residential areas needs to accommodate new infrastructure and ~~eommercial~~commercial and community services that support the community's social and employment needs while respecting the town's rural character.

**Local area implementation**

- Ensure that any proposed use and development of land in Nyora is generally in accordance with the *Nyora Framework Plan* as provided in clause 21.18-7.
- Ensure that residential growth and land release is staged so that the provision of essential physical, retail and community infrastructure keeps pace with development and strengthens the town's role in providing services.

**Settlement**

- Ensure that any subdivision in the Future Residential Areas or Long Term Residential Areas identified in the *Nyora Framework Plan* does not occur until:
  - Reticulated sewerage can be provided to the land
  - There is an identified need for additional residential land within the township
  - A comprehensive assessment, feasibility study and costing has been done of required development infrastructure (roads, drainage, ~~eteetc.~~) and community infrastructure
  - A Development Contributions Plan Overlay (or similar infrastructure cost recovery method) based on the above infrastructure studies, has been applied to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new urban residential development
  - A Development Plan Overlay has been prepared which provides for the integrated development of the entire land having regard to environmental and landscape constraints and opportunities and the town's existing and preferred rural township character
- Encourage infill development in the residential zoned land adjoining the Town Centre in a coordinated and integrated manner.
- Promote medium density residential development near the Town Centre to support retirement living and household downsizing.
- Discourage low density and rural residential development close to the township, unless the land has constraints that make it inappropriate for higher density development.
- Discourage development in areas susceptible to water logging.

**Economy**

- Encourage new light industrial activities to locate within the designated industrial area in Watts Road.
- Improve the retail offer of the town centre.
- Consolidate and develop the town centre in the vicinity of Mitchell and David Streets as the focus for all business, community and tourist services and facilities.
- Strongly discourage retail development outside of the Town Centre.

### Landscape and built form

- Promote residential development that complements the small rural township character of the area.
- Protect the natural environmental qualities and landscape values of the Future Residential Areas and the Long Term Residential Areas identified in the Nyora Framework Plan.
- Ensure vegetation continues as the dominant landscape feature.
- Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs that respond to the topographic, landscape and environmental constraints of the land.

### Infrastructure

- Ensure development contributes to provision of community services and facilities.
- Create an integrated network of pedestrian and bicycle paths linking features and facilities in and around the township in accordance with the directions of Council's Paths and Trails Strategy 2010 (or as amended) and Melbourne Water's Shared Pathway Guidelines (January 2009) as amended.
- Where residential development intensification is to occur in established areas (particularly land bounded by Hewson St, Davis St, Walters Rd and Lang Lang Poowong Road), promote development that integrates roads, pathways and utility infrastructure with adjoining areas.

### Implementation

Strategies relating to the Nyora Framework Plan will be implemented by:

### Policy guidelines

- Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land and/or to develop land in the Future Residential Areas: Identified need for the additional residential land within the township.
- A Development Contributions Plan Overlay (or similar infrastructure cost recovery method) based on the infrastructure studies, has been applied to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new urban residential development.
- Evidence of reticulated sewerage being provided to the land in coordination with commencement of development.
- A Development Plan Overlay that provides for:
  - The integrated development of the entire land having regard to environmental constraints and opportunities and which demonstrates how new development will complement existing development
  - Continuation of vegetation as the dominant landscape feature
  - ~~built~~**Built** form consistent with rural township character
  - Provision of and contribution towards development infrastructure and community infrastructure within the site and within the township

### Further strategic work

- Rezone land in accordance with the Nyora Framework Plan at the initiation of landowners, when demand can be justified, and the policies for Nyora can be met.

- Determine the extent and cost of infrastructure works required in Nyora by doing Development and Community Infrastructure Assessment and Feasibility Studies.
- Prepare a Master Plan for the Nyora Town Centre (including the VicTrack land) to guide investment decisions and identify funding opportunities for improvements to public spaces and facilities.
- Prepare a town centre strategy to provide greater direction for commercial development in the Mitchell Street area and to determine whether the commercially zoned land is adequate in location and extent to provide for future commercial growth in Nyora.
- Prepare a Stormwater Management Plan in consultation with Melbourne Water which is consistent with or exceeds the requirements of the State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999).
- In consultation with the Nyora community, investigate long term residential development options for the Farming Zone land adjoining the township boundary in the area west of Patman Drive and south of Lang Lang Poowong Road.
- Prepare an urban design plan to improve Nyora's visual appeal and liveability.

### 21.18-5 Poowong

05/06/2014  
C80  
~~1-1/20~~  
C90

Poowong is a small rural township located on a narrow ridgeline with panoramic views over the surrounding rural hills. Its role as a service township for the surrounding agricultural communities will continue. The town can support a limited level of population growth.

#### Local area implementation

- Promote the use and development of land in accordance with the strategic direction in the *Poowong Framework Plan* as provided in clause 21.18-7.
- Retain and strengthen Poowong as a small service township supporting residents and surrounding agricultural communities.

#### Settlement

- Promote residential development that respects Poowong's rural character and landscape values.
- Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs that respond to the topographic, landscape and environmental constraints of the land.
- Ensure that any residential expansion into greenfield development sites does not occur until reticulated sewerage is available.

#### Economy

- Consolidate the Town Centre on the Poowong Ranceby Road.
- Encourage and support community and commercial/retail opportunities in the Town Centre.
- Improve community, industrial and retail services, facilities and employment opportunities to support Poowong residents and visitors.
- Continue to support the operation of the abattoir and milk processing factory and other industrial business as important employment providers in Poowong.

### Landscape and built form

- Promote site responsive development that respects Poowong's rural character and landscape values.
- Protect the natural environmental qualities and landscape values of the township to retain its attraction for tourism and rural living.

### Infrastructure

- Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.
- Improve opportunities for walking and cycling in Poowong.
- Require new developments to connect to the reticulated sewerage system.
- Promote walking and cycling around the township by providing shared walking and cycling paths between residential areas, the Town Centre and services.

### Further strategic work

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

## 21.18-6

### Toora

Was  
47/44/2016  
C84  
-1-/20-  
C114 and  
C90

Toora is located between the foot of the Strzelecki Ranges and the coastal plain, with views across Corner Inlet. The commercial hub and majority of the town development is located off the South Gippsland Highway, contributing to the small rural township appeal. Numerous buildings in the main street have heritage value and the town has an attractive entry point to the Great Southern Rail Trail. Despite the reopening of the town's milk factory, Toora's population fluctuates between low growth and decline.

### Local area implementation

- Promote the use and development of land in accordance with the strategic guidance provided in the ~~Eastern District Urban Design Framework Plans~~ Toora Framework Plan as provided in clause 21.18-7.
- Provide an attractive and safe residential environment and strengthen the economic future of Toora ~~the small towns within the Shire.~~

### Settlement

- ~~Promote the use and development of land in accordance with the strategic guidance provided in the Eastern District Urban Design Framework Plans.~~
- Promote medium density residential development near the commercial centre to support retirement living and smaller household opportunities.
- Encourage infill development in the land adjoining the Town Centre in a coordinated and integrated manner.
- Ensure that any new subdivision in the Township and Low Density Residential Zones does not occur until:

- Reticulated sewerage can be provided to the land; and
- There is an identified need for additional residential subdivision within the town
- Allow for rural dwellings in the Grip Road Estate south of the town where the lot has been consolidated to comply with the Toora Coastal Area Restructure Plan in the incorporated document *Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

### Economy

- Encourage economic development, particularly in relation to tourism and industry.
- Identify the Town Centres ~~of Toora and Welshpool~~ as the preferred focus for commercial services and facilities ~~in those towns~~.
- Encourage small-scale tourism within the Township Zone in Toora, ~~Welshpool Port Welshpool and Port Franklin~~.
- ~~Encourage medium scale tourism, compatible with any environmental constraints, in the precinct in the Township Zone in the vicinity of Long Jetty at Port Welshpool.~~

### Landscape and built form

- Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of ~~Toora~~ the small coastal towns.
- Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Conserve and enhance heritage places, in particular along Stanley Street Toora, in recognition of their contribution to the overall image of ~~Toora~~ the Eastern District towns and localities.
- Preserve the rural landscape of the area south of Toora, around the town of Port Welshpool and at Hedley by consolidating land parcels in accordance with the incorporated document *Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

### Infrastructure

- Improve community services and facilities in the towns ~~hip~~.
- ~~Discourage development in the absence of reticulated sewerage at Port Franklin.~~
- Provide public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre including from the rail trail.

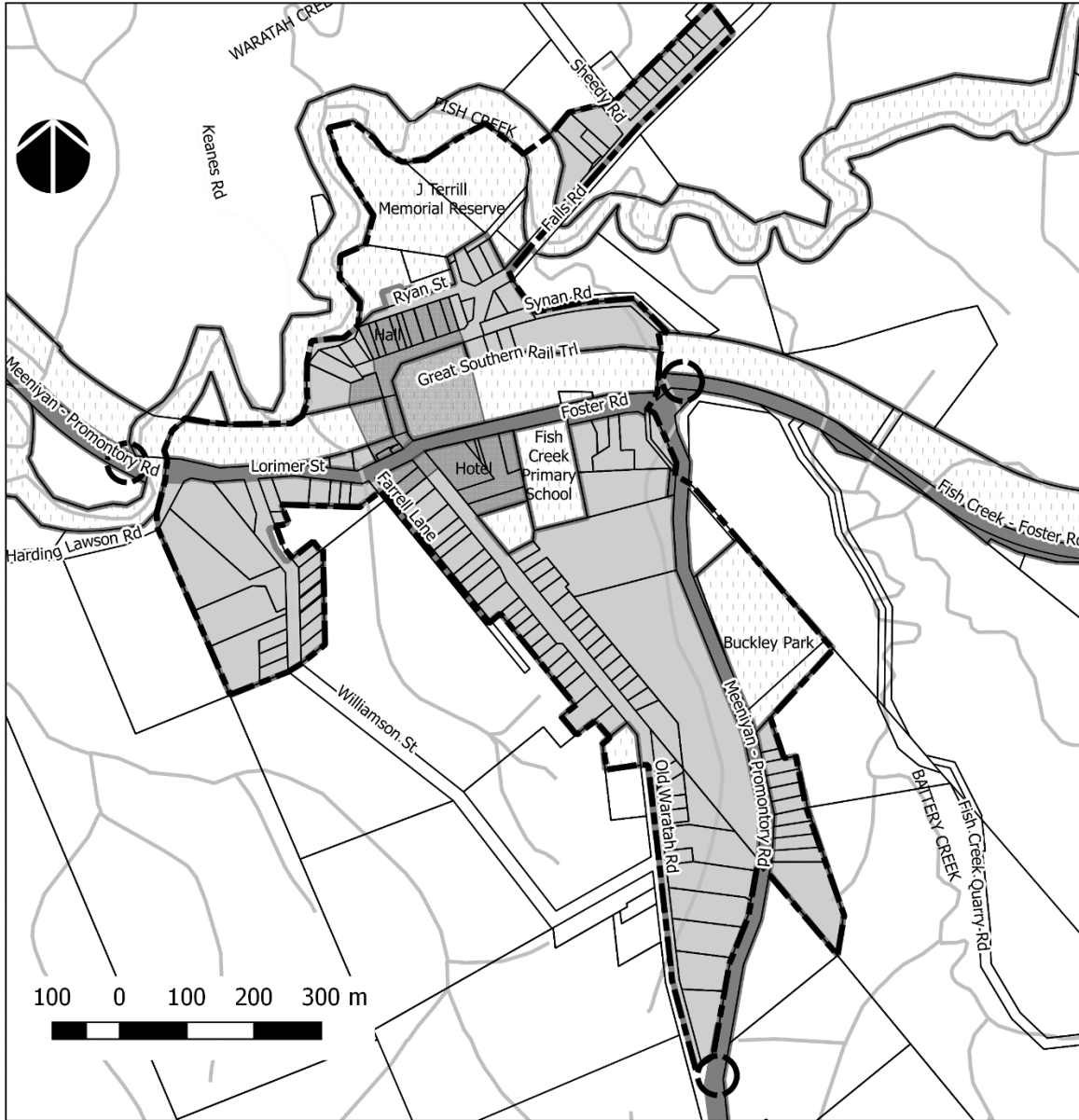
### Further strategic work

- Rezone land and review zonings, overlays and investigation areas in accordance with the ~~Port Franklin, Toora, Welshpool and Port Welshpool Land Use Framework Plan~~ when justified by demands, ~~and the Urban Design Frameworks for Mt Best, Agnes and Hedley.~~
- ~~Review zonings, overlays and investigation areas in accordance with the Land Use Frameworks and Urban Design Frameworks for Port Franklin, Toora, Welshpool and Port Welshpool, and the Urban Design Frameworks for Mt Best, Agnes and Hedley.~~
- Develop and implement urban design actions for the improvement of the visual image of ~~Port Franklin, Toora, Welshpool and Port Welshpool~~ in accordance with the ~~Eastern District Urban Design Frameworks~~.









- Undertake a review and implement the recommendations of the South Gippsland Heritage Study (2004) for- ~~Toora and surrounds~~~~the Eastern District towns and localities~~. As part of the Heritage Review, investigate application of a Heritage Overlay to Stanley Street properties to protect and enhance the heritage character of Toora's Town Centre.

#### **21.18-7 Small Towns Framework Plans**

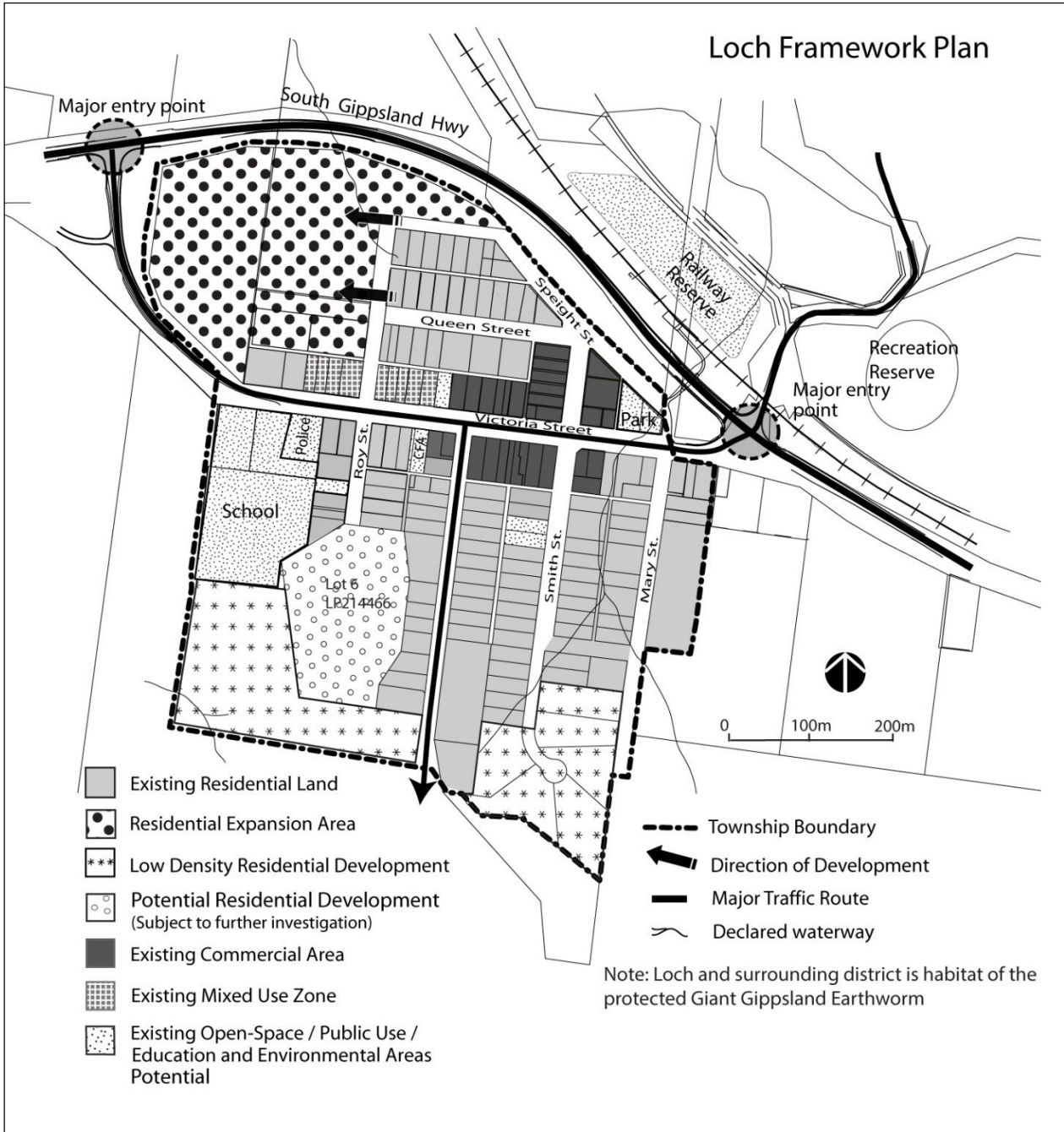
**Fish Creek Framework Plan**



**Legend**

-  Settlement Boundary
-  Settlement Gateway
-  Town Centre
-  Urban zoned land
-  Rural zoned land
-  Major route
-  Public Land - conservation recreation, education
-  Watercourse





Meeniyan Framework Plan



- Existing Residential Zoned Land
- Residential Expansion Investigation Area
- Low Density Residential Zone Expansion Investigation Area
- Existing Commercial Land
- Existing Industrial Land
- Township Boundary
- Existing Rural Living Zone boundary
- Major Traffic Route
- Declared waterway
- Existing Open-Space / Public Use / Education and Environmental Areas

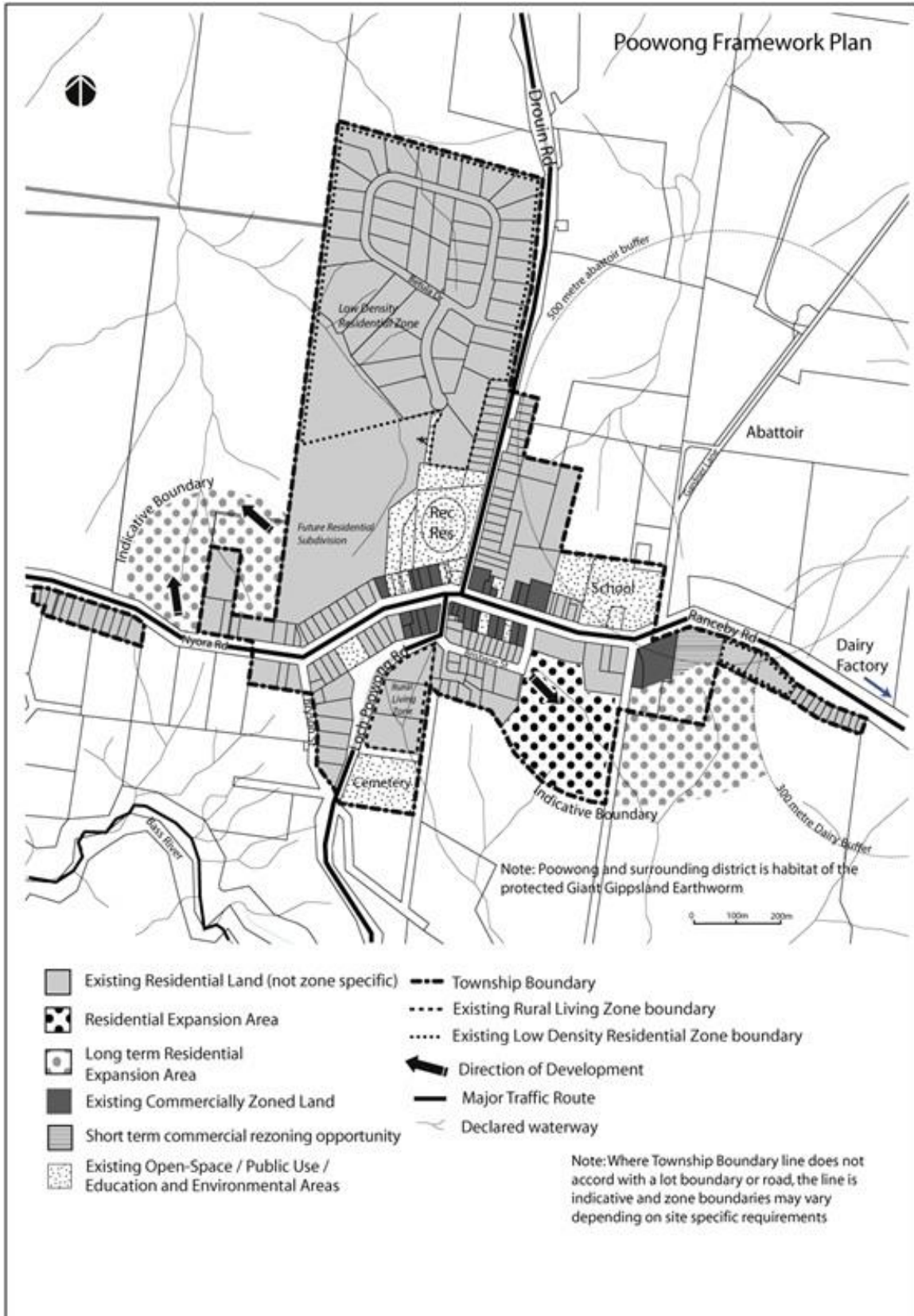
### Nyora Framework Plan



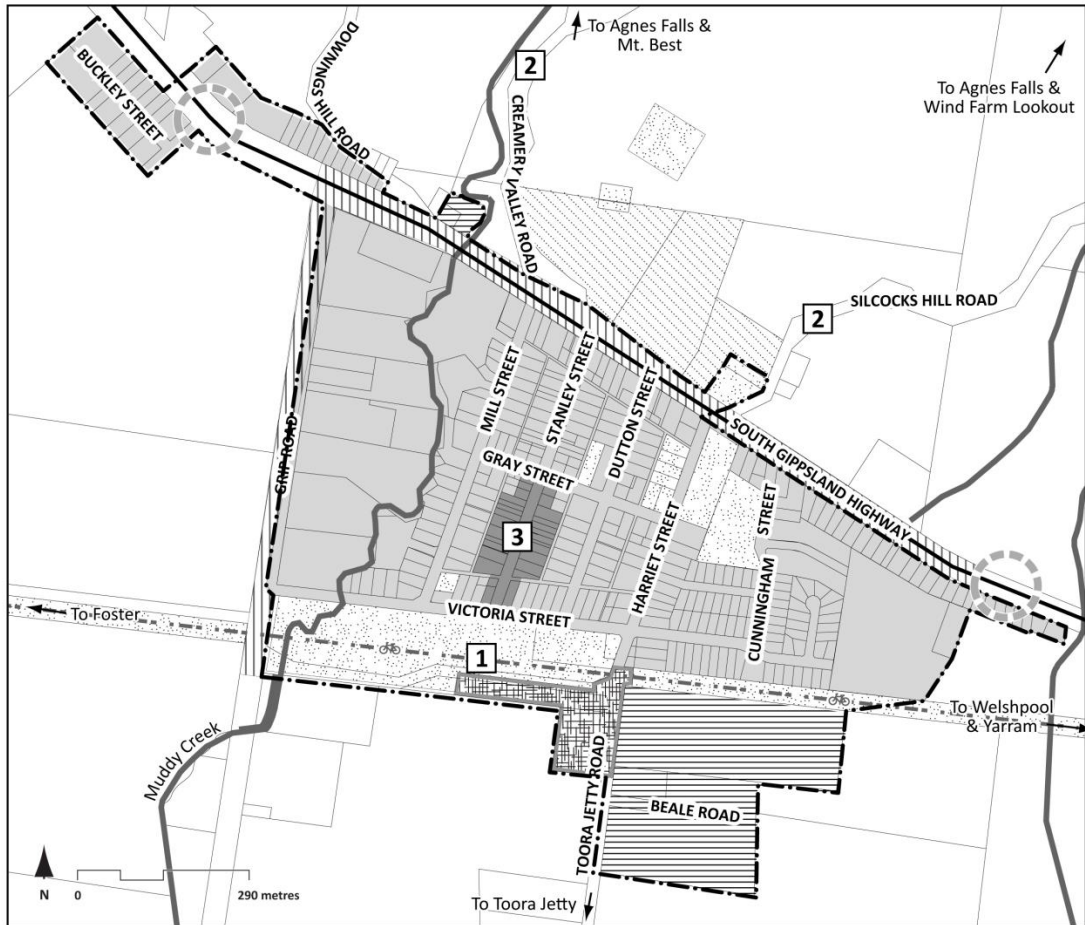
### Legend

- |                        |  |                                 |
|------------------------|--|---------------------------------|
| Settlement Boundary    | Industrial zoned land  | Future Residential Area         |
| Settlement Gateway     | Public zoned land<br>- open space, education<br>conservation | Long Term Residential Area      |
| Town Centre            | Rural living - existing                                      | Rural living<br>- Investigation |
| Rural zoned land       | Major route  | Watercourse                     |
| Residential zoned land |  |                                 |





Toora Framework Plan



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

SUPPORT TOURISM OPPORTUNITIES:

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

**21.19 VILLAGES – KOONWARRA AND WELSHPOOL**

--/--/20--  
C90

The villages comprise small settlements on urban zoned land with some retail, education and recreation facilities that service the village population and local rural catchment. Nearby larger towns provide the higher order, essential services. Both villages are in sensitive potable water supply catchments. Council's vision is to contain growth consistent with the village function, services and infrastructure.

