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Venus Bay Restructure Plans

Atkinson Avenue Restructure Plan

1 submission

David Pratt

Black Avenue Restructure Plan

2 submissions

Peng (Isaac) Wu

Sam Langford-Jones for Strathworks Pty Ltd

Juno Road Restructure Plan

1 submission

Dale and Karen Foster

Submission - Atkinson Avenue Restructure Plan - Venus Bay

Dear South Gippsland Shire Strategic Planning Team,

Both myself and my wife own the property situated at 40-46 Louis Rd in Venus Bay. Our property borders the land that is proposed to be restructured in Atkinson Ave that is referred to as the Atkinson Avenue Restructure Plan.

Further to your letter dated the 8th of November 2017 and my telephone conversation with yourselves today, I confirm that we **are in support** of the proposed restructure as shown in Figure 2 by way of consolidation of our neighbour's 4 titles into one, along with the incorporation of the Closed Road reserve.

Furthermore, we do appreciate your amendment to delete the area referred to as D-R02 from the Restructure Overlay, given as you mentioned, these three properties (including our own), have already been consolidated into appropriate lot sizes.

Please do not hesitate to contact me should you have any questions.

Regards

David Pratt JP

6 Dunster Court

Endeavour Hills Vic 3802

16th Nov 2017

Submission of C90



Dear Planning Manager,

I am the vendor of 6-8 Black Ave Venus Bay. I am writing this submission to show my opposition to this proposal.

Firstly, I think this proposal will have a very negative impact on the future economic development of the entire region. According to the 2014 census, the average household income in Victoria as a whole is \$1419 per week, compared with \$693 in Venus Bay, which is far below the average in Victoria. This shows that the economy in this area lags far behind the rest of Victoria. Therefore, the development of economy in our region should give top priority. The current proposal of C90, obviously, is to further raise the cost of developing local land. Originally, four commercial properties could be set up at four pieces of land. At present, only one property can be set up. This restriction is a direct constraint on the development of the local economy.

Secondly, I think this proposal will adversely affect the employment of young people in the region. As you can see from the census data, the employed population in Venus Bay is only accounts for 47% of the total population. Most residents are around 65 years of age. The young people here are a smaller proportion of people. Because of this, the government should give more consideration to how young people could live better lives in the area. Strengthening local businesses and creating employment opportunities for young people will be the most direct way to help young people to lead a better life. If the government cannot retain young people, the region can only grow ever older. Except for a few months each summer, the entire region will be dead and no young people will stay.

The third reason that I object to this proposal is that the proposal to build a house after the merger of different parcels is absurd. In reality, what motivations do the vendors of the four different parcels take the initiative to abandon their position and instead sell the parcel of land at the price of township zoon which they purchased at the commercial zoon price? This in itself is not possible. The net result is that so-called integrated planning scheme will never have the chance to build houses, but will remain barren forever. The whole area will be even more barren. This is not a real thing for a community. No one is willing to look at their own living areas into wasteland.

So, based on the above three reasons, please rethink this so-called proposal. I strongly oppose this proposal.

Kind Regards,

Peng Wu

A handwritten signature in black ink, appearing to be "Peng Wu", written over the typed name.

Submission - Part 2

Re: Fire Prevention Notice Regulation 108 (1)

I have written a letter to council regarding objection of the Amendment C90, so that we could build something there, but with no outcome. The land has been leaving uncultivated ever since. However, we still pay for the council rates and all the ongoing cost. I think it is not proper for the council that they request you taking all the responsibility but not allowing any development of the land.

I have attached the pictures of the land before mowing, on mowing and after mowing for your reference.

Regards,

Peng

Submission

Black Ave C90 Amendment, Venus Bay

Attention :Paul Stampton

My company, Strathworks Pty Ltd is the owner of the land at No. 16 – 18 Black Ave. Venus Bay.

Being the owner of the above mentioned land, in principal I am in favour of the proposed amendment known as Planning Scheme AmendmentC90.