**21.19-1 Koonwarra**

Koonwarra has a distinct character focussing on environmental awareness, sustainability and boutique gourmet food. The village has a bush setting and is adjacent to the Great Southern Rail Trail. Koonwarra is serviced with reticulated water but not sewer.

**Local Implementation**

- Provide an attractive and safe residential environment and strengthen the economic future of Koonwarra within the village settlement boundary.

**Settlement**

- Ensure that any proposed use and development of land in Koonwarra is generally in accordance with the *Koonwarra Framework Plan* provided in clause 21.19-3.
- Encourage infill development of suitable vacant lots within the Township Zone and Low Density Residential Zone.

**Economy**

- Encourage economic development, particularly in relation to tourism.
- Encourage small-scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and the Great Southern Rail Trail.
- Encourage boutique tourism associated with sustainability and/or gourmet food.

**Landscape and built form**

- Promote ecologically sustainable and attractive forms of development that complement Koonwarra's natural and built environmental characteristics.
- Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.

**Infrastructure**

- Encourage community services and facilities in Koonwarra consistent with the needs for a village and its surrounding community.
- Encourage the extension of reticulated sewerage system to Koonwarra

**Further strategic work**

- Investigate options to provide low cost reticulated sewerage to Koonwarra
- ~~Investigate the rezoning of land to the west of Koonwarra to Low Density Residential or Rural Living Zone~~
- ~~Investigate~~ Investigate the rezoning of the ~~Leongatha Airport and~~ land north of the Koonwarra saleyards (bounded by Hogans Road, the Rail Trail and South Gippsland

Was in  
21.15-14  
28/08/2014  
C95  
--/--/20--  
C90

Highway) for uses which complement and build upon these existing precincts while not compromising the industrial areas in Leongatha

- Investigate application of an overlay to protect native vegetation within the settlement boundary.
- Rezone ~~Council owned~~Council owned land adjacent to the waste management facility in Koonwarra-Inverloch Road to Public Conservation Resource Zone to recognise its significant vegetation and habitat.

## 21.19-2 Welshpool

~~Was in 21.15-13  
17/11/2016  
C81~~

~~--/20--  
C90~~

-Welshpool provides limited retail, educational, community and public transport services for local residents and the rural hinterland including the nearby coastal village of Port Welshpool. Welshpool has reticulated water and sewer systems.

### Local area implementation

- Provide an attractive and safe residential environment and strengthen the economic future of Welshpool within the village settlement boundary.

### Settlement

- Ensure that any proposed use and development of land in the villages is generally in accordance with the requirements of Welshpool Framework Plan at clause 21.19-3.
- Encourage infill development of suitable vacant lots within the Township Zone.

### Economy

- Encourage economic development, particularly in relation to tourism and industry.
- Identify the Town Centre of Welshpool as the preferred focus for commercial services and facilities.
- Encourage small-scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and the Great Southern Rail Trail.

### Landscape and built form

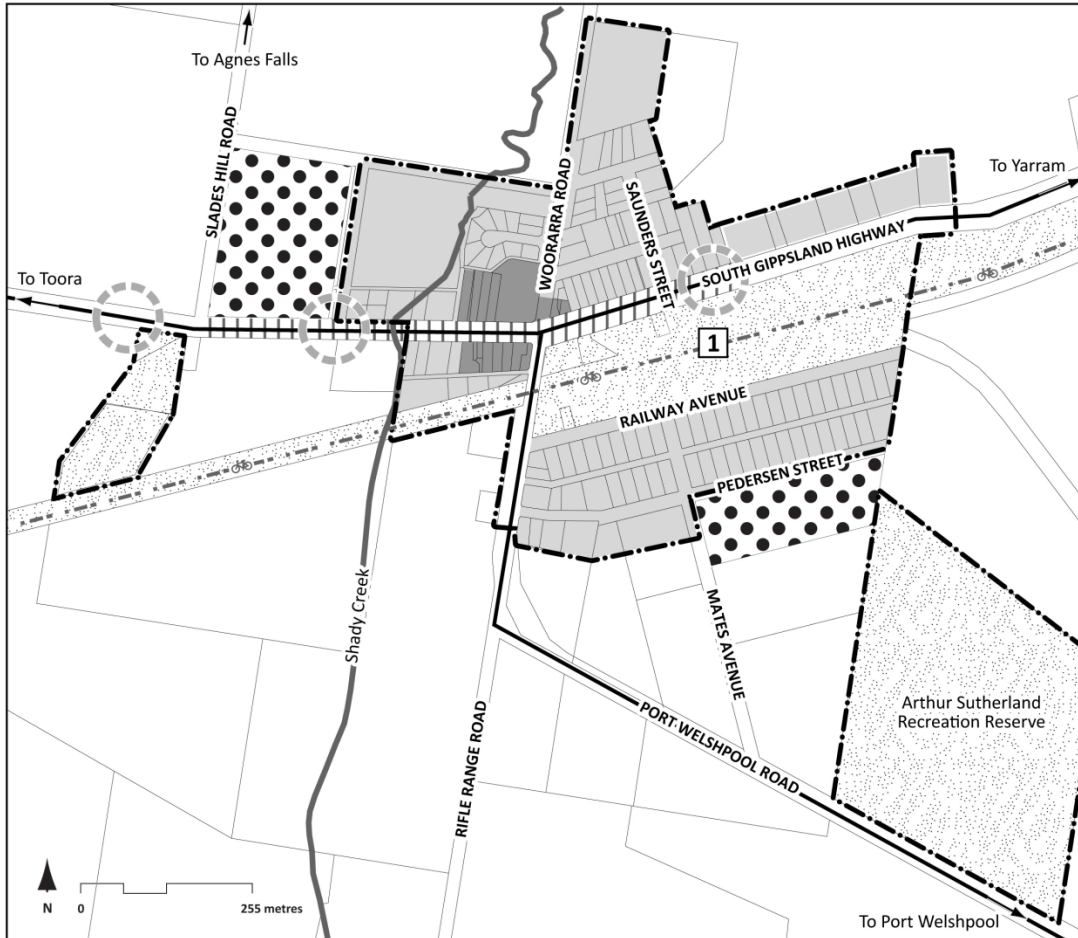
- Promote ecologically sustainable and attractive forms of development that complements the natural and built environmental characteristics ~~of of Welshpool the small coastal towns.~~
- Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Conserve and enhance heritage places, in particular along Stanley Street Toora, in recognition of their contribution to the overall image of Welshpool the Eastern District towns and localities.

### Infrastructure

- Improve community services and facilities in Welshpool the township.

21.19-3 Village Framework Plans

Welshpool Framework Plan



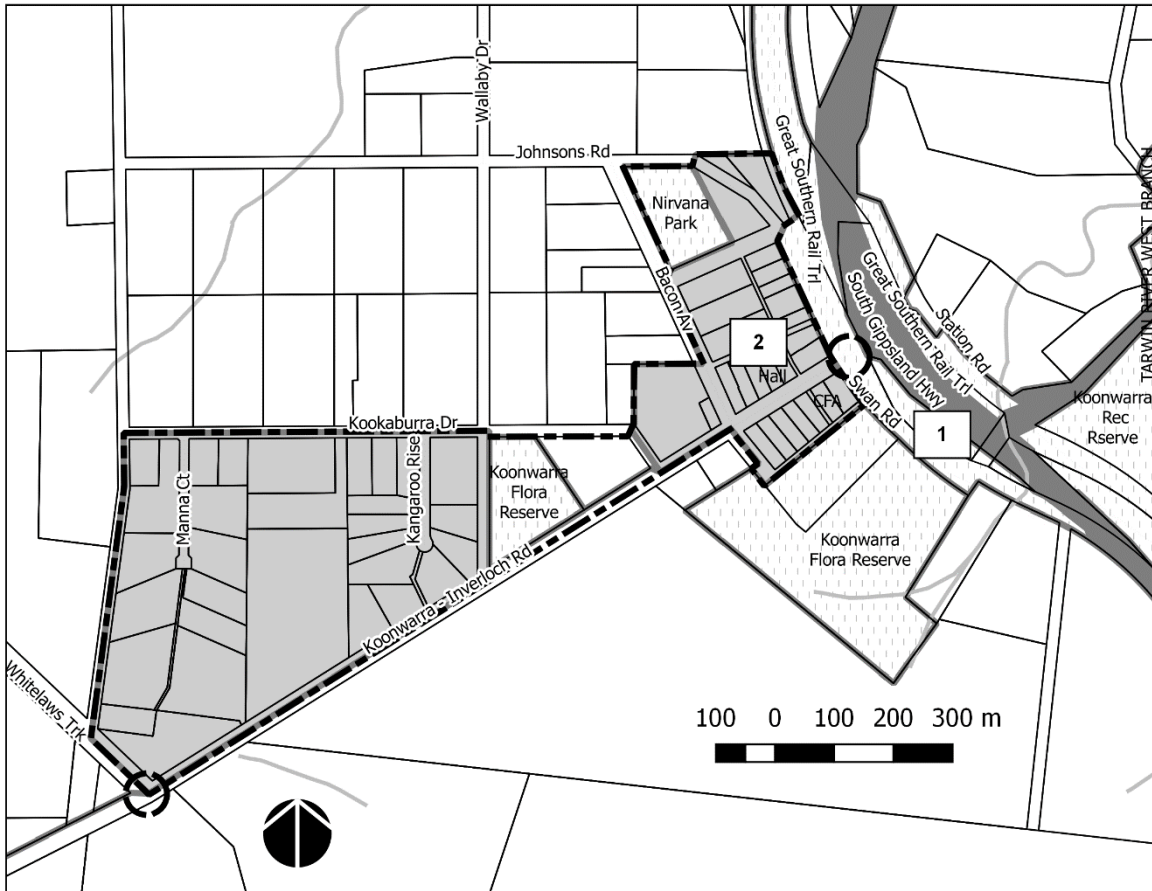
- Town Centre
- Urban Zoned land
- Residential Investigation Expansion Areas
- Open Space / Public Use / Education & Environmental Areas
- Township Boundary
- Major Traffic Route
- Great Southern Rail Trail
- Waterway
- Township Gateway
- Avenue of Honour

SUPPORT TOURISM OPPORTUNITIES:

- 1 Great Southern Rail Trail



**Koonwarra Framework Plan**



**Legend**

- |                     |   |                                       |
|---------------------|---|---------------------------------------|
| Settlement Boundary | Public zoned land - open space and conservation | <b>SUPPORT TOURISM OPPORTUNITIES:</b> |
| Settlement Gateway  | Major route                                     | <b>Great Southern Rail Trail</b>      |
| Urban zoned land    | Watercourse                                     | <b>Koonwarra market</b>               |
| Rural zoned land    |   |                                       |

## **21.20 COASTAL VILLAGES – PORT WELSHPOOL, SANDY POINT, TARWIN**

--/20--  
C90

### **LOWER, VENUS BAY, WALKERVILLE, WARATAH BAY, YANAKIE**

In addition to supplying a limited range of services and facilities to residents, coastal villages have a seasonally fluctuating purpose in servicing holiday populations and as well as significant retiree and partially absentee residents. The character of the coastal villages is low key, which combined with their locations in areas of environmental and landscape significance, gives them a charming attractiveness.

Council's vision is to contain growth to within settlement boundaries so that extensive rural areas can be maintained as buffers between the settlements in order to protect environmental, landscape and agricultural values.

### **21.20-1 Port Welshpool**

--/20--  
C114 C90

In addition to a small permanent population, Port Welshpool provides facilities for commercial and recreation fishing, and holiday visitors. The settlement is prone to the impacts of climate change and coastal processes, especially to inundation associated with sea level rise. Largely surrounded by Crown land, the settlement is within the Corner Inlet Amphitheatre Significant Landscape, is adjacent to the internationally significant wetlands in Corner Inlet, and is affected by bushfire risk. Port Welshpool has a close connection with the nearby village of Welshpool.

Council's vision is to contain growth within the settlement boundary, and to minimise risks and impacts associated with development at Port Welshpool.

Was part of  
21.15-13  
17/11/2016  
C84  
& 21.15-14  
28/08/2014  
C95  
--/20--  
C114 C90

#### **Local area implementation**

- Provide an attractive and safe residential environment and strengthen the economic future of Port Welshpool ~~the small towns within the Shire.~~

#### **Settlement**

- Ensure that any proposed use and development of land in Port Welshpool is generally in accordance with the *Port Welshpool Framework Plan* provided in clause 21.20-8.
- Allow for rural dwellings on small Crown lots around the town of Port Welshpool where the lot has been consolidated to comply with the Port Welshpool Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

#### **Economy**

- Encourage economic development, particularly in relation to tourism and industry.
- ~~Identify the Town Centres of Toora and Welshpool as the preferred focus for commercial services and facilities in those towns.~~
- Encourage small-scale tourism within the Township Zone in ~~Toora, Welshpool~~ Port Welshpool ~~and Port Franklin~~ that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.
- Encourage medium-scale tourism, compatible with any environmental constraints, in the precinct in the Township Zone in the vicinity of Long Jetty at Port Welshpool.
- Encourage aquaculture and other marine related activities at Port Welshpool

### Landscape and built form

- Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of ~~the small coastal towns~~Port Welshpool.
- Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Preserve the rural landscape of the area around Port Welshpool by consolidating land parcels in accordance with the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.
- Conserve and enhance heritage ~~places, in particular along Stanley Street Toora, in~~places in recognition of their contribution to the overall image of ~~the Eastern District towns and localities~~Port Welshpool.

### Infrastructure

- Improve community services and facilities in ~~the township~~ Port Welshpool.
- ~~Discourage development in the absence of reticulated sewerage at Port Franklin.~~

### Further strategic work

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

## 21.20-2 Sandy Point

Future population growth in Sandy Point, when required, will be promoted within the existing zoned land and in the growth areas defined on the *Sandy Point Framework Plan*. The town will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise development and the natural bushland setting will continue to characterise the appearance of the area.

Was 21.15-11  
05/06/2014  
C88  
--/20--  
C90

### Local area implementation

- Provide an attractive and safe residential environment and strengthen the economic future of Sandy Point

### Settlement

- Ensure that any proposed use and development of land in Sandy Point is generally in accordance with the *Sandy Point Framework Plan* provided in clause 21.20-8.
- Maintain the current housing density.

- Promote long term development areas in locations which maintain pedestrian accessibility to the nearby foreshore and commercial centre.
- Ensure that any expansion into the long term development areas identified on the *Sandy Point Framework Plan* does not occur until the following development prerequisites have been met:
  - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed
  - reticulated water and sewerage is available
  - further investigation is undertaken to confirm the extent of potential problems associated with acid ~~sulfates~~sulphate soils and flooding
  - further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance
  - further investigation is undertaken to confirm the location of sites of recognised environmental significance

### Landscape and built form

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

### Further strategic work

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

## 21.20-3 Tarwin Lower

Was 21.15-12  
17/11/2016  
C84  
--/20--  
C--

Future population growth for Tarwin Lower will be promoted within the existing zoned land and in the growth areas defined on the *Tarwin Lower Framework Plan* following detailed investigation of site constraints such as flooding and acid sulphate soils. Unobtrusive development will continue to demonstrate the low key character of ~~the~~ the coastal village~~hamlet~~.

### Local area implementation

- Provide an attractive and safe residential environment and strengthen the economic future of Tarwin Lower.

### Settlement

- Ensure that any proposed use and development of land in Tarwin Lower is generally in accordance with the *Tarwin Lower Framework Plan* provided in clause 21.20-8.
- Maintain the current housing density.
- Encourage infill development of suitable vacant lots within the Township Zone and Low-Density Residential Zone.
- Ensure that any expansion into the long term development areas identified on the *Tarwin Lower Framework Plan* does not occur until the following Development Prerequisites have been met:

- a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed
- reticulated water and sewerage is made available
- further investigation is undertaken to confirm the extent of potential problems associated with flooding
- further investigation is undertaken to confirm the location of sites of recognised cultural heritage significance
- further investigation is undertaken to confirm the location of sites of recognised environmental significance

### Environment

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

### Economy

- Focus new commercial and industrial use and development within the existing commercial precinct in Evergreen Road between Walkerville Road and School Road
- Discourage commercial and industrial use and developments within the residential areas
- Promote Tarwin Lower as an important local centre serving the needs of the local community and tourists in the southern portion of the Shire.

### Landscape and built form

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

### Further strategic work

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

### 21.20-4

### Venus Bay

Was 21.15-9  
13/06/2014  
C98  
--/20--  
C90

Future population growth in Venus Bay, when required, will be promoted within the existing zoned land and in the growth areas defined on the *Venus Bay Framework Plan*. It will provide low end convenience facilities and rely on Tarwin Lower and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise

development and the natural bushland setting will continue to characterise the appearance of the coastal village.

### Local area implementation

- Provide an attractive and safe residential environment and strengthen the economic future of Venus Bay.

### Settlement

- Ensure that any proposed use and development of land in Venus Bay is generally in accordance with the *Venus Bay Estate 1 and Estate 2 Framework Plans* provided in clause 21.20-8.
- Discourage development in areas susceptible to erosion
- Maintain the current housing density
- Limit projected residential growth to the long term development areas identified on the *Venus Bay Estate 1 and Estate 2 Framework Plans*
- Ensure that any expansion into the long term development areas identified on the *Venus Bay Framework Plan* does not occur until the following Development Prerequisites have been met:
  - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed
  - reticulated water and sewerage is available
  - further investigation is undertaken to confirm the extent of potential problems associated with acid sulphate soils and flooding
  - further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance
  - further investigation is undertaken to confirm the location of sites of recognised environmental significance

### Economy

- Focus new commercial services and facilities in the Commercial 1 Zone and the Commercial 1 Zone Investigation Area in Jupiter Boulevard in Estate 1

### Environment

- Ensure that each site is capable of on-site waste disposal that does not prejudice groundwater quality
- Maintain areas of indigenous and native vegetation where possible in new development
- Protect the environmental values of Anderson Inlet and Cape Liptrap Coastal Park

### Landscape and built form

- Maintain the low key holiday character of the coastal village and preserve the different styles of each estate
- Maintain the rural buffer between the first, second and third estates of Venus Bay as well as between Venus Bay and Tarwin Lower
- Encourage the use of best practice water sensitive urban design measures for new developments
- Promote ecologically sustainable and attractive forms of development that complement the natural environmental characteristics of Venus Bay

### Further strategic work

- Investigate a flood study for Venus Bay to inform a local policy or overlay control within the planning scheme. The study should include a reference to climate change impacts
- Review the suitability of planning controls to land potentially affected by flooding, acid sulphate soils and sites of known cultural heritage significance. Amend or develop new controls as appropriate
- Develop a Master Plan, which clearly defines the boundaries of commercial development, and planning controls to ensure that the design of commercial areas is consistent with preferred town character
- Investigate rezoning land to the south of Jupiter Boulevard, Venus Bay, from Township Zone to Commercial 1 Zone as shown in the *Venus Bay Framework Plan* in order to focus the commercial use and development into a central precinct and reduce these uses amongst residential uses
- ~~Investigate rezoning the Commercial 1 Zone land in Black Avenue in Venus Bay Estate 2 to Township Zone, in order to recognise and support the existing role of the commercial area in Venus Bay Estate 1~~

### 21.20-5 Walkerville

Walkerville is a coastal village comprising three areas adjoining and surrounded by the Cape Liptrap Coastal Park. The Promontory View Estate is elevated high above the beach on the Fish Creek-Walkerville Road and has a mix of holiday and permanent residents. Walkerville North is accessed from Walkerville Road and contains the caravan park, limited community facilities and three clusters of holiday house subdivisions close to the beach. Walkerville South which consists of two holiday house clusters, can only be reached by the Walkerville South Road. Absence of reticulated water and/or sewer are a development restriction.

#### Local area implementation

- Provide an attractive and safe residential environment at Walkerville - Promontory View Estate, Walkerville-Walkerville North and Walkerville South.

#### Settlement

- Ensure that any proposed use and development of land in Walkerville is generally in accordance with the *Walkerville - Promontory View Estate Framework Plan, the Walkerville - Walkerville North and Promontory Views Framework Plans* and the *Walkerville South Framework Plan* provided in clause 21.20-8.
- Maintain Walkerville - Promontory View Estate, Walkerville North and Walkerville South ~~Walkerville North and the Promontory Views Estate~~ as principally unserviced holiday destinations

#### Economy

- Discourage any further commercial development in the Walkerville, Walkerville North and Promontory Views Estate area apart from non-retail commercial facilities which are aimed at the tourist market and which could be readily confined to a house or residential property

#### Environment

- Protect the environmental values of Cape Liptrap Coastal Park, the beaches, and flora and fauna in and around Walkerville

Was part of  
21.15-14  
28/08/2014  
C96  
--/20--  
C90



### Landscape and built form

~~Was in 21.15-15  
05/06/2014  
C80  
-/-/20-  
C90~~

- Control the design and siting of development in Walkerville – Promontory View Estate, Walkerville North and ~~Walkerville South~~ by:
  - minimising visual intrusion of development into public use areas on the beach
  - maintaining continuous indigenous vegetation canopy
  - reducing distant visibility through the use of darker colours / non-reflective materials)
- Maintain the low key holiday character of the coastal village and preserve the different styles of each estate
- Maintain the rural, vegetated buffer between the subdivisions that comprise Walkerville Coastal Village.

### 21.20-6 Waratah Bay

~~Was 21.15-10  
05/06/2014  
C80  
-/-/20-  
C90~~

There is an opportunity to capitalise on the unique views and nature based recreation opportunities in and around Waratah Bay. Views of Waratah Bay, Wilson's Promontory and Cape Liptrap Coastal Park are key features of the area. Flora and fauna, cultural and landscape values and nature--based recreation will be promoted and supported. Future population growth will be promoted within the existing zoned land and in the growth areas defined on the *Waratah Bay Framework Plan* when required. It will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities.

#### Local area implementation

- ~~Provide an attractive and safe residential environment at Waratah Bay Ensure that any proposed use and development of land in Waratah Bay is generally in accordance with the *Waratah Bay Framework Plan*~~

#### Settlement

- ~~Ensure that any proposed use and development of land in Waratah Bay is generally in accordance with the *Waratah Bay Framework Plan* provided in clause 21.20-8~~
- Maintain current housing density
- Ensure that any expansion into the long term development areas identified on the *Waratah Bay Framework Plan* does not occur until the following Development Prerequisites have been met:
  - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone has been developed
  - reticulated water and sewerage is made available
  - further investigation is undertaken to confirm the extent of potential problems associated with flooding
  - further investigation is undertaken to confirm the location of sites of recognised cultural heritage significance
  - further investigation is undertaken to confirm the location of sites of recognised environmental significance
  - plans are included to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape

#### Environment

- Protect the environmental values of Cape Liptrap Coastal Park, the beaches and flora and fauna in and around Waratah Bay



- Promote Waratah Bay as the gateway to Cape Liptrap Coastal Park and as a tourist destination for nature-based recreation
- Promote environmentally sustainable principles within the coastal ~~village~~hamlet
- Develop a network of habitat corridors and vegetation linkages throughout the ~~coastal village~~town

### Economy

- Maintain the low level of commercial development within the ~~coastal village~~hamlet

### Landscape and built form

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

### Further strategic work

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

## 21.20-7

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C--

### Yanakie

#### Local area implementation

- Provide an attractive and safe residential environment and strengthen the economic future of Yanakie.

#### Settlement

- Promote the use and development of land generally in accordance with the *Yanakie Framework Plan* provided in clause 21.20-8

#### Economy

- Identify the Town Centre on the Meeniyah-Promontory Road as the preferred focus for commercial business, community and tourist services and facilities.
- Encourage self-contained tourist development at Yanakie
- Encourage ~~small towns to~~ identification of niche business sectors that can be used to exploit the tourist market.

#### Further strategic work

- Develop policies and actions for the future development of Yanakie and the surrounding area, recognising the importance of Yanakie's strategic location in respect to Wilson's Promontory

21.20-8 Coastal Villages Framework Plans

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Port Welshpool Framework Plan

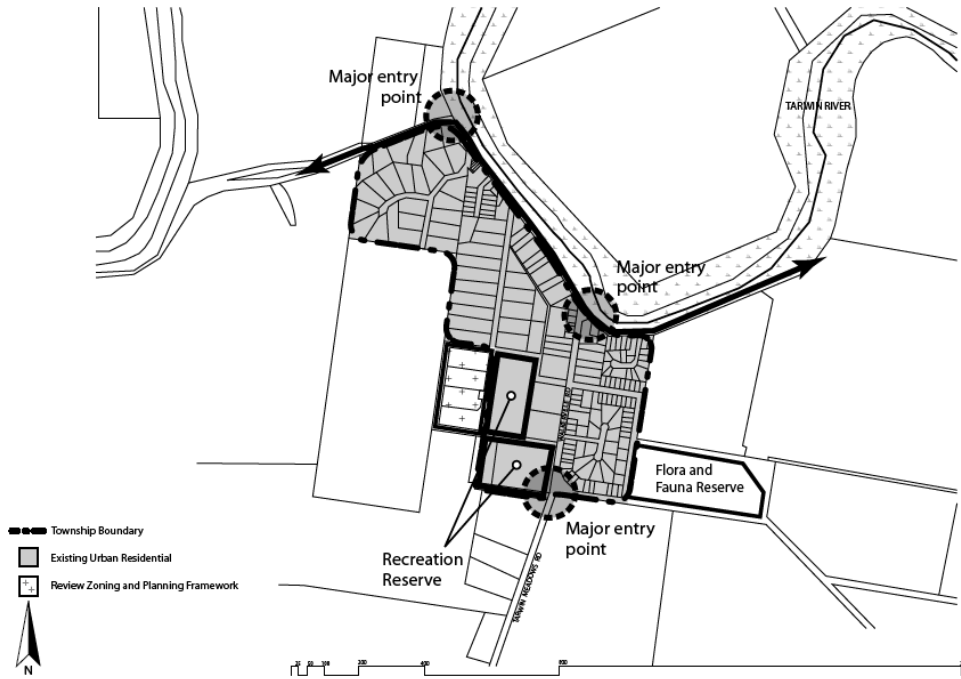


- Urban Zoned Land
- Open Space / Public Use / Education & Environmental Areas
- Preferred for Tourism-related Use
- Township Boundary
- Major Traffic Route
- Waterway
- Township Gateway

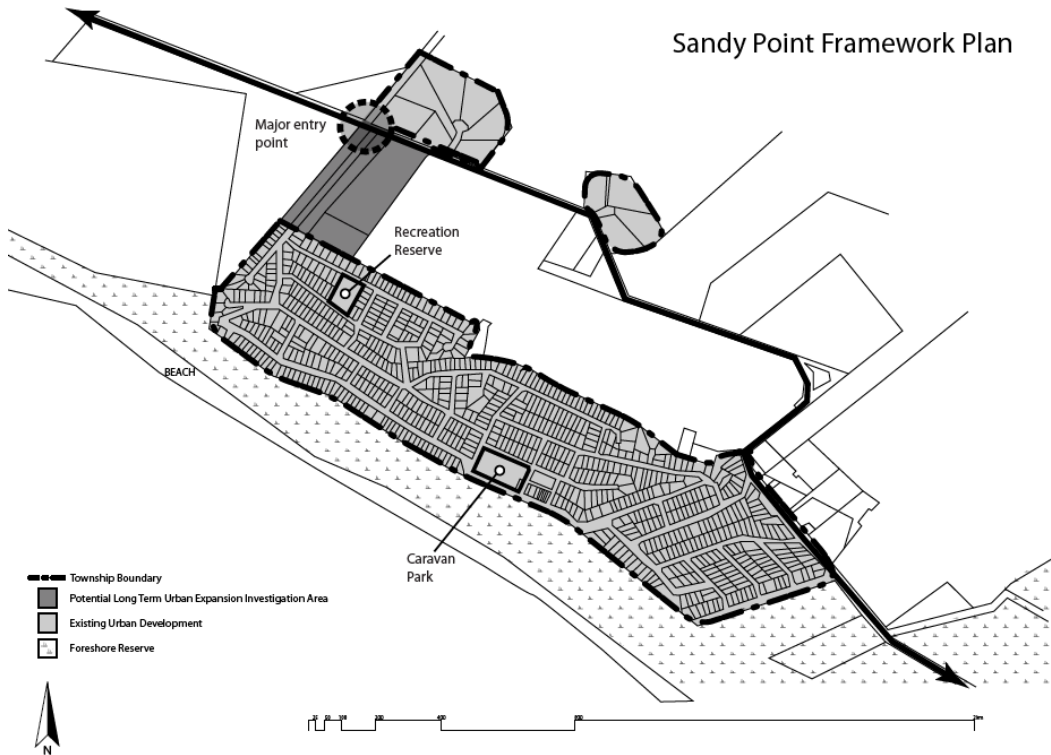
SUPPORT TOURISM OPPORTUNITIES:

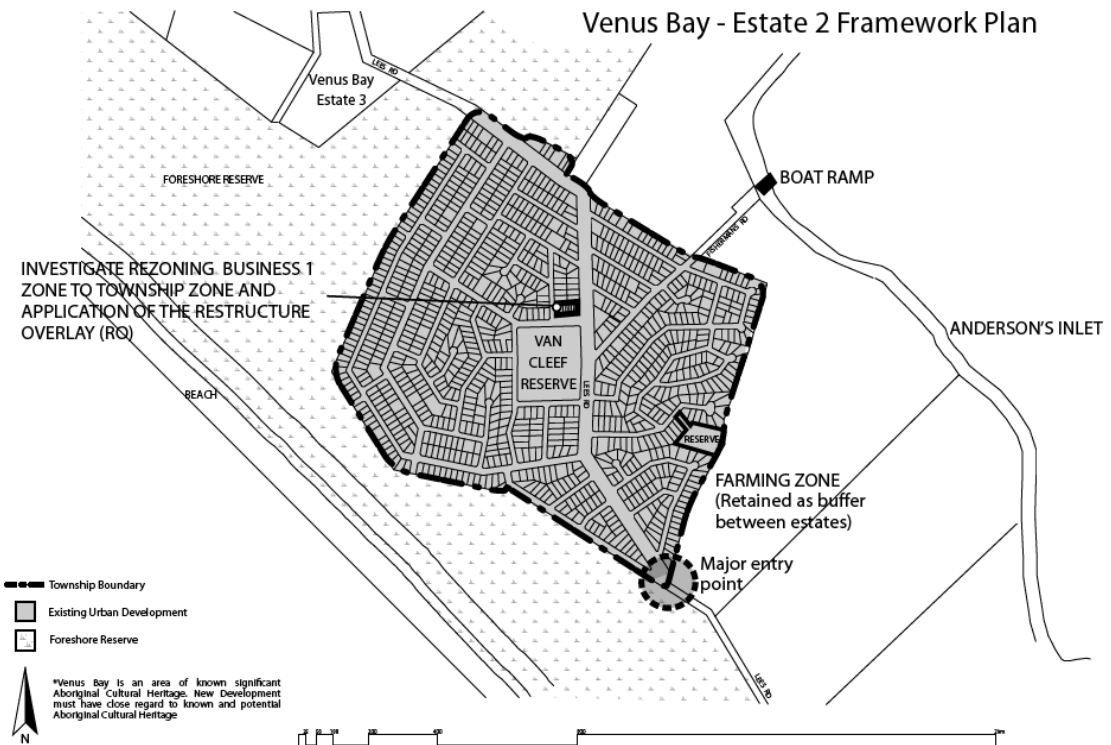
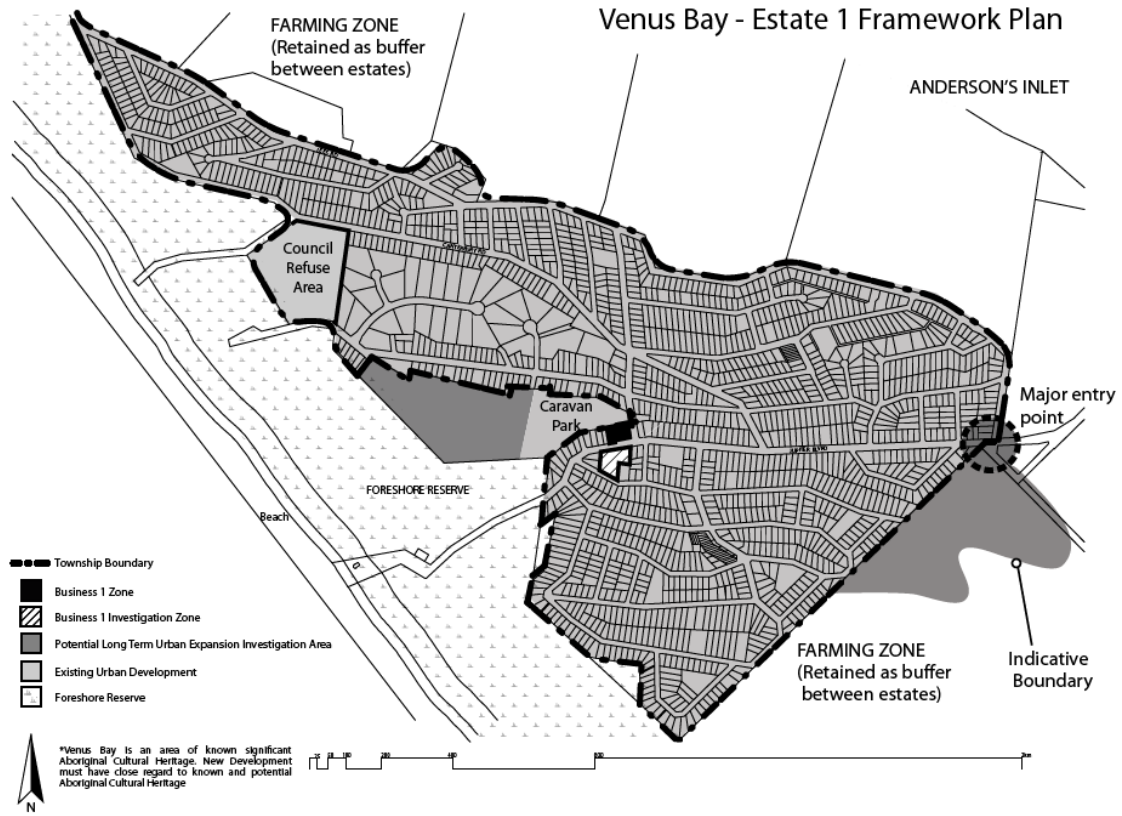
- Long Jetty Precinct
- Marine Facility

Tarwin Lower Framework Plan



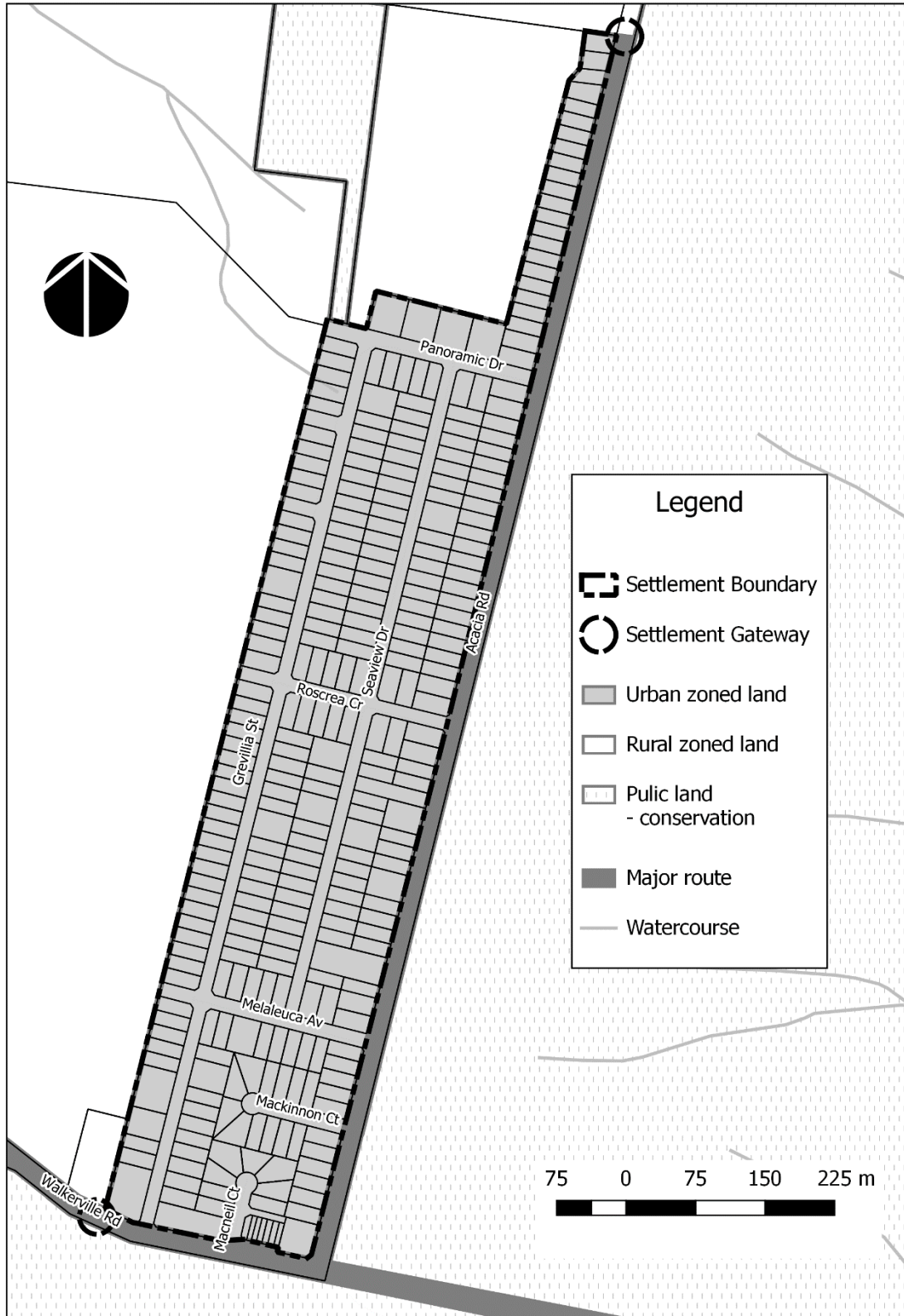
Sandy Point Framework Plan



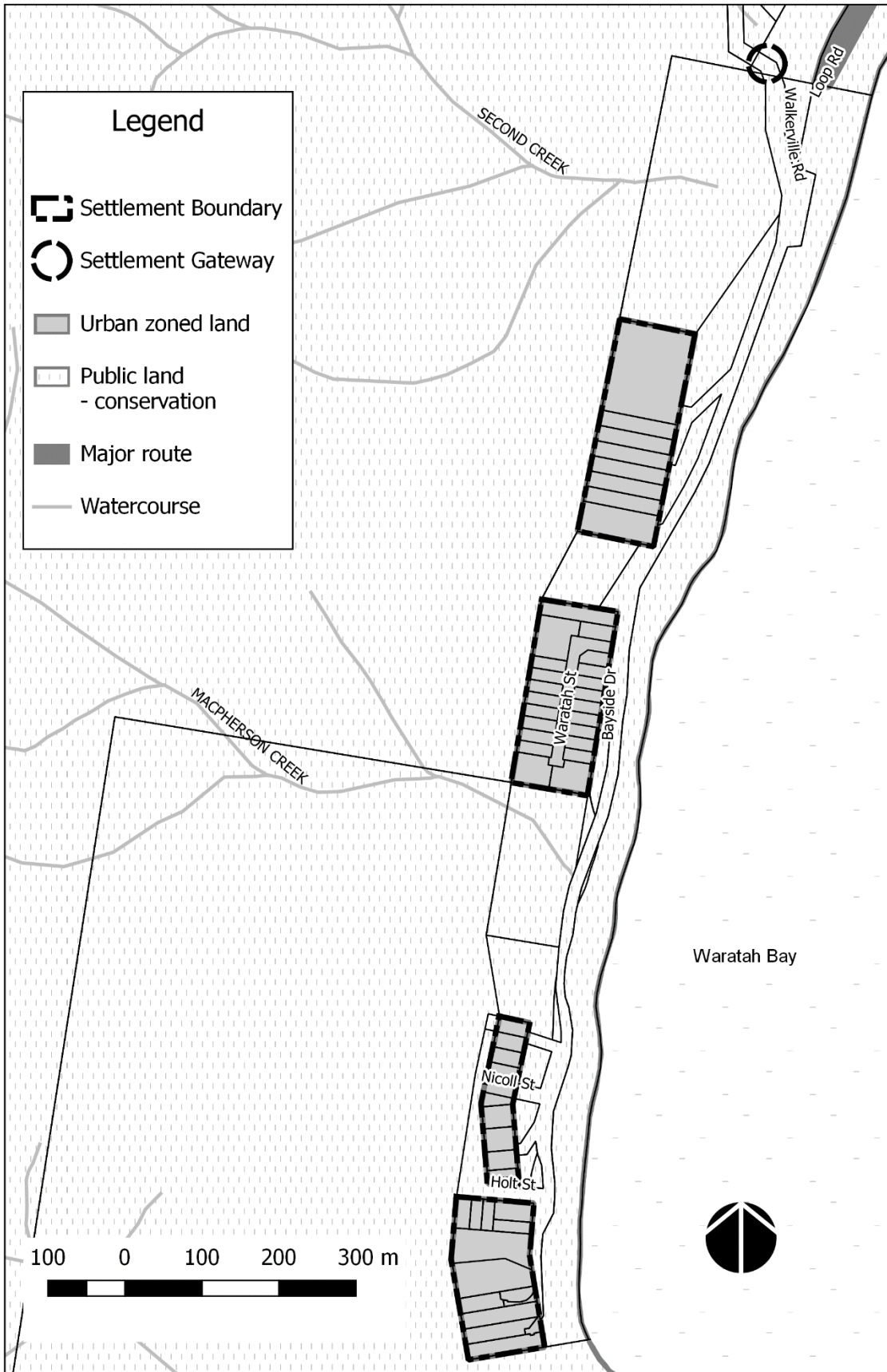




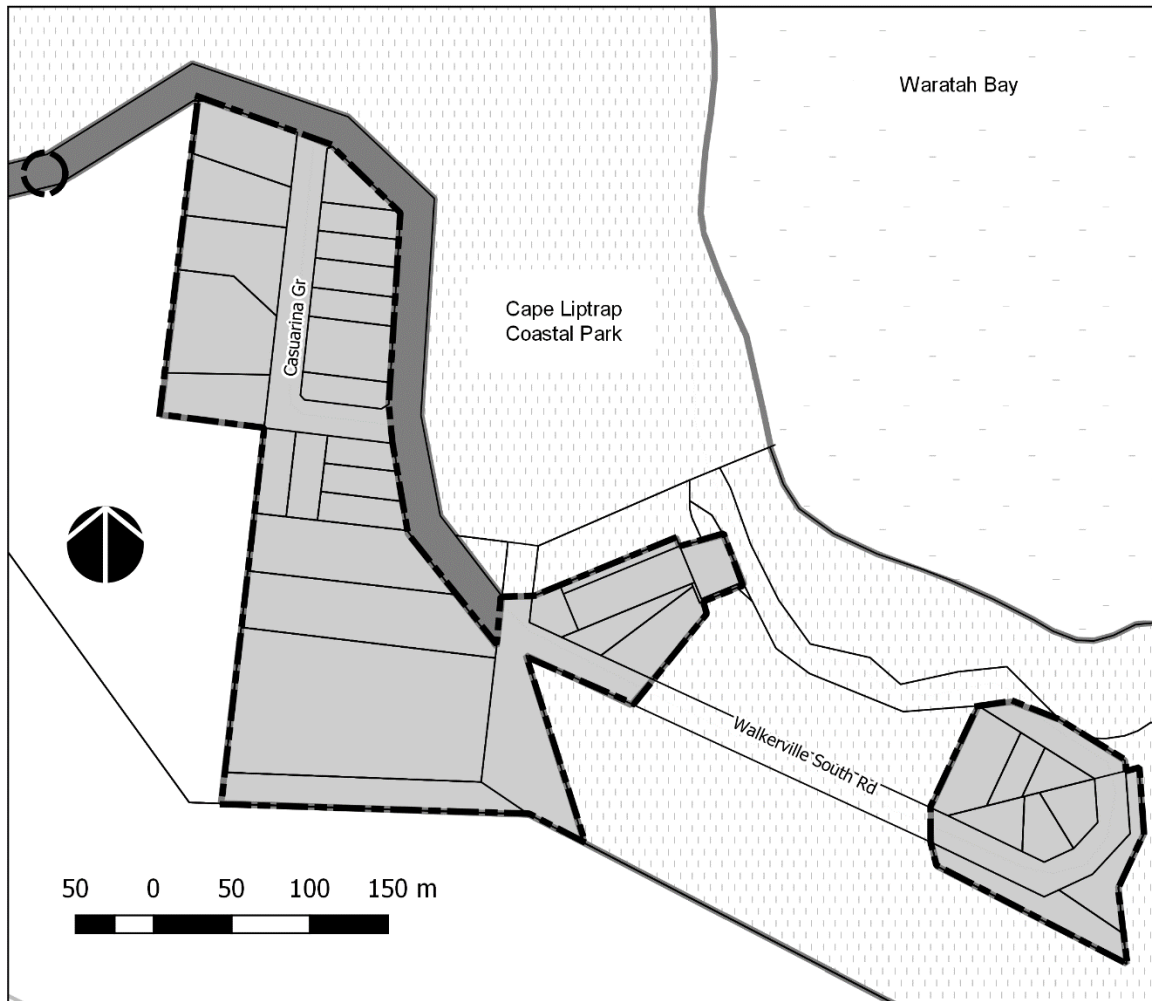
### Walkerville - Promontory View Estate - Framework Plan