I have been in contact with my neighbour at No.20 Black Ave. and he is willing to sell his block to me once further information is provided.

I cannot make the meeting as I have a baby due around this time.

Questions:

1.As I understand the area facing Black Ave. that was previously allocated for car parking would transfer to me (Strathworks P/L) by the council. Could you please confirm that this is the case. This needs to be considered as part of the purchase.

2. Also the time frame for this to go through council

3. If I was to purchase the site at No 20 and look at building would I need to apply for Town planning permit?

4. If I had to apply for Town planning can I submit something that is subject to the rezoning going ahead if formally approved?

Yours faithfully,

Sam Langford-Jones

Submission

Re: South Gippsland Planning Scheme Amendment C90- Housing and Settlement.

As the owners of 21 Juno Road, Venus Bay we protest at Planning Scheme amendment C90 for the following reasons-

- 1- People are permitted to camp on vacant blocks of land- i.e.- caravans are left on land year round and people camp on blocks during holidays.
- 2- The current building standards allow a poor standard of dwelling (see attached photo).
- 3- Buildings such as this contravene South Gippsland Municipal Strategic Statements due to the fact that it doesn't-
 - * " positively contribute to the character of the surrounding area" (page 2 of 4)
 - * "have vegetation to adequately screen dwelling and ancillary outbuildings from adjoining properties, roads and public space"
 - * Have a "dwelling design that can be adapted to meet changing lifestyle circumstances and diverse households" (page 3 of 4)
 - * "Improve the quality of design" of the area (page 3 of 4)

As we are potentially being confronted with 3 more undesirable dwellings or camps we dispute the Planning Scheme Amendment C90,

Yours Sincerely,

Karen and Dale Foster

Further submission

Dear Fiona,

Thank you for your acknowledgement of our submission re Amendment C90 however we stand by our original concerns because the council has broad building guidelines that allow such dwellings and is not prepared to enforce their own regulations regarding camping,

Regards Karen and Dale Foster





Walkerville Framework Plans

50 submissions

Alison Lester

Andrew Way

Anne Terrell for Walkerville Ratepayers and Residents Association

Ansevata Nominees Pty Ltd

Bruce Filley and Sue Jobst

Cluny Ferguson Skinner

David Farrar

Edward Barlow

Ellen Koshland

Gair family - James, Cindy and Mary

Helen and Dennis Sweeney

Hollie Kerwin and Kerry Ford

Jack and Juneen Schulz

James McCaughey

James Schneider

JG Wallace

Jillian Bickford

Jo Wainer and Keith Hancock

Robert and Joan Liley

John and Jennifer Evans

John Paine and Linda Wostry

Katherine McCaughey

Kevin and Zoe Hibberson

Kimbra and Terry White

Kristelle Sherwood

Lex Dwyer
Lydia Embden
Lynda and Ben Schulz
Margaret and Peter Robertson
Margaret Slane
Margaret Smith
Margaret Windisch
Mary Williams for the Walkerville Trust
Merran Wilde
Michael Varrenti and Tilda Hum
Neil and Kate Gracey
Patricia Jelbart
Peter and Anne Latreille
Richard Turner
Rob Dabal and Emily Wright
Rod Tayler and Catherine Shugg
Ross and Eleanor Mackinnon
Sarah Murphy
Susan and Wilfred Fechner
Ted and Michelle Landy
Tess Deyl
Tim and Jane Jackson
Tony Landy
Winsome McCaughey
See also C90 general
- *Isley Sutherland submission*
- *Sarah Murphy submission*