### Walkerville - Walkerville North - Framework Plan

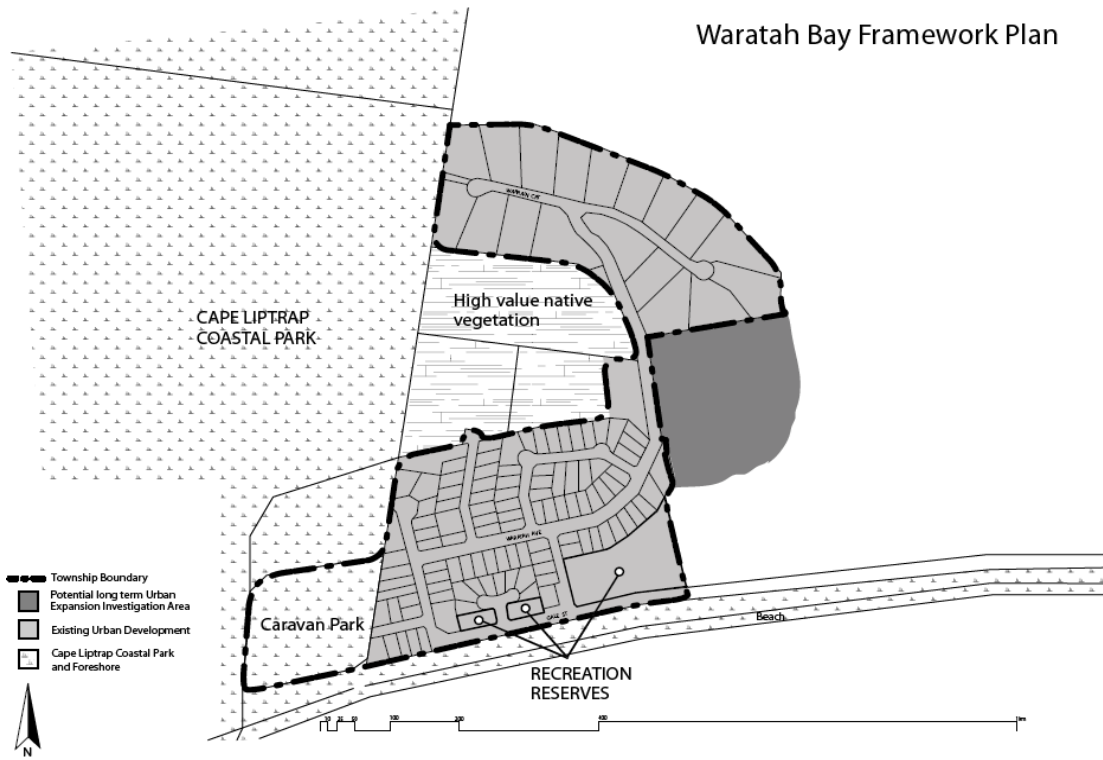


**Walkerville - Walkerville South Framework Plan**



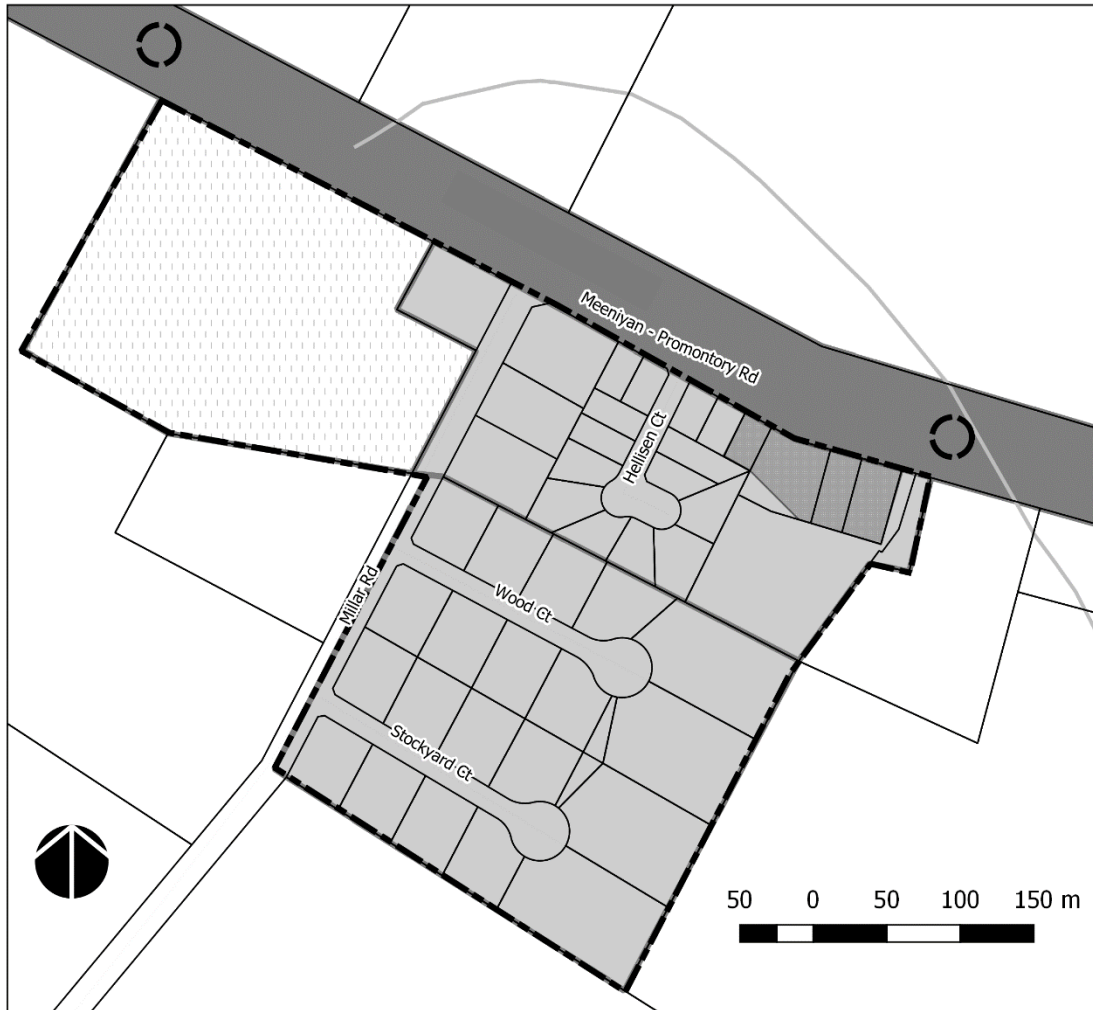
**Legend**

- |                     |                            |
|---------------------|----------------------------|
| Settlement Boundary | Public land - conservation |
| Settlement Gateway  | Major route                |
| Urban zoned land    | Watercourse                |
| Rural zoned land    |                            |





**Yanakie Framework Plan**



**Legend**

- |                     |                                |
|---------------------|--------------------------------|
| Settlement Boundary | Rural zoned land               |
| Settlement Gateway  | Public zoned land - open space |
| Town Centre         | Major route                    |
| Urban zoned land    | Watercourse                    |

## 21.21 **HAMLETS – BENA, BUFFALO, DUMBALK, JUMBUNNA, KONGWAK, MIRBOO, PORT FRANKLIN, RUBY AND STONY CREEK**

--/20--  
C--

The hamlets are characterised by a cluster of housing on urban or small rural allotments with limited infrastructure and community services, and often no retail services. Some hamlets have potential for small-scale tourism associated with local agricultural products, markets, ~~the~~ rail trails, rural landscapes and natural environments. Council's vision is to contain growth within the settlement boundary of each hamlet ~~to protect~~ to protect agricultural, landscape and environmental values, and to reduce risks associated with environmental hazards.

~~Council's vision is to contain growth within the settlement boundary of the respective localities and to strongly discourage expansion outside of the settlement boundaries. This is due to the lack of infrastructure and services, to protect agricultural, environmental and landscape values, and to reduce risks associated with environmental hazards.~~

### 21.21-1 **Bena**

--/20--  
C--

Bena is a rural residential hilltop hamlet that is now by-passed by the South Gippsland Highway. It is located on the former railway line. Bena has limited recreation and community facilities. It is located within an area that provides habitat to the Giant Gippsland Earthworm.

#### **Local area implementation**

- Provide an attractive and safe residential environment ~~and strengthen the economic future of Bena.~~

#### **Settlement**

- Ensure that any proposed use and development of land in Bena is generally in accordance with the *Bena Framework Plan* provided in clause 21.21-10.
- Ensure that development sites ~~is~~ are capable of on-site wastewater treatment that does not prejudice groundwater quality.

#### **Economy**

- Encourage small scale tourism in the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to any future rail trail developed on the former railway line.

#### **Environment**

- Support protection ~~and maintenance~~ of Giant Gippsland Earthworm habitat and populations.

#### **Further strategic work**

- Review the zoning of public owned land in Bena

### 21.21-2 **Buffalo**

--/20--  
C--

Buffalo is a former railway hamlet adjacent to the Great Southern Rail Trail. It has recreation and limited community facilities. Much of the town is susceptible to bushfire risk, including the undeveloped small Crown lots in the vicinity of Hall Road and Mcphee Street.

### Local area implementation

- Provide an attractive and safe residential environment and strengthen the economic future of Buffalo.

### Settlement

- Ensure that any proposed use and development of land in Buffalo is generally in accordance with the *Buffalo Framework Plan* provided in clause 21.21-10.
- Allow for rural dwellings on small Crown lots in the vicinity of Hall Road and Mcphee Street where the lot has been consolidated to comply with the Buffalo Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.
- Ensure that development sites ~~is~~are capable of on-site wastewater treatment that does not prejudice groundwater quality.

### Economy

- Encourage small scale tourism that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.

### Further strategic work

- Review the zoning of public owned land in Buffalo

#### 21.21-3

--/20--  
C--

### Dumbalk

Located in a dairying area and in relatively close proximity to three larger settlements, Dumbalk is a residential hamlet that is well-serviced in terms of commercial and community facilities. Dumbalk is in a ~~sensitive~~sensitive ~~potable~~potable water ~~supply~~supply catchment ~~area~~area and has reticulated water but lacks a reticulated sewerage system.

### Local area implementation

- Provide an attractive and safe residential environment and strengthen the economic future of Dumbalk.

### Settlement

- Ensure that any proposed use and development of land in Dumbalk is generally in accordance with the *Dumbalk Framework Plan* provided in clause 21.21-10.
- Ensure that development sites ~~is~~are capable of on-site wastewater treatment that does not prejudice groundwater quality.

### Further strategic work

- Review the zoning of public owned land in Dumbalk
- Review the zoning of rural zoned private land located within the Settlement Boundary

#### 21.21-4

--/20--  
C--

### Jumbunna

Historically a coal mining and railway settlement, Jumbunna is now a quiet residential and rural residential hamlet with a Victorian-era character. Jumbunna is bypassed by the main road between Korumburra and Wonthaggi. The hill country in and around the town has old and inappropriate subdivisions that are no longer appropriate for development require lot restructuring before any additional dwelling development can occur.

### Local area implementation

- Provide an attractive and safe residential environment in Jumbunna.

### Settlement

- Ensure that any proposed use and development of land in Jumbunna is generally in accordance with the *Jumbunna Framework Plan* provided in clause 21.21-10.
- Allow for dwellings on small lots in Cruickshank Road, Gooches Road, Hazel Road, Herring Lane, Lynn Street, Mcleans Road, Rees Road and Taveners Road, where the lot has been consolidated to comply with the Jumbunna Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

### Economy

- Identify the Town Centre as the preferred focus for commercial services and facilities

### Future strategic work

- Review and implement the recommendations of the *South Gippsland Heritage Study (2004)* in order to conserve and enhance the character of Jumbunna
- Review the zoning of rural zoned private land located within the Settlement Boundary

## 21.21-5

### Kongwak

--/20--  
C--

Kongwak is located in a foothills dairying area on the main road between Korumburra and Wonthaggi. It has relatively good community and recreation facilities and features a tourist-attracting weekend market and an historic former butter factory. Part of the town is susceptible to bushfire risk.

### Local area implementation

- Provide an attractive and safe residential environment and strengthen the economic future of Kongwak.

### Settlement

- Ensure that any proposed use and development of land in Kongwak is generally in accordance with the *Kongwak Framework Plan* provided in clause 21.21-10.

### Economy

- Identify the Town Centre of Kongwak as the preferred focus for commercial services and facilities
- Support tourism opportunities associated with Kongwak Market and the former Butter Factory

### Landscape and built form

- Conserve and enhance heritage places in recognition of their contribution to the overall image of Kongwak

### Further strategic work

- Review the zoning of public owned land in Kongwak
- Review the zoning of rural zoned private land located within the Settlement Boundary

- Review and implement the recommendations of the *South Gippsland Heritage Study (2004)* in order to conserve and enhance the character of Kongwak

**21.21-6**

--/120--  
C--

**Mirboo****Local area implementation**

- Provide an attractive and safe residential environment at Mirboo.

**Settlement**

- Ensure that any proposed use and development of land in Mirboo is generally in accordance with the *Mirboo Framework Plan* provided in clause 21.21-10.

**Further strategic work**

- Review zonings of public owned land in Mirboo

**21.21-7**

Was part of  
21.15-13  
17/11/2016  
C84  
--/120--  
C90

**Port Franklin**

Port Franklin is a residential fishing and port hamlet located adjacent to the Corner Inlet ~~RAMSAR~~ Ramsar wetlands and the Corner Inlet Marine and Coastal Park. It has recreation facilities and limited community facilities, and is close to the Great Southern Rail Trail at Bennison. Coastal climate change and susceptibility to inundation affect the fringes of the hamlet. The old Crown subdivision of Liverpool is located north west of the hamlet.

**Local area implementation**

- Provide an attractive and safe residential environment at Port Franklin.

**Settlement**

- Ensure that any proposed use and development of land in Port Franklin is generally in accordance with the *Port Franklin Framework Plan* provided in clause 21.21-10.
- Allow for rural dwellings on small Crown lots in Port Franklin Road (the historic Liverpool subdivision) where the lot has been consolidated to comply with the Port Franklin Road Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.
- Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.

**Economy**

- Encourage small-scale tourism within the Township Zone in Port Franklin that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.

**Landscape and built form**

- Preserve the rural landscape of the area around Port Franklin by consolidating land parcels in accordance with the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.
- Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of Port Franklin.

- Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.

### Infrastructure

- Discourage development in the absence of reticulated sewerage at Port Franklin.
- Support extension of reticulated sewerage to Port Franklin.

### Further strategic work

- Review the zoning of public owned land in Port Franklin
- Develop and implement urban design actions for the improvement of the visual image of Port Franklin

## 21.21-8 Ruby

--/20--  
C--

Ruby is a former railway hamlet with a small cluster of community facilities and rural residential houses in a rural zoning. It has close access to services at both Leongatha and Korumburra.

### Local area implementation

- Provide an attractive and safe residential environment at Ruby.

### Settlement

- Ensure that any proposed use and development of land in Ruby is generally in accordance with the *Ruby Framework Plan* provided in clause 21.21-10.

### Infrastructure

- Support development of infrastructure that provides access to any future rail trail developed on the former railway line.

## 21.21-9 Stony Creek

Was part of  
21.15-14  
28/08/2014  
C95  
--/20--  
C90

Stony Creek is a former railway hamlet with numerous Victorian-era buildings adjacent to the Great Southern Rail Trail. The hamlet is close to both the Stony Creek Racecourse and to the Meeniyah Wastewater Treatment Plant. Parts of the town are in a ~~sensitive-potable~~ water supply catchment and some parts are susceptible to bushfire risk, including an old Crown subdivision of small lots in Jacks Road on the west side of the former railway line.

### Local area implementation

- Provide an attractive and safe residential environment at Stony Creek.

### Settlement

- Ensure that any proposed use and development of land in Stony Creek is generally in accordance with the *Stony Creek Framework Plan* provided in clause 21.21-10.
- Discourage proliferation of rural dwellings on small Crown lots in Jacks Road where compliance with the relevant Jacks Road Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017* cannot be demonstrated.

### Landscape and built form

- Preserve the rural landscape of the area around Stony Creek by consolidating land parcels in accordance with the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

### Economy

- Promote equine related land uses between Stony Creek and Meeniyian
- Encourage small scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to the Stony Creek Racecourse, tourist routes and access to the Great Southern Rail Trail.

### Infrastructure

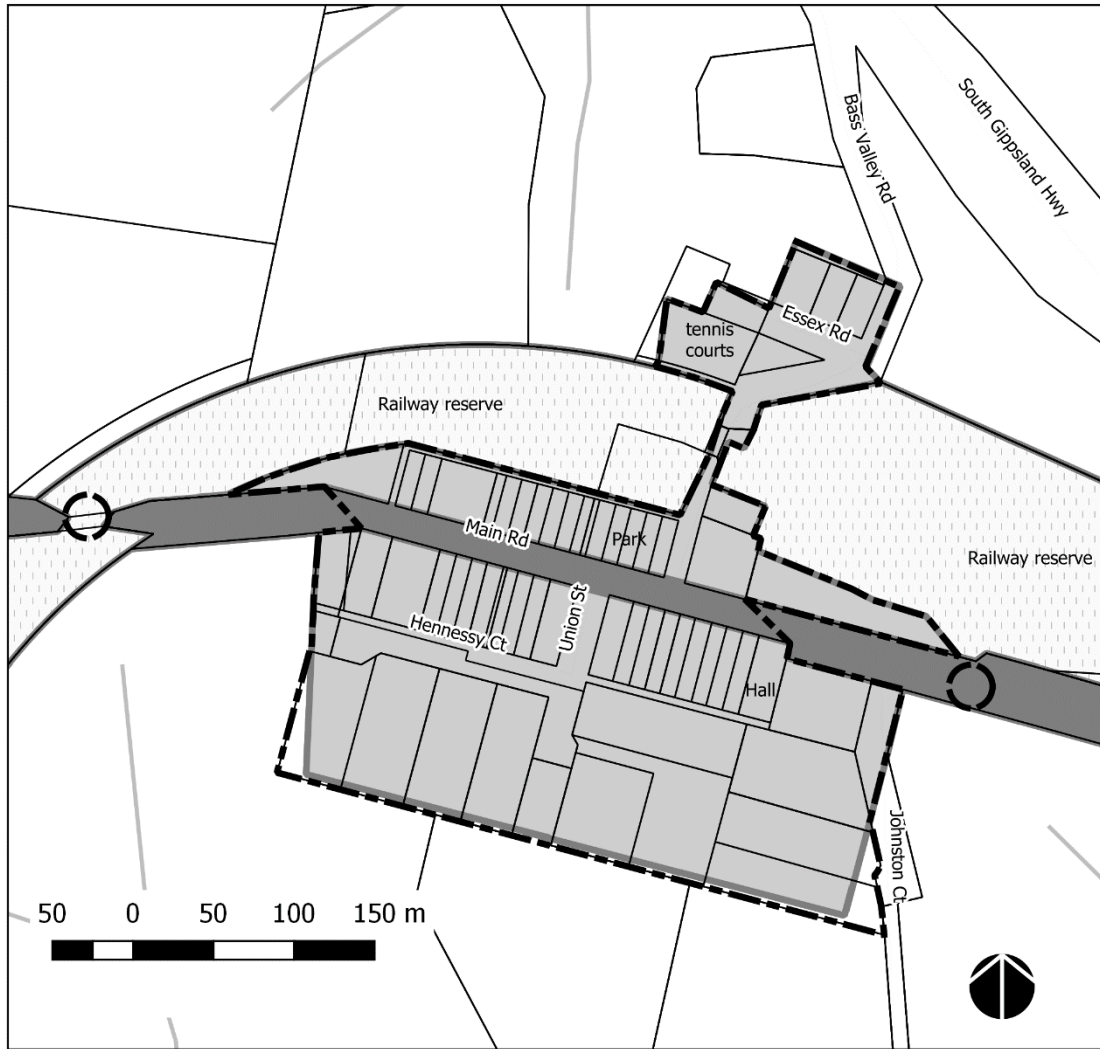
- Encourage the extension of reticulated sewerage to Stony Creek

### Further strategic work

- Review the zoning of public owned land in Stony Creek
- ~~Investigate rezoning~~ Review the zoning of rural zoned private land located within the Settlement Boundary ~~between Stony Creek township and racecourse to Low Density Residential Zone and Rural Living~~
- ~~Investigate formally closing the old alignment of the South Gippsland Highway—Stony Creek Road in Stony Creek~~
- ~~Investigate options to provide low cost reticulated sewerage to all small towns~~
- Review and implement the recommendations of the *South Gippsland Heritage Study (2004)* in order to conserve and enhance the character of Stony Creek

## 21.21-10 Hamlet Framework Plans

**Bena Framework Plan**

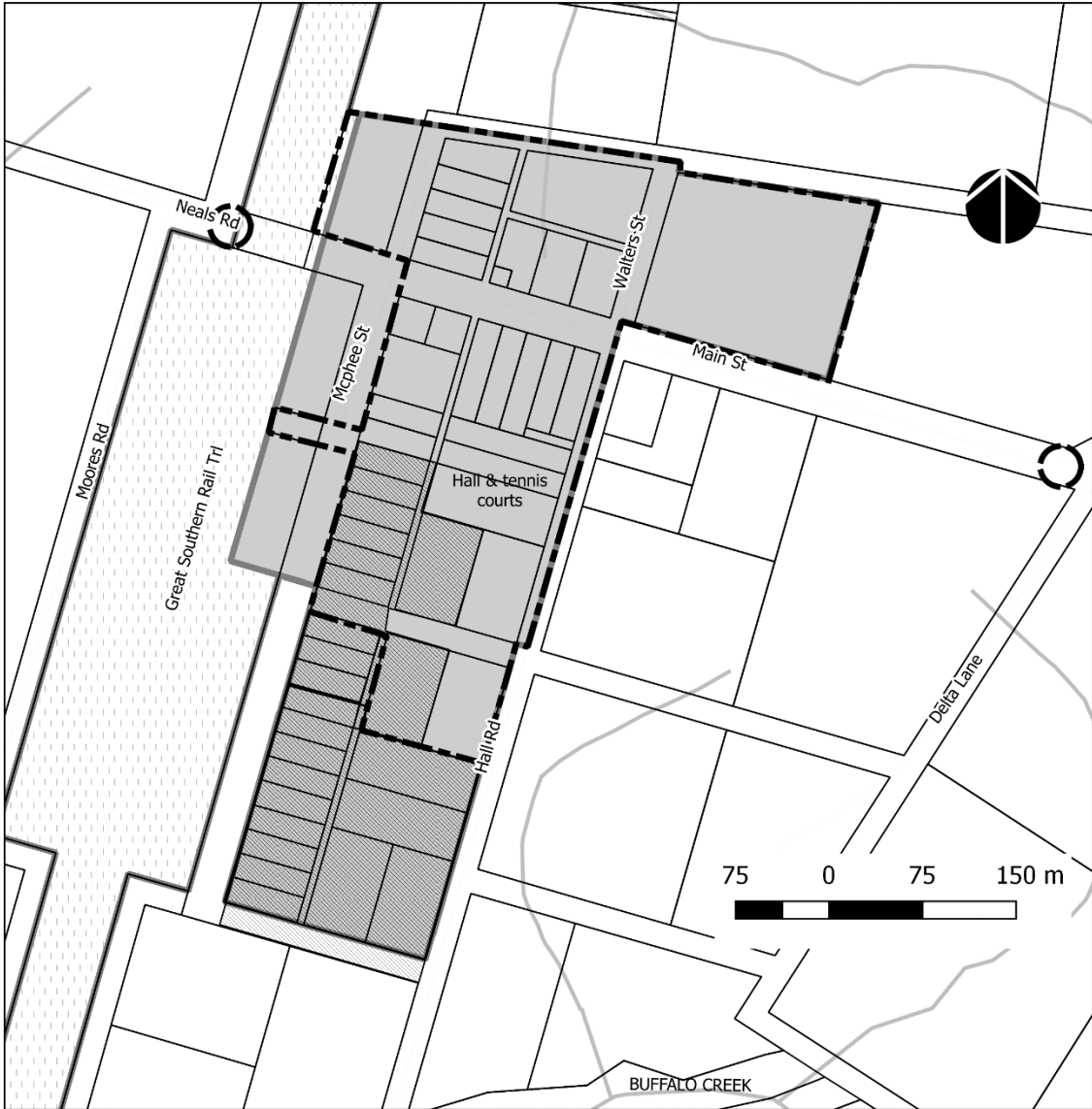


**Legend**








- |                     |                                   |             |
|---------------------|-----------------------------------|-------------|
| Settlement Boundary | Rural zoned land                  | Major route |
| Settlement Gateway  | Public use zoned land - transport | Watercourse |
| Urban zoned land    |                                   |             |



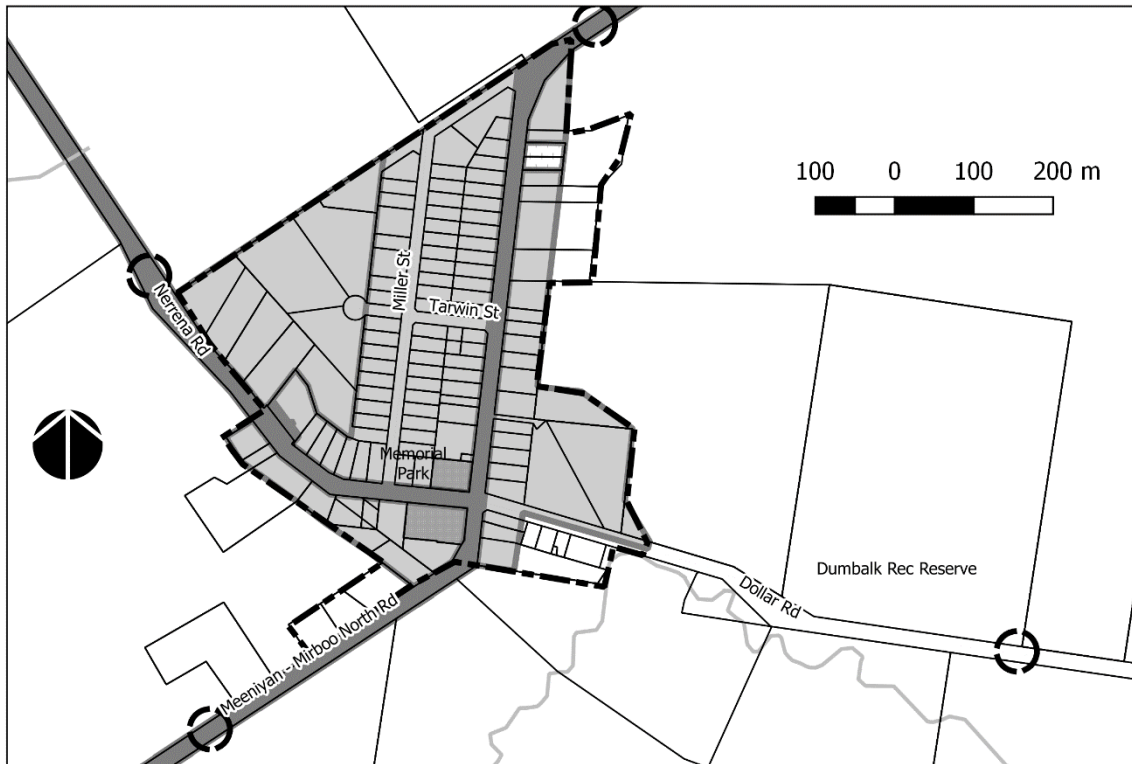
### Buffalo Framework Plan



### Legend

-  Settlement Boundary
-  Settlement Gateway
-  Restructure Area
-  Urban zoned land
-  Rural zoned land
-  Public zoned land - open space
-  Watercourse

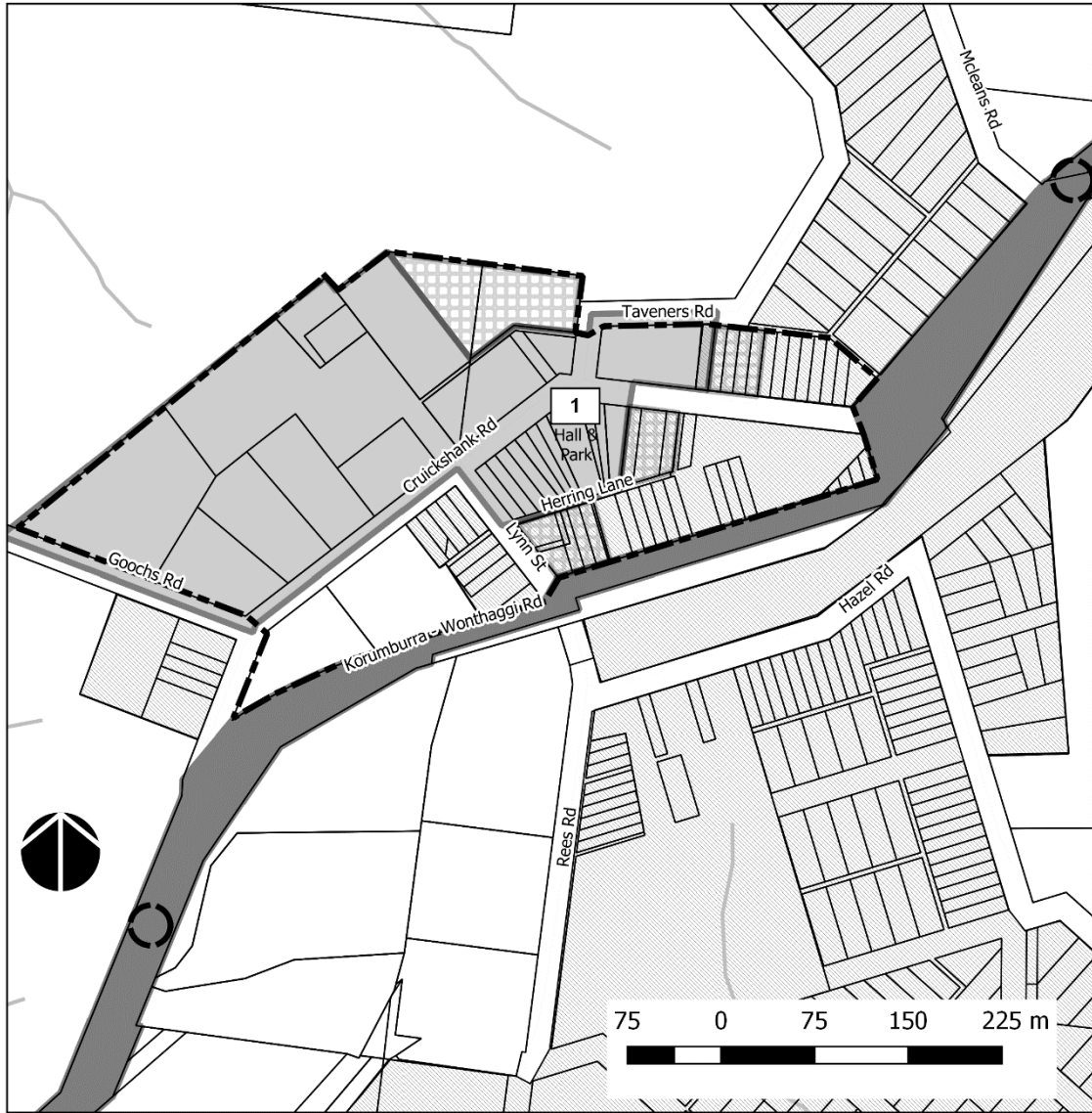
**Dumbalk Framework Plan**



**Legend**

- |                     |                               |             |
|---------------------|-------------------------------|-------------|
| Settlement Boundary | Urban zoned land              | Major route |
| Settlement Gateway  | Rural zoned land              | Watercourse |
| Town Centre         | Public zoned land - utilities |             |

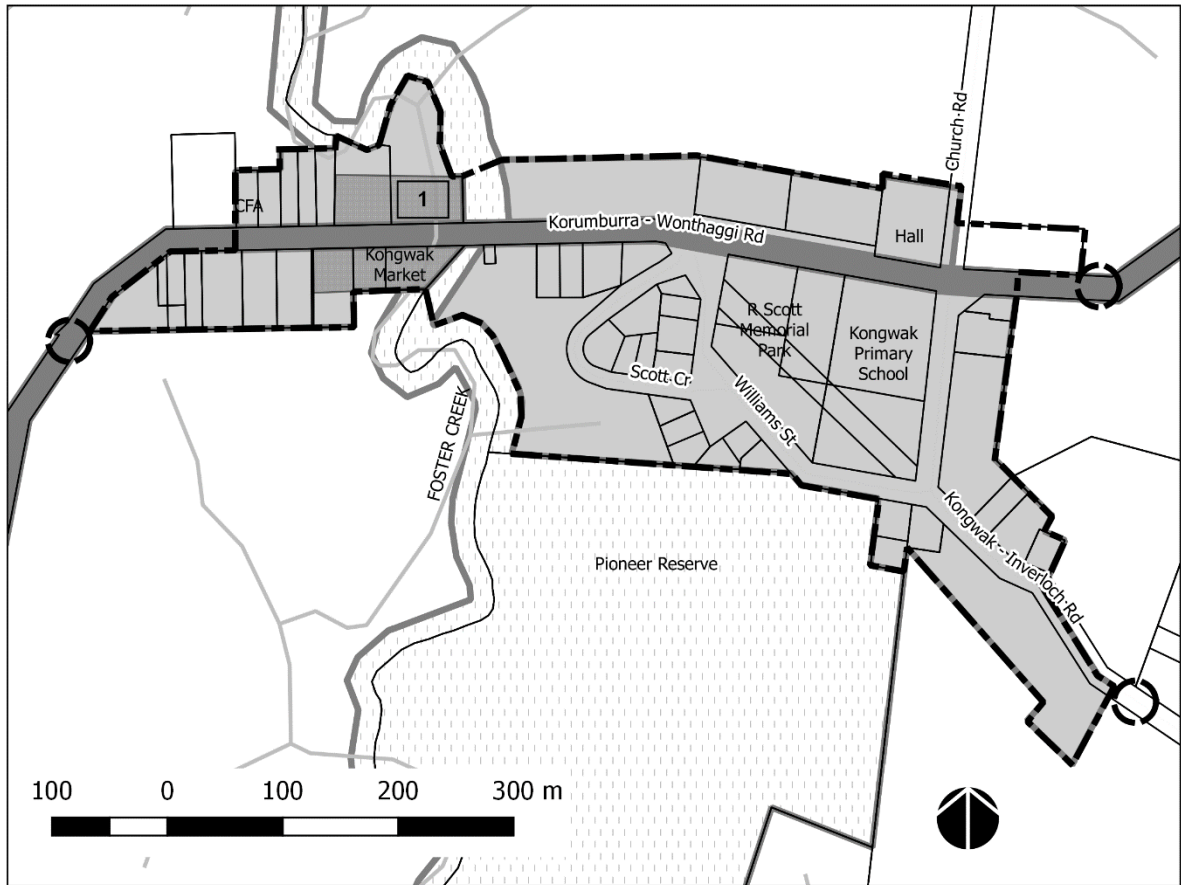
**Jumbunna Framework Plan**



**Legend**

- |                         |                  |                                      |
|-------------------------|------------------|--------------------------------------|
| Settlement Boundary     | Urban zoned land | <b>SUPPORT TOURISM OPPORTUNITIES</b> |
| Settlement Gateway      | Rural zoned land |                                      |
| Proposed Urban Rezoning | Major route      | <b>1</b> Jumbunna Market             |
| Restructure Area        | Watercourse      |                                      |

### Kongwak Framework Plan

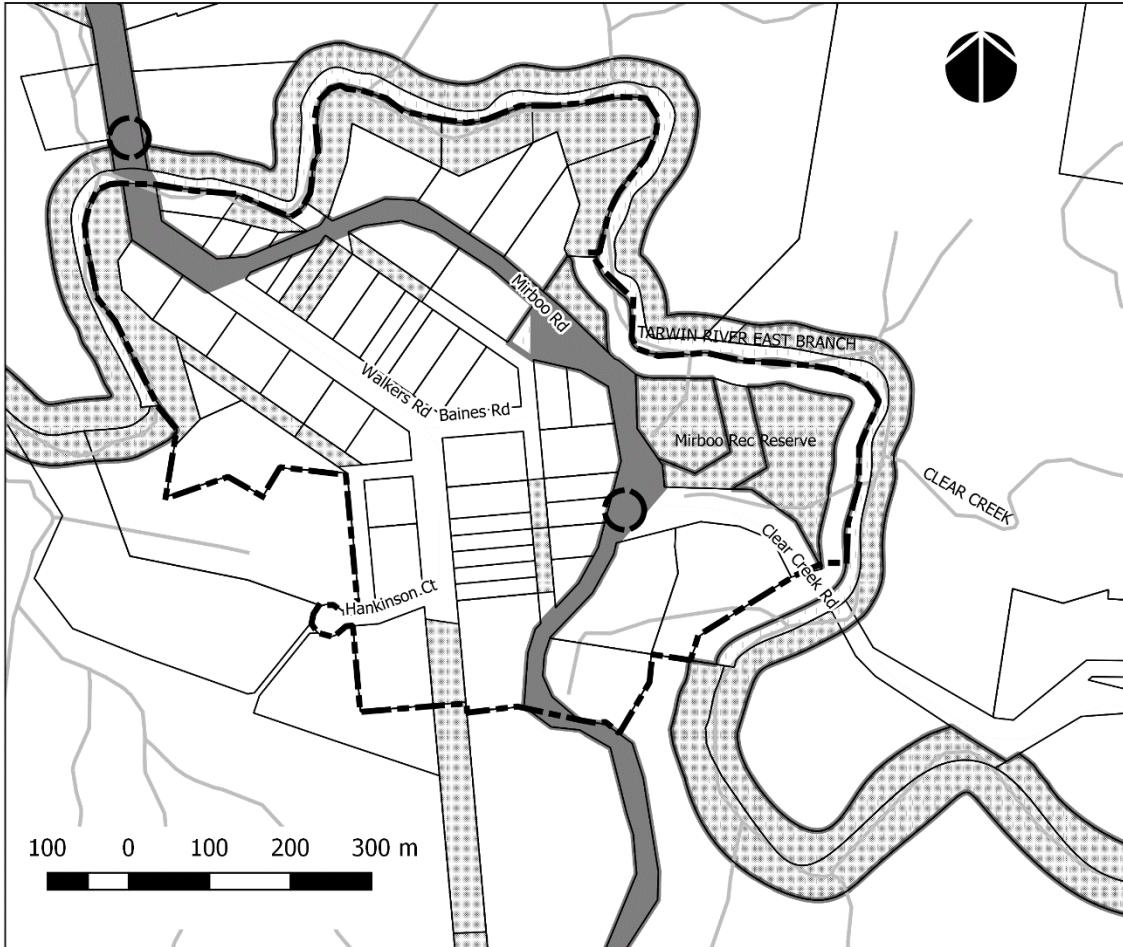


### Legend

- |                     |   |  |
|---------------------|---|--|
| Settlement Boundary | Rural zoned land                                | <b>SUPPORT TOURISM OPPORTUNITIES:</b>      |
| Settlement Gateway  | Public zoned land - open space and conservation |  |
| Town Centre         | Major route                                     |  |
| Urban zoned land    | Watercourse                                     | <b>1</b> Kongwak market and butter factory |



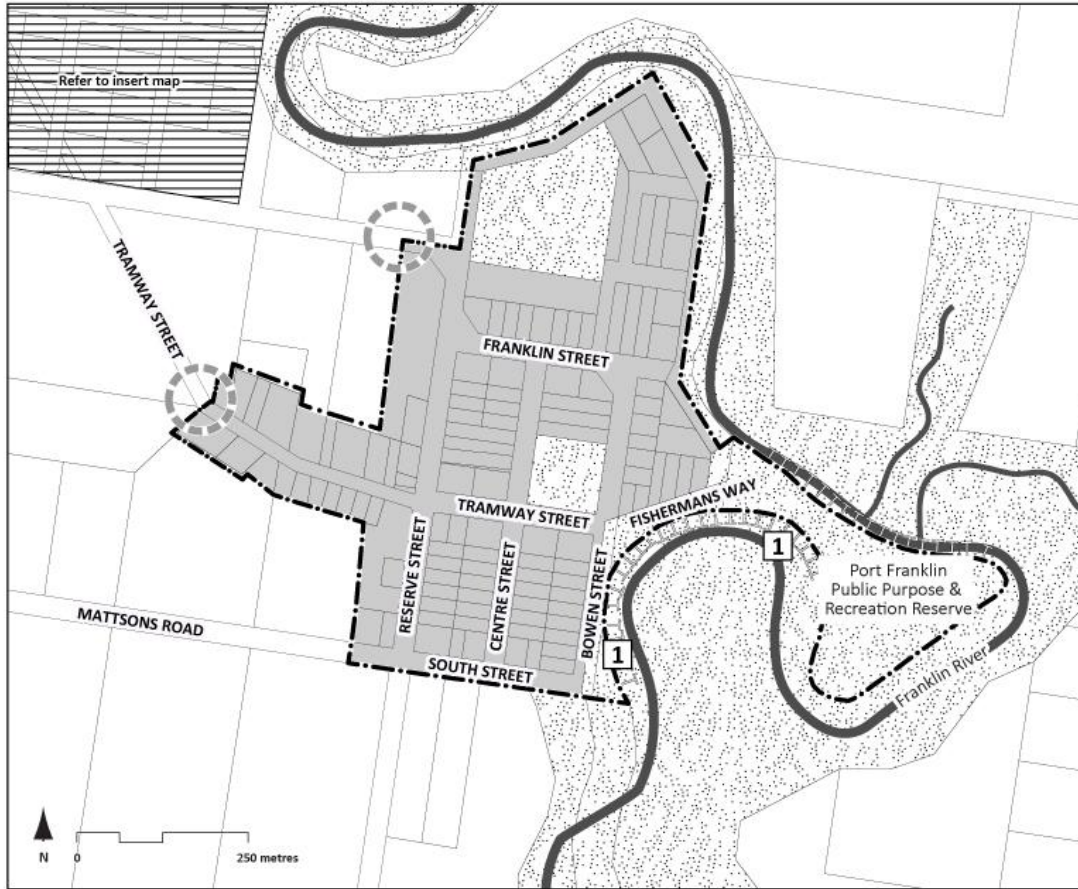
### Mirboo Framework Plan



### Legend

- |   |   |
|---|---|
| Settlement Boundary   | Public zoned land - open space and conservation |
| Settlement Gateway  | Major route                                     |
| Rezoning Investigation Area (Farming Zone to Rural Living Zone) | Public Land                                     |
| Rural zoned land  | Watercourse                                     |

Port Franklin Framework Plan

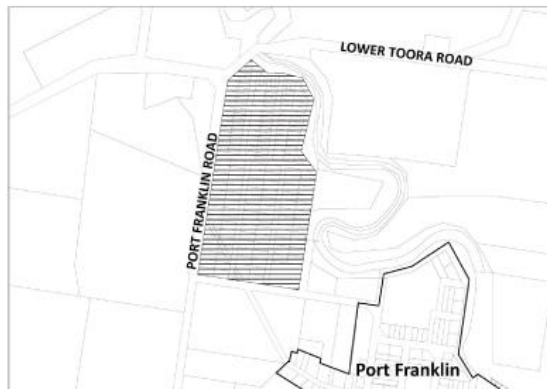


- Urban Zoned land
- Open Space / Public Use / Education & Environmental Areas
- Restructure Overlay Investigation Area
- Township Boundary
- Waterway
- Township Gateway

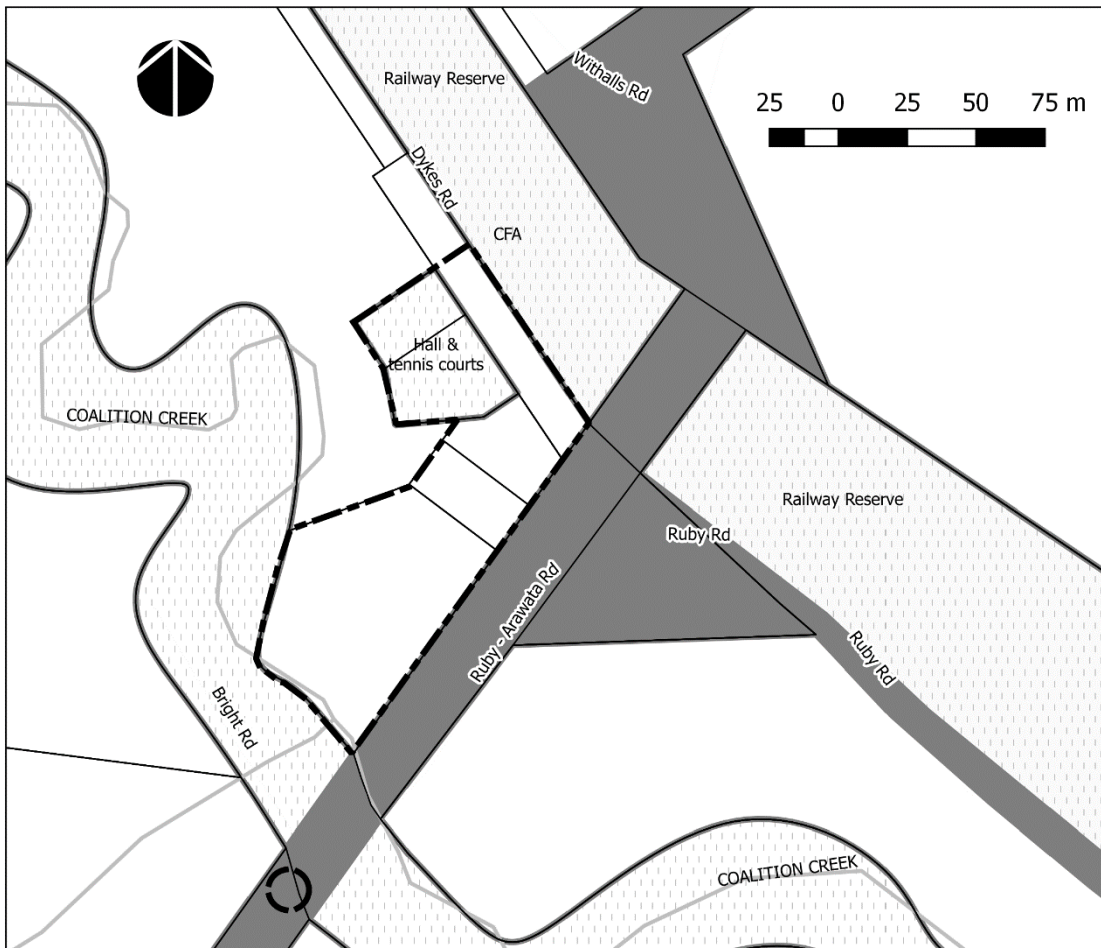
SUPPORT TOURISM OPPORTUNITIES:

- Bowen Street & Fishermans Way Precinct







INSERT MAP:



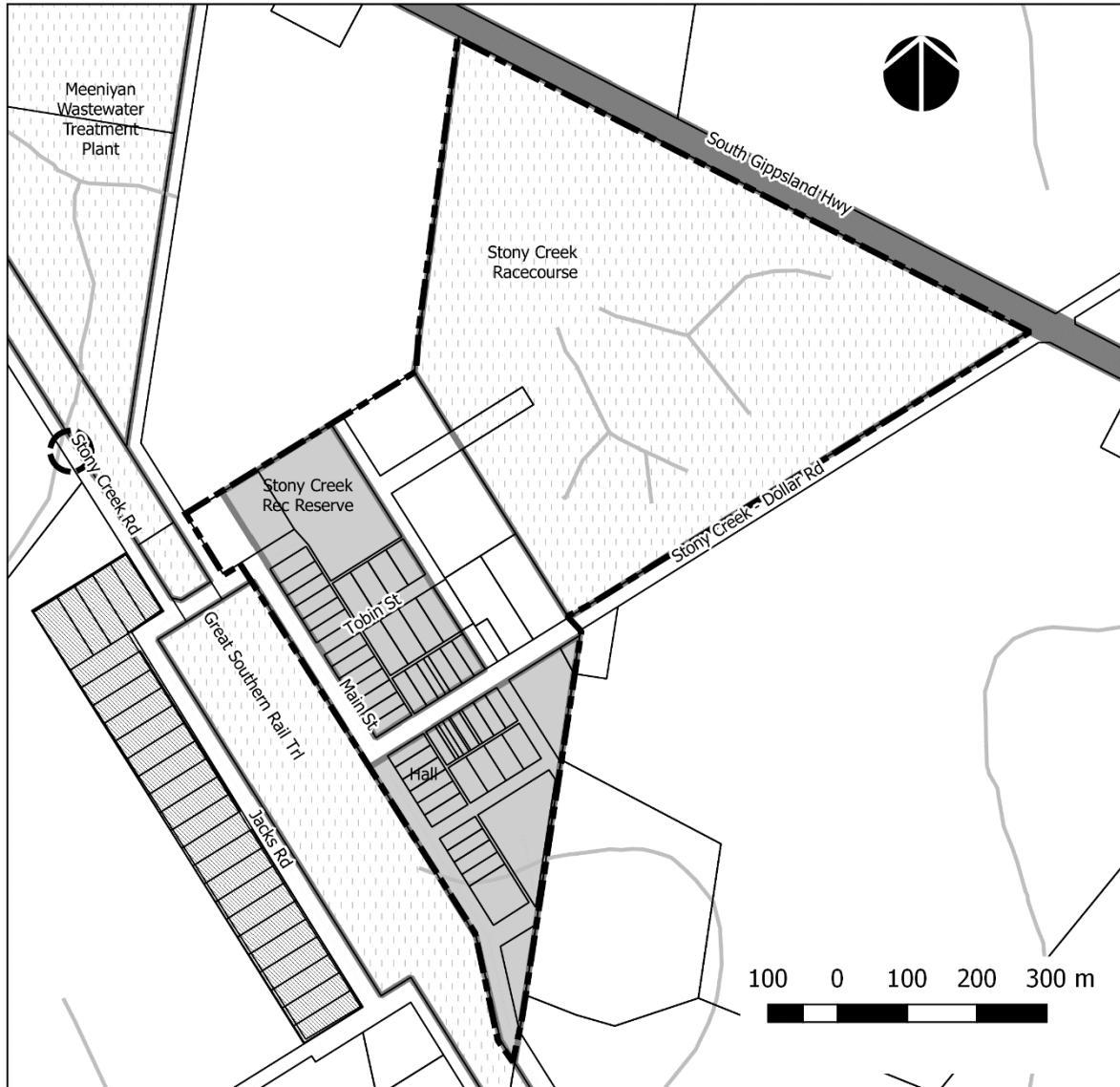
### Ruby Framework Plan



### Legend

- |   |  |
|---|--|
|  Settlement Boundary |  Public zoned land - community, open space and conservation |
|  Settlement Gateway  |  Major route  |
|  Rural zoned land    |  Watercourse  |

### Stony Creek Framework Plan



#### Legend

- |                     |  |                  |
|---------------------|--|------------------|
| Settlement Boundary | Urban zoned land                                       | Major route      |
| Settlement Gateway  | Rural zoned land                                       | Restructure area |
|                     | Public zoned land - open space or wastewater treatment | Watercourse      |



## 21.22 LOCALITIES – Agnes, Arawata, Darlimurla, Hedley, Kardella, Nerrena, Strzelecki and others

--/--/20--  
[Proposed](#)  
[C90](#)

Scattered across the Shire, the localities comprise clusters of housing located in rural areas on small rural allotments. Arawata and Kardella contain urban zoned land while the other localities have land in rural zones. The localities have minimal or no infrastructure or community facilities and are relatively isolated from higher level settlements. Some of the localities are affected by development constraints such as susceptibility to erosion, bushfire or inundation. Some localities have potential for small-scale tourism associated with local agricultural products, rail trails, rural landscapes and natural environments.

Council's vision is to contain growth within the settlement boundary of the respective localities and to strongly discourage expansion outside of the settlement boundaries. This is due to the lack of infrastructure and services, to protect agricultural, environmental and landscape values, and to reduce risks associated with environmental hazards.

### 21.22-1 Agnes

#### Local area implementation

- Ensure that any proposed use and development of land at Agnes is generally in accordance with the *Agnes Framework Plan* provided at clause 21.22-8

#### Economy

- Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Great Southern Rail Trail.

#### Landscape and built form

- Conserve and enhance the ~~sense of arrival at Agnes~~ 'sense of place' by encouraging sensitively designed and sited buildings and attractive landscaping treatments ~~in locations adjoining settlement gateways.~~

#### Further strategic work

- Review the zoning of land located between 5479 and 5483 South Gippsland Highway Agnes
- Develop and implement urban design actions for the improvement of the visual image of Agnes in accordance with the *Eastern District Urban Design Frameworks, January 2012*

### 21.22-2 Arawata

- Ensure that any proposed use and development of land at Arawata is generally in accordance with the *Arawata Framework Plan* provided at clause 21.22-8

#### Infrastructure

- Encourage multiple uses of community facilities to maximise efficient use of the asset.

#### Landscape and built form

- Conserve and enhance the sense of arrival at Arawata by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

### Environment

- Support protection and maintenance of Giant Gippsland Earthworm habitat and populations.

### Further strategic work

- Review the zoning of private lots located within the Settlement boundary that have a split zoning or a rural zoning.

## 21.22-3 Darlimurla

### Settlement

- Ensure that any proposed use and development of land at Darlimurla is generally in accordance with the *Darlimurla Framework Plan* at sub-clause 21.22-8
- Allow for rural dwellings on small Crown lots on Cornell Road Darlimurla where the lot has been consolidated to comply with the Cornell Road Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

### Economy

- Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Grand Ridge Rail Trail.

### Infrastructure

- Encourage multiple uses of community facilities to maximise efficient use of the asset.

### Landscape and built form

- Conserve and enhance the sense of arrival at Darlimurla by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
- Preserve the rural landscape of the area at Darlimurla by consolidating land parcels in accordance with the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.

## 21.22-4 Kardella

- Ensure that any proposed use and development of land at Kardella is generally in accordance with the *Kardella Framework Plan* provided at clause 21.22-8

### Landscape and built form

- Conserve and enhance the sense of arrival at Kardella by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

### Environment

- Support protection and maintenance of Giant Gippsland Earthworm habitat and populations.

### Further strategic work

- Review positioning of Road Zone Category 2 alignment of Kardella Rd at Kardella in consultation with VicRoads and VicTrack.
- Review the zoning of private lots located within the Settlement boundary that have a split zoning or a rural zoning.

#### **21.22-5 Nerrena**

- Ensure that any proposed use and development of land at Nerrena is generally in accordance with the *Nerrena Framework Plan* at sub-clause 21.22-8

#### **Infrastructure**

- Encourage multiple uses of community facilities to maximise efficient use of the asset.

#### **Landscape and built form**

- Conserve and enhance the ~~sense of arrival at Nerrena~~ 'sense of place' by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

#### **Further strategic work**

- Review zoning of public owned land

#### **21.22-6 Strzelecki**

- Ensure that any proposed use and development of land at Strzelecki is generally in accordance with the *Strzelecki Framework Plan* at sub-clause 21.22-8

#### **Infrastructure**

- Encourage multiple uses of community facilities to maximise efficient use of the asset.

#### **Landscape and built form**

- Conserve and enhance the ~~sense of arrival at Strzelecki~~ 'sense of place' by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.

#### **21.22-7 Other localities**

#### **Settlement**

- Provide an attractive and safe environment in the localities.
- Discourage development in areas susceptible to environmental hazards.

#### **Landscape and built form**

- Conserve and enhance the sense of arrival at locality settlements by encouraging sensitively designed and sited buildings and attractive landscaping treatments in locations adjoining settlement gateways.
- Promote ecologically sustainable and sympathetically designed and located development that complements the environmental, topographical and landscape values of the surrounding area.
- Conserve and enhance heritage places including Avenues of Honour in recognition of their contribution to the overall character of the settlement.

#### **Environment**

- Support protection ~~and maintenance~~ of Giant Gippsland Earthworm habitat and populations.
- Ensure that each development site is capable of on-site wastewater treatment and disposal that does not prejudice groundwater quality.

**Infrastructure**

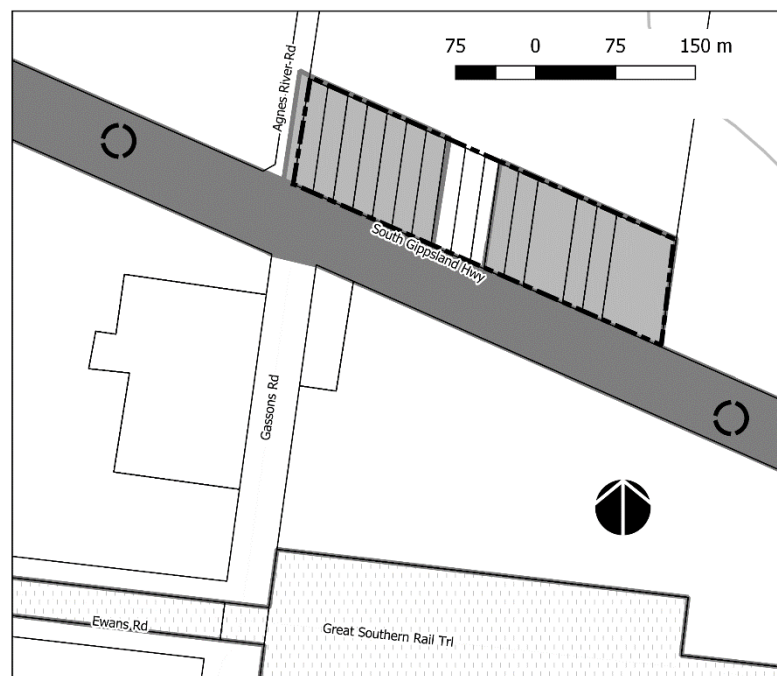
- Encourage multiple uses of community facilities to maximise efficient use of the asset.

**Further strategic work**

- Review and implement the recommendations of the *South Gippsland Heritage Study (2004)* in order to conserve and enhance the character of the localities, including identification of Avenues of Honour with heritage significance.
- Develop and implement urban design actions for the improvement of the visual image of the localities in accordance with the *Eastern District Urban Design Frameworks, January 2012* and the *South Gippsland Housing and Settlement Strategy, 2013*.

**21.22-8 Localities Framework Plans**

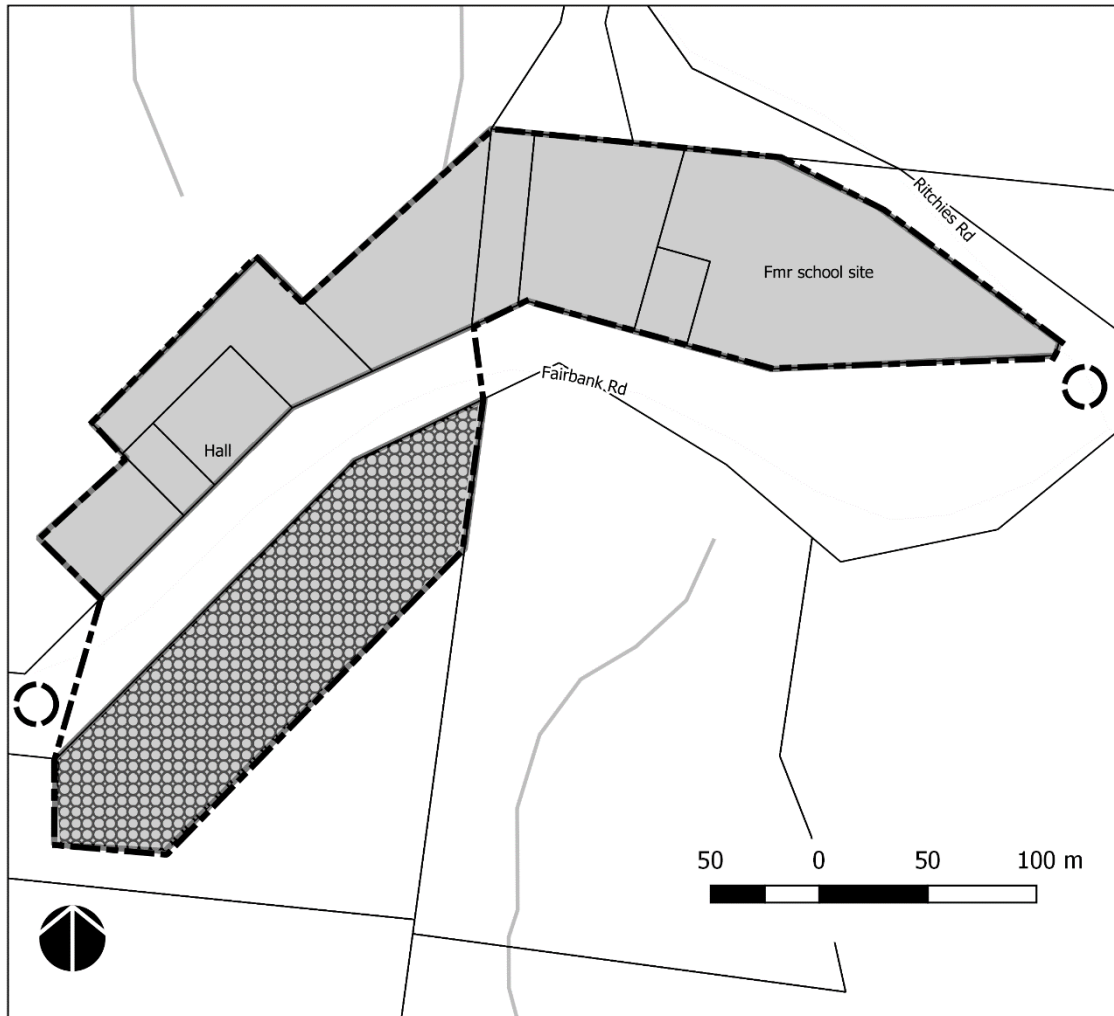
**Agnes Framework Plan**



**Legend**

- |                         |                                |
|-------------------------|--------------------------------|
| Settlement Boundary     | Public zoned land - recreation |
| Settlement Gateway      | Major route                    |
| Rural zoned land        | Watercourse                    |
| Rural Living zoned land |                                |

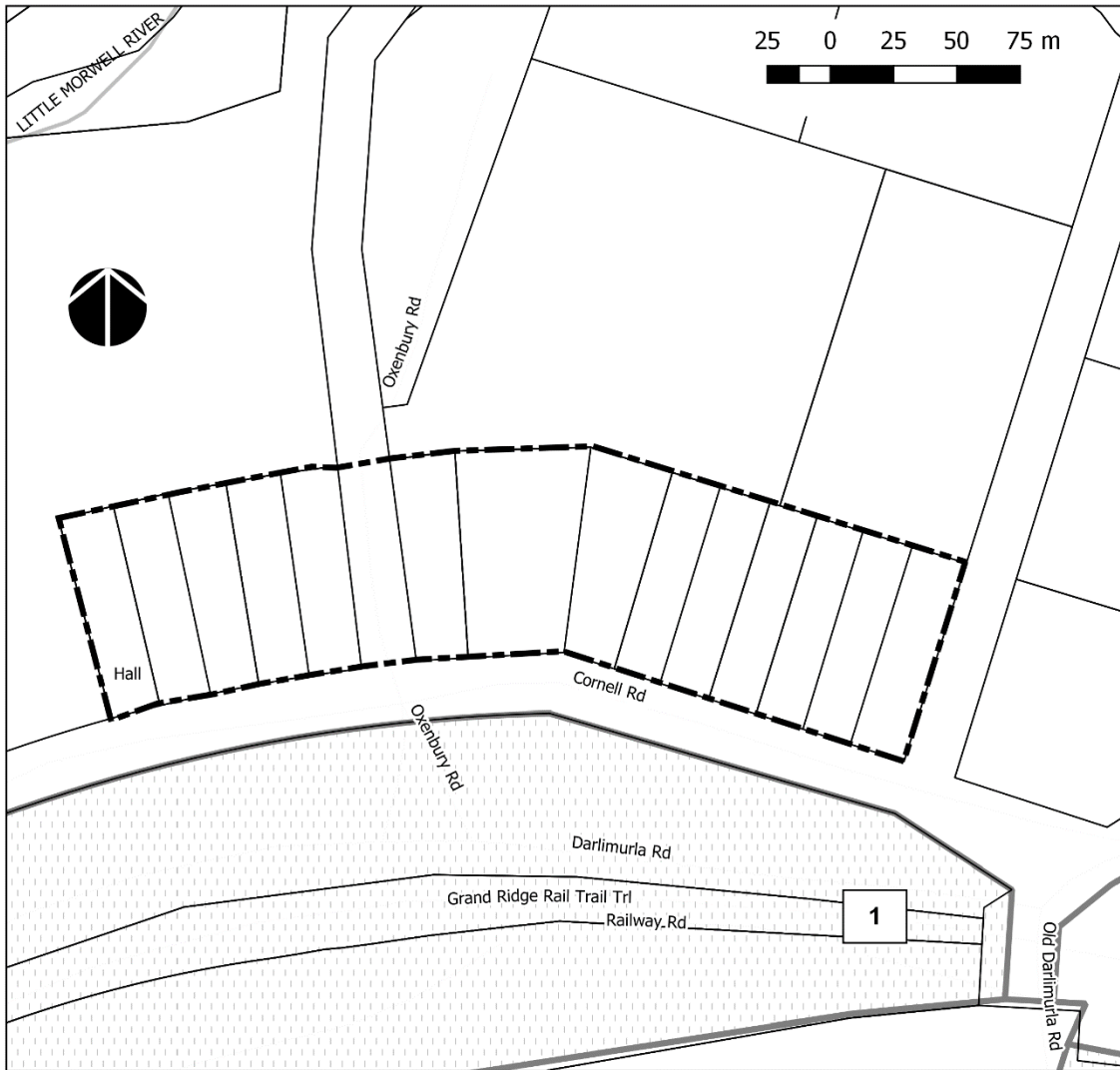
**Arawata Framework Plan**



**Legend**

- Settlement Boundary
- Settlement Gateway
- Rezoning Investigation Area (split zoning)
- Urban zoned land
- Rural zoned land
- Watercourse

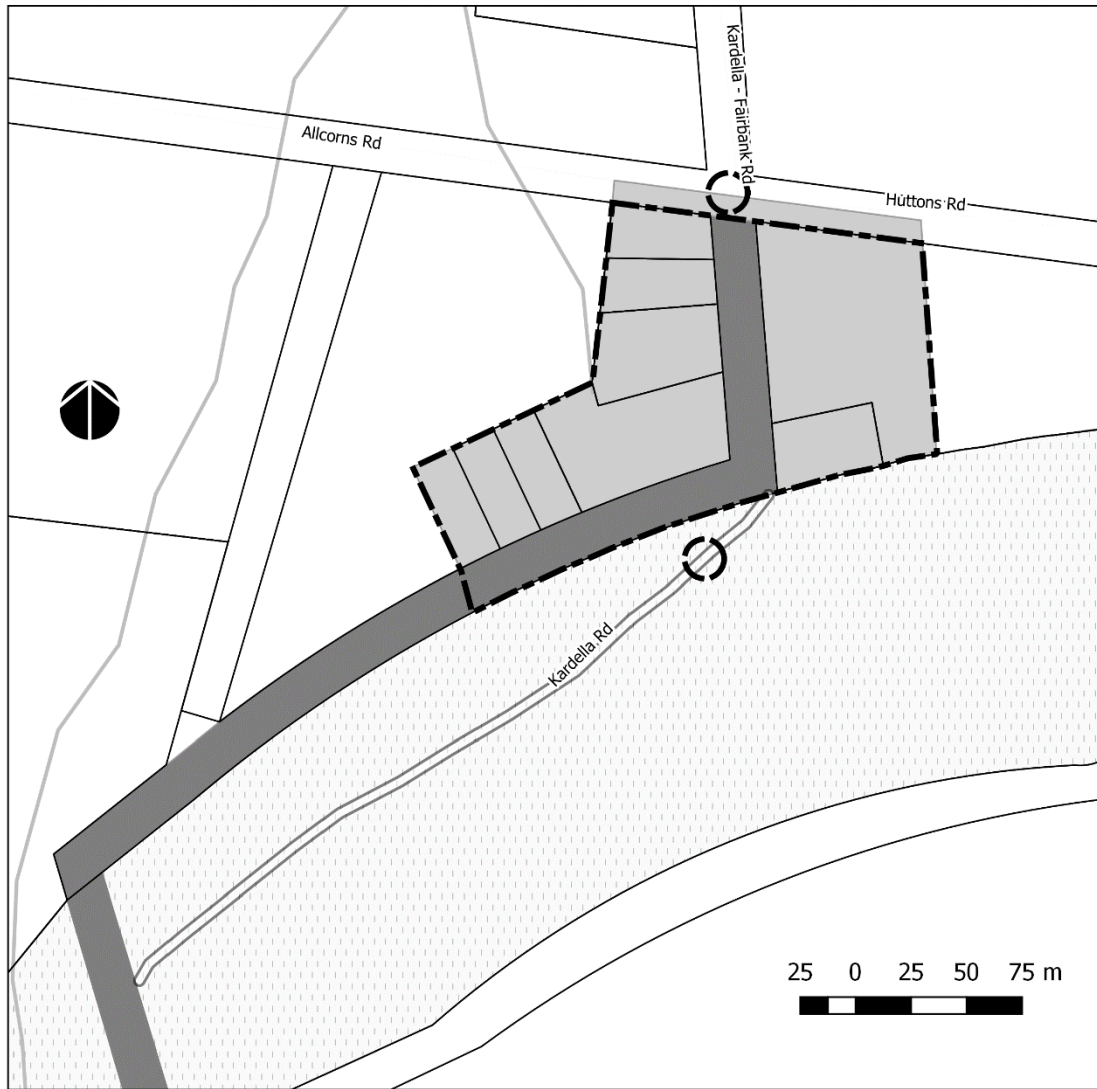
### Darlimurla Framework Plan



### Legend

- |                     |  |                                       |                        |
|---------------------|--|---------------------------------------|------------------------|
| Settlement Boundary | Public zoned land - conservation, open space | <b>SUPPORT TOURISM OPPORTUNITIES:</b> |                        |
| Settlement Gateway  | Municipal boundary                           |                                       | Grand Ridge Rail Trail |
| Rural zoned land    | Watercourse                                  |                                       |                        |