Kimbra and Terry White
Kristelle Sherwood
Lex Dwyer
Lydia Embden
Lynda and Ben Schulz
Margaret and Peter Robertson
Margaret Slane
Margaret Smith
Margaret Windisch
Mary Williams for the Walkerville Trust
Merran Wilde
Michael Varrenti and Tilda Hum
Neil and Kate Gracey
Patricia Jelbart
Peter and Anne Latreille
Richard Turner
Rob Dabal and Emily Wright
Rod Tayler and Catherine Shugg
Ross and Eleanor Mackinnon
Sarah Murphy
Susan and Wilfred Fechner
Ted and Michelle Landy
Tess Deyl
Tim and Jane Jackson
Tony Landy
Winsome McCaughey

See also C90 general – Isley Sutherland submission

Submission to Amendment C90

Alison Lester

491 Walkerville South Road, Walkerville South 3956

I'm writing in support of the key recommendations of the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme. In particular I endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate.

I believe that extension of the settlement boundaries beyond those proposed would overload the meagre infrastructures of these small communities and be entirely inappropriate in townships which have no sewerage, water supply or stormwater management. Each of these small townships still have vacant allotments (160 in the case of Prom Views Estate)

Day visitors and campers in the peak summer season place an additional burden on these townships. In particular the tiny Walkerville South beach cannot physically handle any more people, with a narrow and steep access road and very limited parking. Limited beach access on the Cape Liptrap peninsular and Prom Views estate channels beachgoers to Walkerville South.

There is also a larger planning issue at stake here.

Any expansion of these sensitive coastal communities is contrary to the policy position outlined in numerous State and Shire documents eg.

State Planning Policy Framework

Local Planning Policy Framework

The Victorian Coastal Strategy 2014

The South Gippsland Overall Settlement Plan 2007

The Housing and Settlement Strategy 2013

Significant Landscape Overlay 2 'Cape Liptrap to Waratah Bay'

The Gippsland Regional Growth Plan 2014

South Gippsland Rural Land Use Strategy August 2011

Submission

South Gippsland Planning Scheme Amendment C90 - Housing and Settlement Strategy

Dear Sir,

I am writing in support of the current boundaries for Walkerville North remaining as they are.

I own the property at 8 Nichol St., and reside at 20 Bell St., Fitzroy 3065.

Regards,

Andrew Way

Submission

5/01/2018

WALKERVILLE RATEPAYERS AND RESIDENTS ASSOCIATION INC.
A31312T.

Registered Number:

Hon President: Paul Katsieris; Hon.Treasurer: Irene Irvine ; Hon.Secretary: Anne Terrell
All mail Correspondence WRRRA P.O Box 126, Fish Creek,3959

South Gippsland Shire Council, Attention: Amendment C90,

Dear Sir/Madam

I am writing on behalf of the Walkerville Ratepayers and Residents Association regarding the South Gippsland Planning Scheme Amendment C90 - Housing and Settlement Strategy.

The WRRRA strongly supports the existing determinations that the residential/farming/rural boundaries remain 'as is'

Kind Regards, Anne Terrell
Secretary

ANSEVATA NOMINEES PTY. LTD.

REGISTERED OFFICE 240 BAY STREET, P.O BOX 2285, BRIGHTON 3186
Phone: 61-3-9596 6999 Fax: 61-3-9596 8024
ACN: 004 686 131

17th November, 2017

Paul Stampton,
Planning Manager
South Gippsland Shire Council
Private Bag 4, 9 Smith Street
Leongatha VIC. 3953



Email: council@southgippsland.vic.gov.au

Dear Mr. Stampton,

Planning Scheme Amendment C90
Ref: EF/16/1068;181854

We refer to your letters of 8 November covering the proposed C90 planning scheme and refer to the attached Walkerville P.V.E. Framework Plan.

The Walkerville Basin is shown as Public zoned land while the adjacent area east is listed as rural land.

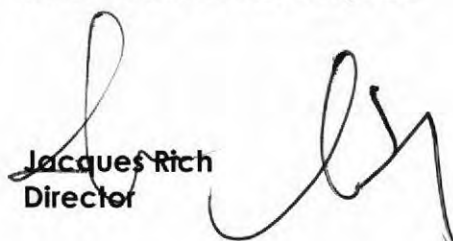
The Basin land is fenced off well to the east of the indicated boundary. It is essential that the Shire have the Basin area surveyed by an independent surveyor acceptable to us before the planning scheme proceeds. Should the required correction not proceed we will oppose the scheme.