**Kardella Framework Plan**



**Legend**







- |                        |                               |             |
|------------------------|-------------------------------|-------------|
| Settlement Boundary    | Urban zoned land              | Major route |
| Settlement Gateway     | Rural zoned land              | Watercourse |
| Current road alignment | Public zoned land - transport |             |



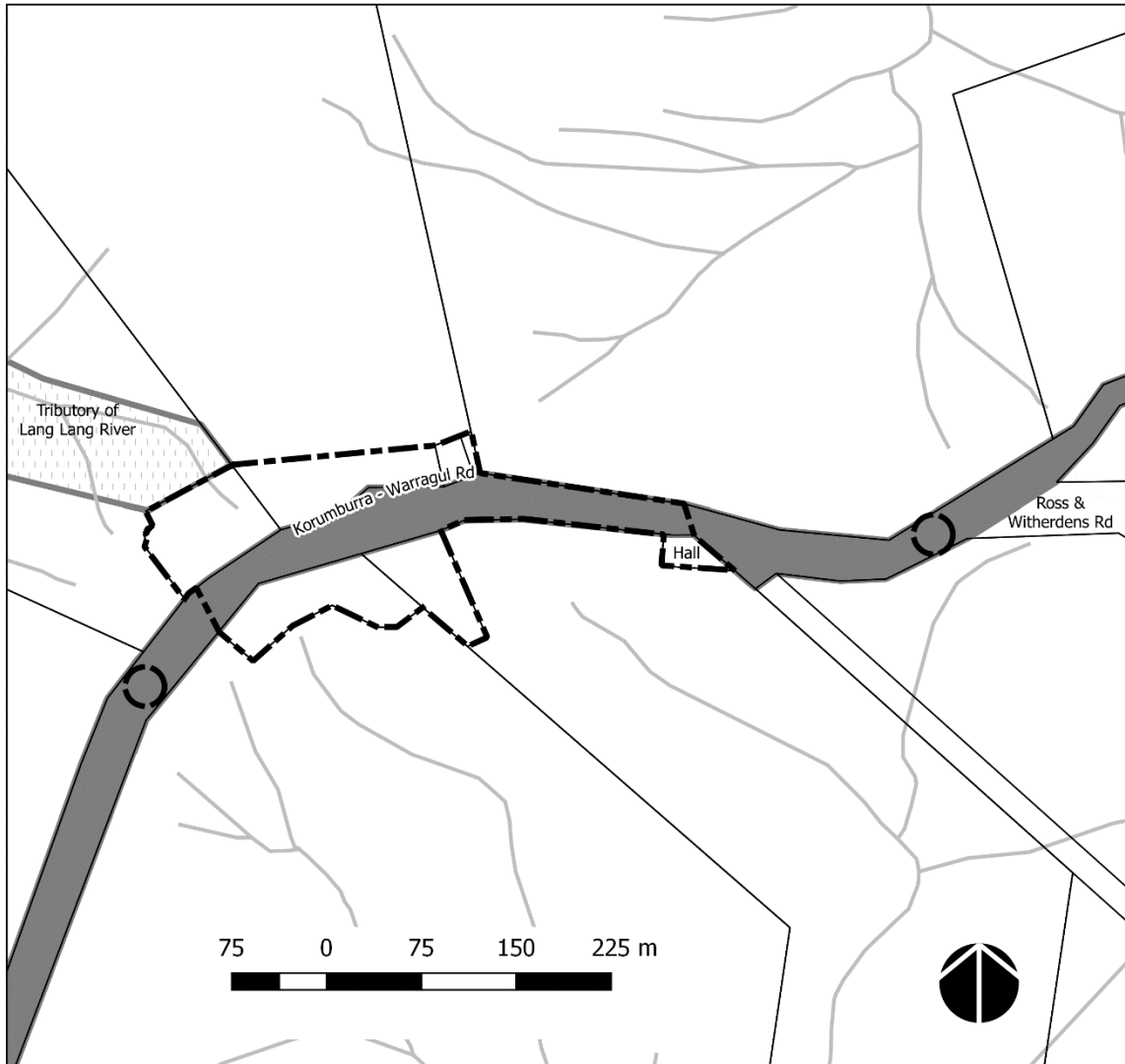
**Nerrena Framework Plan**



**Legend**

- |   |   |
|---|---|
|  Settlement Boundary |  Public zoned land<br>- recreation/community |
|  Settlement Gateway  |  Major route                                 |
|  Rural zoned land    |  Watercourse                                 |

**Strzelecki Framework Plan**



**Legend**

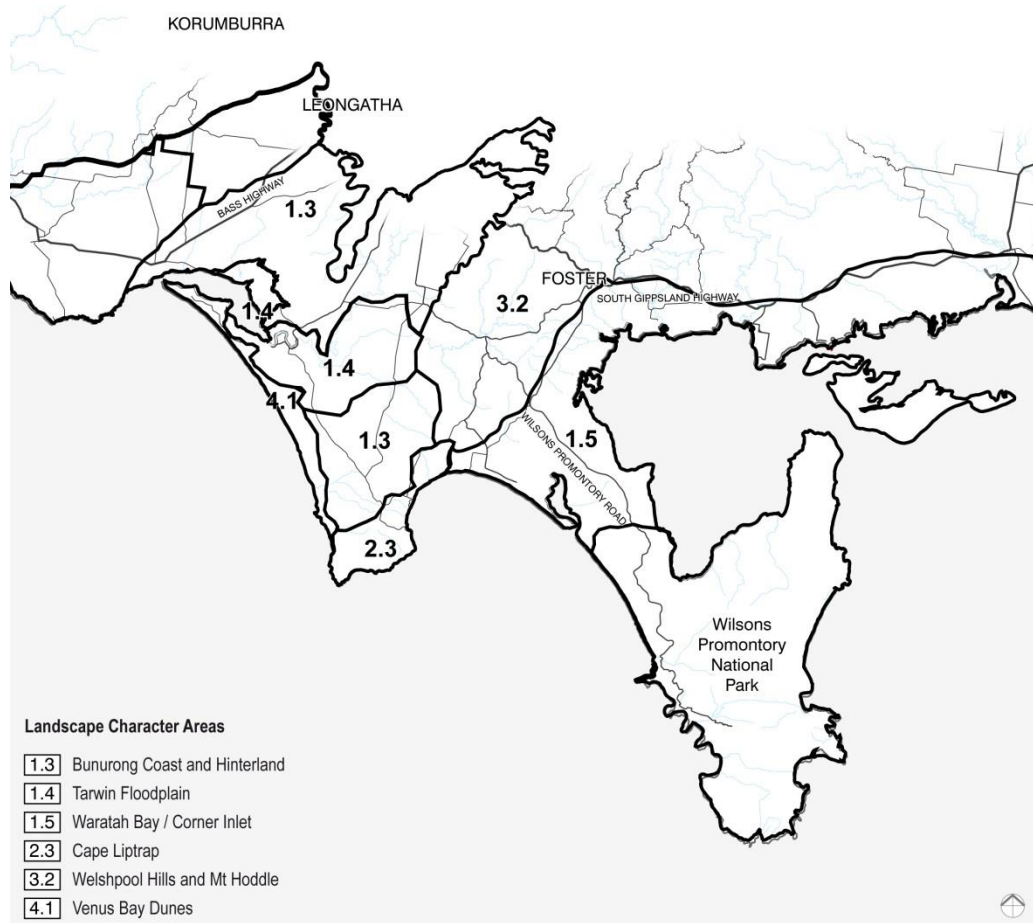
- |                     |                                  |
|---------------------|----------------------------------|
| Settlement Boundary | Public zoned land - conservation |
| Settlement Gateway  | Major route                      |
| Rural zoned land    | Watercourse                      |

## 21.23 LANDSCAPE CHARACTER AREAS

Was 21.15-15  
05/06/2014 C80  
Has been  
relocated.

--/--/20--  
Proposed C90

The *Coastal Spaces Landscape Assessment Study* (2006) assessed the coastal landscapes of the Shire and identified six perceptibly different Character Areas. These are shown on the Landscape Character Areas map and described in this Clause. Further detail, including Landscape Management Guidelines, is found in the *Coastal Spaces Landscape Assessment Study: South Gippsland Municipal Reference Document* (2006).



### Character Area 1.3 – Bunurong coast and hinterland

This area includes the diverse and rugged Bunurong coastline between Kilcunda and Inverloch in Bass Coast Shire, and a largely cleared, rolling pastoral hinterland extending inland to the Strzelecki Range and east to Cape Liptrap (including the Bald Hills) in South Gippsland Shire. Along the Bass Strait coast, high sand dunes, sea cliffs, rocky headlands, rock stacks and beaches are valued landscape features. The immediate hinterland is largely undeveloped and in part supports native heathy vegetation in coastal reserves. Further inland, open grazing land is interspersed with corridors of native vegetation (especially riparian reserves and at roadsides), exotic windbreaks, farmhouses and settlements.

#### Landscape and built form

- Retain clear views of the coastal dunes, cliffs and formations from coastal areas coastal roads

- Maintain the dominance of the natural landscape along the coastline, on hill slopes visible from main roads and settlements and prominent slopes adjoining Anderson Inlet
- Protect and enhance the character of the near-coastal hinterland by encouraging the progressive revegetation of rural land adjoining coastal reserves, and by siting developments at long setback distances from the coast and out of view of key viewing locations
- Maintain extensive rural character outside settlements by siting new development long distances apart, back from roads and amongst vegetation, and siting large-scale built development within or close to existing built areas to avoid dominance of built form over the open pastoral hinterland

#### **Character Area 1.4 – Tarwin Floodplain**

This area comprises a wetland environment with very flat topography surrounding the Tarwin River Estuary and part of Anderson Inlet, primarily used for agricultural purposes. The area extends inland to include the flood plains of the Bald Hill Creek and Fish Creek and their confluence with the Tarwin River. Open views are experienced throughout owing to lack of topographic and vegetative screening.

##### **Landscape and built form**

- Protect locally significant views and vistas which contribute to the character of the Area, particularly expansive, open out views between Tarwin Lower and Venus Bay, and open views across Anderson Inlet
- Protect the flats between Townsend Bluff and Tarwin Lower from visually dominant development
- Retain the sense of uncluttered openness throughout the Character Area
- Where development on the flats cannot be avoided, use low scale building forms and appropriate materials and colours that are not highly visible, particularly from main road corridors

#### **Character Area 1.5 – Waratah Bay/Corner Inlet**

This low-lying, flat area covers a long stretch of varied coastline at the gateway to Wilsons Promontory. The area exhibits a strong and open rural character wedged between the dramatic topographies of the lower Strzelecki Range and Wilsons Promontory. Scenic coastal landforms and extensive views to the Promontory provide valued visual links to natural landscapes. To the north, the Strzelecki Range and Mount Hoddle form the boundary and create prominent landscape features adjoining the flat plains. Low density development is scattered throughout, with several small lifestyle settlements on the coast and medium sized rural towns in the east.

##### **Landscape and built form**

- Protect the rural character and views that create a scenic ‘gateway’ to Wilsons Promontory (especially along Foster – Promontory Road), by restricting linear urban sprawl or the cluttering of built development
- Ensure that long stretches of the coastal strip remain free of development of any kind
- Reduce the visibility of buildings or structures, within the coastal strip, outside settlements

- Carefully manage development at the Corner Inlet coastal edge to retain intact natural coastal character by restricting heights of dwellings, controlling colours and clustering development at already developed centres (e.g. Port Welshpool)
- Contain linear residential expansion of Waratah Bay along access road and avoid exposure of built form above low dunes
- Minimise clutter of built elements throughout hinterland areas to protect the rural character

### **Character Area 2.3 – Cape Liptrap**

This elevated area consists of a broad rocky headland with a flat undulating plateau creating a unique landscape unit extending from Cape Liptrap to the township of Waratah Bay. Natural landscape features include rugged coastal cliffs. Beaches are scenic and valued elements of the area and intact coastal vegetation communities dominate the few small settlements that occur along the Waratah Bay edge. Historic built elements including Cape Liptrap Lighthouse and limestone kilns at Walkerville add character to the wild natural landscapes.

#### **Landscape and built form**

- Maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout Cape Liptrap
- Preserve the landscape setting for landmarks or features of cultural heritage significance, such as the Cape Liptrap Lighthouse and limestone kilns at Walkerville
- Control the design and siting of development in Walkerville / Walkerville South by:
  - minimising visual intrusion of development into public use areas on the beach
  - maintaining continuous indigenous vegetation canopy
  - reducing distant visibility through the use of darker colours / non-reflective materials)
- Ensure development on private land adjoining the coast is set back from the cliff top / coast so as to retain a dominant natural character and views to coastal and near-coastal hinterland features

### **Character Area 3.2 – Welshpool hills and Mount Hoddle**

This hilly area stretches from Waratah Bay almost to Yarram and is part of the Strzelecki Range landform that extends inland to Warragul and west to the Bass Hills. The southern edge rises sharply from flat coastal plains forming the topographic ‘amphitheatre’ setting to Corner Inlet. Mount Hoddle and the Welshpool Hills are prominent and regionally significant landforms that are highly visible backdrops to coastal and coastal hinterland areas from Yarram to Waratah Bay, while Mount Hoddle is visible as far west as Tarwin Lower and Venus Bay. Much of the area has a cultural landscape quality of cleared land and exotic vegetation and there is a distinct absence of built elements in prominent locations, with the exception of a large wind energy facility in the hills above Toora.

#### **Landscape and built form**

- Ensure ridge tops and visually prominent hill faces are largely kept free of development, particularly slopes visible from the coast and coastal hinterland such as between Mount Hoddle and the municipal boundary with Wellington Shire.
- Encourage development to be tucked into in the inland rolling topography and away from prominent viewing locations and skylines

- Ensure large scale infrastructure is sited out of the coastal viewshed wherever possible and away from prominent locations

#### **Character Area 4.1 – Venus Bay dunes**

Extending from Point Smythe at the mouth of Anderson Inlet almost to Cape Liptrap, this area contains large coastal dune landforms extending for up to one kilometre inland. A large portion of the area is reserved as part of Cape Liptrap Coastal Park and, with the exception of the sprawling settlement of Venus Bay in the north, is undeveloped. South of Venus Bay, the area is largely inaccessible except by four-wheel drive. The high dunes are a background landscape feature to the inland agricultural plains for much of the length of the area.

#### **Landscape and built form**

- Retain the natural and undeveloped character of the Bass Strait coastal edge by avoiding buildings and structures outside the settlements
- Enhance the dominant vegetated character of the Venus Bay Peninsula as viewed from Anderson Inlet
- Ensure buildings are integrated with their surroundings by using darker colours and landscaping around dwellings to minimise contrast and distant visibility, particularly on the eastern edge of the Character Area

## 21.24 REFERENCE DOCUMENTS

Was 21.16  
47/44/2016 Has  
been listed  
alphabetically &  
errors fixed

C84

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme. Decision-makers should use these for background research only. Material in these documents that potentially provides policy guidance on decision-making but which is not specifically referred to by the Scheme, should not be given any weight.

- *Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006)*
- *Coastal Spaces Landscape Assessment Study, State Overview Report (2006)*
- *Domestic Wastewater Management Plan 2016-2020 (South Gippsland Shire Council)*
- *Draft Guidelines for the Assessment of Heritage Planning Applications (Heritage Victoria, 2000)*
- *Foster Structure Plan, (2008)*
- *Gippsland Regional Waste Management Plan (Gippsland Regional Waste Management Group, 1999) (as amended)*
- *Healthy by Design ®, A guide to planning environments for active living in Victoria, Melbourne: National Heart Foundation of Australia, updated June 2012 (as amended), National Heart Foundation of Australia (Victoria Division)*
- *Infrastructure Design Manual (version 4, March 2013)( as amended)*
- *Korumburra Structure Plan (June 2014) (as amended)*
- *Korumburra Town Centre Car Parking Strategy, June 2013*
- *Korumburra Town Centre Framework Plan Economic Assessment, March 2013*
- *Korumburra Town Centre Framework Plan: Framework Report, October 2013*
- *Korumburra Milk Processing Plant Buffer Assessment (Burra Foods) November 2014*
- *Leongatha CBD Parking Strategy (2013) (as amended)*
- *Leongatha Industrial Land Supply Study (2013) (as amended)*
- *Leongatha Structure Plan, (2008)*
- *Livable Housing Design Guidelines (2012)*
- *Loch Urban Design Framework (2005)*
- *Mirboo North Structure Plan, (2004)*
- *Nyora Structure Plan*
- *Regional Sand Extraction Strategy: Lang Lang to Grantville (1996, Department of Infrastructure)*
- *Rural Tourism Development Strategy (2009)*
- *Safer Design Guidelines for Victoria 2005*
- *Sandy Point Urban Design Framework: Settlement Background Paper (2006)*
- *South Gippsland Eastern District Urban Design Frameworks January 2012 (as amended)*
- *South Gippsland Heritage Study (2004)*
- *South Gippsland Housing and Settlement Strategy, 2013 (as amended)*
- *South Gippsland Municipal Public Health and Wellbeing Plan (as amended)*
- *South Gippsland Open Space Strategy 2007 (as amended)*
- *South Gippsland Recreation Strategy, (2007, as amended)*
- *South Gippsland Rural Land Use Strategy, (2011)*



- *South Gippsland Shire Council Paths and Trails Strategy (2010) (as amended)*
- *South Gippsland Shire Council Siting and Design Guide – Dwellings and associated buildings in the Rural Activity and Farming Zones*
- *South Gippsland Shire Heritage Study Amendment C92 Heritage Citations April 2014*
- *Tarwin Lower Urban Design Framework: Settlement Background Paper (2006)*
- *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (1999)*
- *Tourist Signing Guidelines – Information for Tourism Businesses (VicRoads, 2009) (as amended)*
- *Venus Bay Urban Design Framework: Settlement Background Paper (2006)*
- *Waratah Bay Urban Design Framework: Settlement Background Paper (2006)*
- *Water Supply Catchment Development and Land Use Guidelines (South Gippsland Water, 2012)*

## 22.05 RURAL DWELLINGS

05/06/2014  
C80  
~~11/1/20~~  
C114

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 Restructure Plans in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017 resolve the issue of multiple inappropriate sized lots in rural areas by encouraging consolidation into larger and more appropriately-sized 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 where the agricultural use of the land does not require the presence of a land manager
- To ensure that old and inappropriate subdivisions located in the Farming Zone are consolidated in accordance with approved Restructure Plans in the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017.
- To ensure that the development of dwellings on rural land does not prejudice existing agricultural activities on surrounding land
- To ensure that agricultural land is maintained for the cost-effective production of food and raw materials

- To retain the open farmed landscape as the defining visual characteristic of the Shire
- To ensure the cost-effective servicing of towns and communities across the Shire by avoiding the impacts of a dispersed population base
- To provide a consistent basis for considering planning permit applications for the use and development of dwellings in rural areas

## Policy

### Development of dwellings on lots in association with or without Agriculture

The use and development of dwellings where not genuinely required for the ongoing operation of a commercial agricultural activity can have adverse implications on agricultural output through the conversion of land to residential or hobby-farm use. Applications will therefore require substantial demonstration that any new dwelling on a lot of over 4.1 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)
- 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 and inappropriate subdivisions**

It is policy that a permit may be granted for the use and development of land for a dwelling under Section 2 of the Table of uses to Clause 35.07-1 if compliance with a Restructure Plan in the Incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017* can be demonstrated.

~~▪ lot is within an historic Crown township or settlement. This includes the following Farming Zone areas:~~

~~**Welshpool/Hedley**~~

~~▪ Port Franklin~~

~~—Hoddle~~

~~—Whitelaw~~

~~—Newcastle~~

~~—Bennison~~

~~—Jeetho~~

~~—Jumbunna~~

~~—Outtrim~~

### **Application Requirements**

An application for a dwelling must include:

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

### **Policy reference**

*South Gippsland Rural Land Use Strategy, 2011*

### **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***~~

**22.06 RURAL SUBDIVISION**05/06/2014  
C80 C90

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

- 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 townships inappropriate 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~~ 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

#### **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~~

## 22.07 RURAL ACTIVITY ZONE

05/06/2014  
C80  
~~C90~~  
C90

This policy applies to all land within the Rural Activity Zone

### Policy Basis

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

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

The Restructure Plans in the Incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017* resolve the issue of multiple inappropriate sized lots in the Rural Activity Zone by encouraging consolidation into larger and more appropriately-sized lots.

### Policy Objectives

- To promote and encourage a diverse range of agricultural activities
- To promote and encourage tourism use and development that is compatible with agricultural production and the environmental attributes of the area
- To ensure that old and inappropriate subdivisions located in the Rural Activity Zone are consolidated in accordance with Restructure Plans in the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017*.
- To discourage uses that can be reasonably accommodated in an urban zone
- To protect the rural character of the Shire by minimising the visual intrusion of new buildings on the natural landscape
- To encourage the retention of productive agricultural land
- To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture

### Policy

#### Land Use

It is policy that:

The following land uses are encouraged in the RAZ if decision guidelines in the RAZ and this local policy are met:

- Agriculture
- Leisure and recreation

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

The following uses are discouraged in the RAZ:

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

### **RAZ Dwellings**

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

Dwellings on lots over 4.1 hectares will be considered in the RAZ based on the decision guidelines of the Zone:

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses
- Dwellings in association with Extensive Animal Husbandry (grazing), and calf rearing, on lots between 4.1 and 40 hectares will not be supported

It is policy that:

When considering a permit application for the construction of a dwelling, the landowner is required to enter into an agreement under section 173 of the Act to prevent the subdivision of the lot containing the dwelling

### **Development of lots in old and inappropriate subdivisions**

It is policy that a permit may be granted for the use and development of land for a dwelling under Section 2 of the Table of uses to Clause 35.07-1 if compliance with a Restructure Plan in the Incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017* can be demonstrated.

### RAZ Subdivision

#### *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
  - 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 49 hectares created by consolidation or other subdivision process not requiring a planning permit, and historic lots on former inappropriate Crown settlements and townships, may not be used for this purpose

A permit that approves the excision of an existing dwelling by re-subdivision where the balance (remaining) lot is less than 40 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 should 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 lot

#### **Application Requirements**

An application to subdivide land must include:

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

#### **Policy Decision Guidelines**

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

All applications for use or development should be:

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

#### **Policy reference**

*South Gippsland Rural Land Use Strategy, 2011*

#### **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 (as amended)~~*

*Planning and Environment Act 1987*

## **SOUTH GIPPSLAND PLANNING SCHEME**

### **AMENDMENT C90**

#### **EXPLANATORY REPORT**

#### **Who is the planning authority?**

This amendment has been prepared by the **South Gippsland Shire Council** which is the planning authority for this amendment.

The Amendment has been made at the request of **Council**.

#### **Land affected by the Amendment**

The Amendment applies to land in all settlements in South Gippsland Shire. However the amendment particularly affects lands in old and inappropriate subdivisions.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

#### **What the amendment does**

The Amendment implements the key recommendations of the *South Gippsland Housing and Settlement Strategy September 2013* by introducing changes to the Municipal Strategic Statement and Local Planning Policies. The Amendment also applies the Restructure Overlay and Restructure Plans to old and inappropriate subdivisions, and makes some zoning and procedural changes.

The Amendment proposes to make the following changes to the South Gippsland Planning Scheme:

- Amend the Municipal Strategic Statement at Clauses 21.01 - 21.06, 21.08 – 21.12 and 22.05 – 22.06 to include policies recommended by the *South Gippsland Housing and Settlement Strategy 2013* and to make procedural corrections.
- Amend the Municipal Strategic Statement by inserting new Clauses 21.15 to 21.23 to implement the settlement hierarchy recommended by the *South Gippsland Housing and Settlement Strategy 2013*. Existing Clause 21.15 Local Areas is updated to become clauses 21.15-21.23, and clause 21.16 is renumbered as Clause 21.24.
- Amend Clauses 22.05 and 22.06 to update policy on rural dwellings and rural subdivision in relation to historic subdivisions being restructured, and to correct procedural errors.
- Amend the Schedule to Clause 45.05 to insert details of the revised and new Restructure Plans for Restructure Overlays 1- 21
- Amend the Schedule to Clause 52.03 to add the Restructure Overlay areas to the Specific Sites and Exclusions particular provision and to delete a redundant area at 176 Simons Lane Leongatha;
- Amend the Schedule to Clause 61.03 to include reference to mapping of the Restructure Overlay;
- Amend the Schedule to Clause 81.01 to insert incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire July 2017* and to delete an expired incorporated document *176 Simons Lane Leongatha, November 2013*.

- Rezone land at 14 and 24 Lynn Street, 6 and 12 Herring Lane and 30 and 37 Cruickshank Road Jumbunna from Farming Zone to Township Zone and delete the Environmental Significance Overlay 5 (Areas susceptible to erosion) for applying planning controls suited to urban use land within the Jumbunna Framework Plan settlement boundary and to remove a split zoning.
- Rezone land at 2-20 Black Avenue Venus Bay from Commercial 1 Zone to Township Zone, apply the Restructure Overlay, the Design and Development Overlay 5 and the Environmental Significance Overlay 7 (Coastal Settlements) and delete the Environmental Significance Overlay 3 (Coastal Settlements) to implement the Venus Bay Framework Plan policies.
- Delete parts of Restructure Overlays 1 and 2 at Venus Bay as the conditions to create Restructure Lots according to the Restructure Plans have been completed.
- Apply the Restructure Overlay to old and inappropriate subdivisions at Bennison, Buffalo, Darlimurla, Dollar, Hedley (2), Hoddle, Jeetho, Jumbunna, Meeniyan West, Newcastle, Outtrim, Port Franklin, Port Welshpool, Stony Creek, Tarwin, Toora Coastal Area, Venus Bay and Whitelaw.
- Delete application of some sections of Road Closure Overlay (RXO) at and near Rees Road and the Korumburra-Wonthaggi Road Jumbunna on grounds of redundancy (road reserve has been closed) or need to retain the road reserve for access.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The Amendment is required to make changes to the planning scheme to implement the widely consulted and evidence-based *Housing and Settlement Strategy September 2013*, which Council adopted on 25 September 2013. The Amendment particularly sets out a clear process to resolve the issues associated with multiple small, vacant lots in old and inappropriate subdivisions in rural areas. The Amendment consequently helps Council to plan for current and future needs of its communities and anticipated population growth in a manner that promotes safe and attractive settlements, maintains agricultural, environmental and landscape values, and supports efficient provision of community facilities and service infrastructure.

The Amendment enables Council's implementation of State Planning Policy Framework strategy at Sub-clause 14.01-1 to restructure inappropriate subdivisions on productive agricultural land and at Sub-clause 15.01-2 to emphasise Framework Plans.

### **How does the Amendment implement the objectives of planning in Victoria?**

The proposed amendment implements the objectives set out in section 4 of the Act.

The objectives of planning in Victoria are:

- a) To provide for the fair, orderly, economic and sustainable use and development of land.
- b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- e) To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.



- f) To facilitate development in accordance with the objectives set out in the points above.
- g) To balance the present and future interests of all Victorians.

The implementation of the key policies of the *South Gippsland Housing and Settlement Strategy 2013* meets objectives a), b), c), e), f) and g) by inserting Framework Plans identifying settlement areas preferred for growth, infill or no growth on the basis of environmental, social and resource factors, as well as improving policies for housing and settlement development.

The applications of the Restructure Overlay and the related Restructure Plans will meet objectives (a) and (f) as the Amendment will result in a more transparent and certain decision-making framework for the old and inappropriate subdivisions in the municipality.

### **How does the Amendment address any environmental, social and economic effects?**

#### *Environmental effects*

The Amendment is expected to have a positive environmental effect as the settlement framework plans, restructure plans and policies have taken environmental constraints such as susceptibility to inundation, erosion, bushfire risks, sensitive water catchments, Giant Gippsland Earthworm habitat, coastal conservation and climate change processes, and areas of environmental and landscape significance into consideration when applying settlement and restructure overlay boundaries and configuring restructure lots.

#### *Social and Economic effects*

The Amendment is anticipated to have positive social and economic effects for the municipality by enabling efficient service and infrastructure provision for settlements relevant to their role and capacity, by providing certainty and a direction for development in the old and inappropriate subdivisions. The revised policies apply the principles of the *Livable Housing Design Guidelines*, the *Domestic Wastewater Management Plan 2016-2020* and the *South Gippsland Shire Council Siting and Design Guide – Dwellings and associated buildings in the Rural Activity and Farming Zones* and introduces them as reference documents to the Planning Scheme. The Amendment inserts policies to support provision of housing suitable for special needs and changing household needs

### **Does the Amendment address relevant bushfire risk?**

Bushfire risk is one of the environmental constraints that were taken into consideration in:

- Determining which settlements are capable of population growth
- Definition of settlement boundaries in the Framework Plans; and
- Limiting the amount of development potential of the old and inappropriate subdivisions.

The views of the Country Fire Authority were taken into account in development of the *Housing and Settlement Strategy*.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment has been prepared having regard to Ministers Direction No. 1 – *Potentially Contaminated Land*, 11 – *Strategic Assessment of Amendments* and 13 - *Managing Coastal Hazards and the Coastal Impacts of Climate Change*. The Amendment is consistent with the updated *Ministerial Direction on The Form and Content of Planning Schemes* under Section 7(5) of the Act. The proposed amendment will have regard to Ministerial Direction No. 15 - *The Planning Scheme Amendment Process* which sets timeframes for completing steps in the planning scheme amendment process.

## **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment supports the State Planning Policy Framework consistent with the following Clauses:

### **Clause 11 Settlement**

The proposed amendment is consistent with Clause 11 which states *'planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure'*.

The proposed amendment is consistent with the strategy relating to the Gippsland regional growth at clause 11.08 which seeks to *support the continuing role of towns and small settlements in providing services to their districts, recognising relationship and dependencies to larger towns*. The Amendment is also consistent with the strategies relating to supporting agricultural productivity, the fishing industry, tourism and ecological values.

The Amendment's settlement hierarchy and policies for Leongatha and Korumburra respectively implement the South Gippsland component of the Regional Victoria Settlement Framework.

### **Clause 12 Environmental and Landscape Values**

Clause 12 contains strategies to protect coastal areas and ensure development is appropriate, including consideration of *"impacts of any change in land-use or development that may affect the biodiversity value of adjoining national parks and conservation reserves or nationally and internationally significant sites including wetlands and wetland wildlife habitat...designated under... (the Ramsar Convention); the Victorian Coastal Strategy, and providing "clear direction for the future sustainable use of the coast"*.

The Amendment is consistent with Clause 12 by:

- Defining settlement boundaries for the coastal villages to prevent expansion into the rural landscape buffers and areas of high conservation value;
- Limiting development in the Restructure Areas at Bennison, Hedley (2), Port Franklin, Port Welshpool and Toora Coastal Area which drain to the Corner Inlet (Ramsar Convention) wetlands.
- Limiting development and applying rural dwelling design and siting principles to Restructure Areas to minimise landscape impacts.

### **Clause 13 Environmental Risks**

Clause 13 nominates that planning should adopt a best practice environmental management and risk management approach in seeking to avoid or minimise environmental hazards and degradation. Planning should also identify and manage the potential for the environment, and environmental changes to impact upon the economic, environmental or social well-being of society.

The delineation of settlement boundaries and configuration of restructure lots was based on a risk management approach. Requirements for development of dwellings in the Restructure Areas includes (as appropriate) environmental assessment and ability to access and locate dwellings on restructure lots safely from hazards such as erosion and inundation. Some Restructure Lots have been defined as 'no development' due to difficulty in sufficiently minimising bushfire risk.

### **Clause 14 Natural Resource Management**

Clause 14.01 prioritises protection of agricultural land as a resource in several ways, including *"Where inappropriate subdivisions exist on productive agricultural land, priority should be given by planning authorities to their re-structure."*

South Gippsland Shire contains agricultural land which is of state and perhaps national strategic significance in terms of the dairy production and dairy product manufacturing.

Agricultural land in the Shire also benefits from good rainfall, which is of increasing importance due to climate change. One of the prime aims of the Amendment is to protect productive farmland from encroachment of rural residential development and from land use conflicts, both by defining settlement boundaries and applying 19 new Restructure Plans. The configuration of Restructure Lots and requirements of the incorporated document seek to protect agricultural activity.

The Amendment proposes to rezone and review zoning of a minimum land within existing small settlement urban areas from Farming Zone to Township Zone, so that agricultural land would not be encroached upon.

Clause 14.02-1 Catchment planning and management and Clause 14.02-2 Water quality, emphasise objectives of protecting water quality, potable water catchments, waterways and the marine environment.

The Amendment addresses these policies by restricting settlement development in sensitive catchments that drain to potable water supplies, Cornet Inlet or Andersons Inlet.

### **Clause 16 Housing**

The Amendment is the result of implementation of the Clause 16 strategy "*Demonstrate need and identify locations for rural residential development through a housing and settlement strategy*".

New policies contained in the Amendment support diversity of housing choices including social housing and age-appropriate accommodation choices as well as higher density in walking distance of the town where appropriate, and encourages sustainable design.

Clause 16.02 requires development in rural areas to protect agriculture and ensure housing is focused towards existing settlements where community infrastructure and services are provided.

The Amendment's new settlement policies and Framework Plans, combined with the Restructure Plans, aim to achieve this.

### **Clause 17 Economic Development**

The Amendment supports Clause 17 by identifying and consolidating commercial activity in the Framework Plans relevant to the function of the settlement. Marine-related economic activity is identified in the policies for Port Welshpool and Port Franklin. Tourism is consistently encouraged across the Shire's settlements in association with to nature-based and environmental attractions, local agricultural produce, the arts and rail trails. Provision of 15 years supply of industrial land is supported.

### **Clause 19 Infrastructure**

Clause 19 states that planning for growth and redevelopment should ensure the provision of social and physical infrastructure in an efficient, equitable, accessible and timely manner and recognise social needs by providing land for a range of community resources.

The Amendment inserts a settlement hierarchy and 16 new settlement Framework Plans supporting this approach, with growth supported in settlements locations where such efficiency is maximized. The Restructure Plans enable very limited development of areas unsuitable for development to their full subdivision potential, partly due to lack of, or inefficiencies of, service provision.

### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Amendment strengthens the Municipal Strategic Statement and Local Planning Policy Framework by:

- Making procedural corrections and clarifications as required
- Applying a hierarchy to the municipality's settlements by categorising them into described levels of function, service, infrastructure and environmental setting at Clause 21.05.

- Improving the strategy at Clause 21.08 applying to development of houses in old Crown township areas
- Encouraging expanded considerations for sustainable design, siting and diversity in housing at Clause 21.10
- Updating economic development policy at Clause 21.11 in association with the Housing and Settlement Strategy recommendations
- Simplifying the layout of Local Areas, Reference documents and Landscape Character Areas at Clause 21.15 by dividing the clause into smaller related portions from Clauses 21.15 through to 21.24.
- Introducing Framework Plans and associated policies for additional settlements while respecting their unique identities, and grouping like levels of settlement together, as detailed in Clauses 21.15 through to 21.22.
- Clarifying the Rural Dwellings policy at Clause 22.05 regarding development potential in old and inappropriate subdivisions.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The Amendment is making proper use of the Victoria Planning Provisions.

It will seek to apply the Restructure Overlay, and in association updates the appropriate tools (Schedule to Clause 45.05, Schedule to Clause 52.03, Clause 61.03 and Clause 81). The new Incorporated Document into the Planning Scheme supports decision making with Clause 52.03 and Clause 45.05.

The key purposes of the Restructure Overlay are to identify old and inappropriate subdivisions which are to be restructured and to preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development. The Amendment is the most appropriate VPP tool to achieve this, and it does not affect or conflict with or duplicate another existing provision of the planning scheme that deals with the same land, use or development. Similarly, the application of an incorporated document to support the Restructure Overlay is consistent with the *Practice Note 13: Incorporated and Reference Documents*.

The rezonings and associated overlay changes support fair and orderly planning consistent with the location and future sustainable use and development of the land.

### **How does the Amendment address the views of any relevant agency?**

The views of DELWP (Crown Land Services) and VicRoads were considered during preparation of the Amendment, and the views of all relevant authorities were canvassed during development of the *South Gippsland Housing and Settlement Strategy*.

The EPA was also consulted in regards to potentially contaminated land and wording to satisfactorily address this issue in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2016*.

As part of the exhibition process, all relevant agencies will be invited to make a submission on the amendment and will have the opportunity for their comments to be considered by Council and if appointed, a Planning Panel.

### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The requirements of the Transport Integration Act are not relevant to this Amendment.

### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

Application of the Restructure Overlays and their associated Restructure Plans will increase the number of potential planning applications for new dwellings received by the Responsible Authority as it conditionally allows limited development in areas where development has been prohibited pending restructuring. However given the number of existing dwellings in the Restructure Areas, the number of applications for new dwellings is anticipated to be assessed as part of Council's normal statutory planning operations.

### Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

South Gippsland Shire Council, 9 Smith St Leongatha and on Council's web site at [www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

### ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Agnes	Land on the north side of the South Gippsland Hwy, east of Agnes River Rd.	Framework plan in Clause 21.22
Arawata	Land on Fairbank Rd west of Richies Rd in the general vicinity of Arawata Hall.	Framework plan in Clause 21.22
Bena	Land on Bass Valley Rd, Hennessy Crt, Main Rd and Union St in the general vicinity of the former Bena railway station.	Framework plan in Clause 21.21
Bennison	Land on the north side of Durston Road, west of Port Franklin Rd.	South Gippsland C90 008roMap28 Exhibition
Buffalo	Land on Hall Rd, McPhee St, Main St and Walters St in the general vicinity of Buffalo Hall.	Framework plan in Clause 21.21 South Gippsland C114 002roMap26 Exhibition
Darlimurla	Land on the north side of Cornell Rd near the intersection of Oxenbury Rd	Framework plan in Clause 21.22 South Gippsland C114 003roMap08 Exhibition
Dollar	Land on Dollar Hall Rd near the intersection of the Foster-Mirboo Rd	South Gippsland C114 007roMaps18_21 Exhibition
Dumbalk	Land on Dollar Rd, Meeniyan – Mirboo North Rd, Miller St, Nerrena Rd and Tarwin St in the general vicinity of Dumbalk Hall.	Framework plan in Clause 21.21
Fish Creek	Land on Falls Rd, Foster Rd, Lorimer St, Meeniyan-Promontory Rd, Old Waratah Rd, Ryan St, Synan Rd and Williamson St	Framework plan in Clause 21.18
Hedley	Land on the south east corner of South Gippsland Hwy and Salmon Rd	South Gippsland C90 009roMap31 Exhibition
Hedley	Land located between the north side of the railway reserve and the	Framework plan in Clause 21.22

	south side of the South Gippsland Hwy, up to 930 metres west and 200 metres east of the intersection with Hodgsons Rd.	South Gippsland C114 004roMap31 Exhibition
Hoddle	Lowrys Rd – land on the east side of Lowrys Rd is bounded by Fish Creek-Foster Rd. The Great Southern Rail Trail borders land on the south side of the area affected, both east and west sides of Lowrys Rd.	South Gippsland C90 007roMap26 Authorisation - Final
Jeetho	Land on the south side of Wethenhalls Rd, west of Jeetho Rd.	South Gippsland C90 002roMap01 Authorisation - Final
Jumbunna	Land on the north side of the Korumburra-Wonthaggi Rd on Cruickshank Rd, Goochs Rd, Lynn St and Tavener Rd.	Framework plan in Clause 21.21
Jumbunna	A large area at Jumbunna both north and south of the Korumburra-Wonthaggi Rd. Includes land on Cruickshank Rd, Gooches Rd, Hazel Rd, Herring La, Lynn St, Macleans Rd, Rees Rd and Taveners Rd	South Gippsland C90 010roMap11 Authorisation - Final South Gippsland C90 012znMap11 Exhibition South Gippsland C90 013d-eso5Map11 Exhibition South Gippsland C90 018d-rxoMap11 Exhibition
Kardella	Land on Kardella Rd and Huttons Rd near the intersection of Allcorns Road and north of the railway reserve.	Framework plan in Clause 21.22
Kongwak	Land on the Korumburra-Wonthaggi Rd from the intersection of Kongwak-Inverloch Rd/Church Rd in the east, to 350 metres west of Foster Creek. Also land in Scott Crt and Williams St.	Framework plan in Clause 21.21
Koonwarra	Land on the north side of Koonwarra-Inverloch Rd between the intersections of the South Gippsland Hwy and Whitelaws Track, generally bounded by Kookaburra Dr, Bacon Ave, Johnsons Rd and Swan Rd. Includes land in Kangaroo Rise and Manna Crt. Also land bounded by the Koonwarra-Inverloch Rd, Swan Rd and the Koonwarra Flora Reserve.	Framework plan in Clause 21.19
Meeniyah West	Land located between the South Gippsland Hwy and Hanilys Rd, east of the Tarwin River.	South Gippsland C90 004roMaps13_18 Authorisation - Final
Mirboo	Land on Mirboo Rd located between the Clear Creek Rd intersection and the bridge over the Tarwin River East Branch. Also includes land on Baines Rd, Hankinson Crt and Walkers Rd.	Framework plan in Clause 21.21
Mt Best	Land on the Mt Best-Tin Mine Rd up to 1,350 metres east of the Toora-Gunyah Rd intersection	Framework plan in Clause 21.22
Nerrena	Land on the north side of Nerrena hall Rd west of the intersection with Pickering Rd.	Framework plan in Clause 21.22
Newcastle	Land on the west side of the South Gippsland Hwy opposite Coal	South Gippsland C90 005roMap14 Exhibition

	Creek Community Park and Museum at Korumburra	
Outtrim	A large area at Outtrim located on both sides of the Outtrim-Moyarra Road, generally south of the radio tower. Also includes land on Cross St, Beard St, Hegarty St, Lomagno Rd, Main Rd and Rileys Rd.	South Gippsland C90 011roMap10 Exhibition
Port Franklin	Land bounded by Port Franklin Rd and the Franklin River, mainly south of the intersection of Lower Franklin Rd and Port Franklin Rd.	South Gippsland C90 008roMap28 Exhibition
Port Welshpool	Land south of Telegraph Rd, and (generally) north of the town from Port Welshpool Rd to Adams Rd	South Gippsland C114 005roMaps31_33 Exhibition (2)
Ruby	Land on the west side of Ruby-Arawata Rd and the south side of Dykes Rd south of the railway reserve.	Framework plan in Clause 21.21
Stony Creek	Land on the Stony Creek-Dollar Rd located between the South Gippsland Hwy and the Great Southern Rail Trail plus land on Jacks Rd. Also includes land in Main St and Tobin St.	Framework plan in Clause 21.21 South Gippsland C114 006roMap18 Exhibition
Strzelecki	Land on the Korumburra-Warragul Rd generally between 230 and 660 metres west of the intersection with Ross and Witherdens Rd.	Framework plan in Clause 21.22
Tarwin	Land located between the South Gippsland Hwy, Tarwin Lower Rd and Dowds Rd plus land located between the South Gippsland Hwy, Tarwin Lower Rd and Hanilys Rd.	South Gippsland C90 004roMaps13_18 Authorisation - Final
Toora	Land located between the Great Southern Rail Trail, the Corner Inlet Coast, the Franklin River and (generally) Bucklands Rd	South Gippsland C114 001roMaps28_30 Exhibition (3)
Venus Bay – First Estate	Land located at 18-46 Juno Rd (between the intersections of Mercury Dr and Saturn Pde) and at 30-32 Mercury Dr.	South Gippsland C90 001d-roMap24 Exhibition
Venus Bay – First estate	Land located at 34-40 Louis Rd and at 15-23 Atkinson Ave, being generally on the south west corner of the intersection of Louis RD and Atkinson Avenue.	South Gippsland C90 001d-roMap24 Exhibition
Venus Bay – Second Estate	Land at 2-20 Black Ave located between Lees Rd and Dorothy St.	South Gippsland C90 014znMap24 Exhibition South Gippsland C90 015ddoMap24 Exhibition South Gippsland C90 016d-eso3Map24 Exhibition South Gippsland C90 017eso7Map24 Exhibition
Walkerville – Prom View	Land in the Prom View Estate, comprising 1-159 Acacia Rd, land in Grevillia St, Mackinnon Crt, Macphee Crt, Melaleuca Ave, Panorama Dr, Roscrea Cr, and Seaview Dr., and 12-26 Walkerville Rd.	Framework plan in Clause 21.20
Walkerville North	Land bounded by Bayside Dr and the Cape Liptrap Coastal Park.	Framework plan in Clause 21.20



	Includes land in Holt St, Nicoll St and Waratah St.	
Walkerville South	Land in Casuarina Gr and on the Walkerville South Rd south of the intersection with Casuarina Gr.	Framework plan in Clause 21.20
Whitelaw	Land on the north side of Korumburra-Bena Rd approximately 800 metres east of the intersection with the South Gippsland Hwy.	South Gippsland C90 003roMap10 Authorisation - Final
Yanakie	Land on the south side of the Meeniyah-Promontory Rd from Yanakie Recreation Reserve to 300 metres east of Millar Rd, land in Hellisen Crt, and land on the east side of Millar Rd between the Meeniyah Promontory Rd and Stockyard Ct, including land in Stockyard Crt and Wood Crt.	Framework plan in Clause 21.20