As you know all effluent from the P.V.E. goes by a pipe into the dam at the Walkerville Basin and we have the exclusive rights to the water, which must be suitable for pasture and animals.

It is expressly agreed that the Shire shall take all necessary action to prevent untreated septic tank effluent being discharged into the dam as well as sampling and assaying that water coming into the dam.

We have not received any notices in this connection and until we do C90 cannot be implemented.

Yours faithfully,
Ansevata Nominees Pty Ltd


Jacques Rich
Director

ANSEVATA NOMINEES PTY. LTD.

*REGISTERED OFFICE 240 BAY STREET, P.O BOX 2285, BRIGHTON 3186
Phone: 61-3-9596 6999 Fax: 61-3-9596 8024
ACN: 004 686 131*

4th December, 2017

Paul Stampton,
Planning Manager
South Gippsland Shire Council
Private Bag 4, 9 Smith Street
Leongatha VIC. 3953

Email: council@southgippsland.vic.gov.au

Dear Mr. Stampton,

***Planning Scheme Amendment C90
Ref: EF/16/1068;181854***

We refer to the South Gippsland Planning scheme and Walkerville Ref. 21.17.09. As advised the Promontory View Estate Framework Plan, the Estate, does not correspond to the area. The boundary of Public zoned land at the N.W. corner of the Plan, the Basin, does not have an east boundary running in a straight line north .It expands eastwards at the point where it expands west.

It is necessary for the Shire to arrange an independent survey of the Basin area and adjoining properties before any arrangement can be considered under proposal C90.

The suggestion under C90 is to discourage any further commercial development at the Estate apart from non-retail commercial facilities aimed at the tourist market confined to residential property.

As you know we have put to the Shire a proposal to subdivide about 40hc of our land adjoining the Estate into large residential lots, which will increase tourism.

Included in the proposal is to develop a small area to enable local produce to be sold. As you know we are the most southern vineyard on the continent producing Pinot Noir, which we propose to expand .We have also started growing Garlic and now have a Beehive.

These facilities are aimed at the tourist market and will be available to other growers in the area.

Any development will require water and sewerage facilities to which the Shire could join to adequately attend the problems of the Estate.

**Yours faithfully,
Ansevata Nominees Pty Ltd**

PP



**Jacques Rich
Director**

Submission

Support of Housing and Settlement Strategy C90

To whom it may concern

We are writing in support of the recommendations in the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme. In particular we endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory Views Estate.

Regards

Bruce Filley and Sue Jobst

497 Walkerville South Rd

Walkerville South

Submission

South Gippsland Planning Scheme Amendment C90

I wish to advise that I **strongly support** the proposed amendment (Clause 21.17) in relation to the Settlement Boundary for Walkerville North Framework Plan, given the following:

1. Bushfire risk and location adjacent to the Cape Liptrap Coastal Reserve.
2. Limited range of services and facilities - particularly the absence of reticulated water and sewer.

I wish to advise that I **strongly support** the proposed amendment (Clause 21.17) in relation to the Settlement Boundary for the Walkerville - Promontory View Estate Framework Plan.

1. Bushfire risk
2. Limited range of services and facilities - particularly the absence of reticulated water and sewer.
3. The preservation of the highly productive agricultural land that surround the Walkerville - Promontory View Estate. The land surrounding the promontory estate has rich soils, a temperate climate and reliable seasonal rainfall which makes the area a premier region in the State for a range of agricultural pursuits. We must protect agriculture and agricultural land in the Shire from inappropriate encroachment by urban settlement. Agriculture is a valuable component of the South Gippsland economy. Loss of productive agricultural land from production will diminish the value of the Shire's agricultural sector. Once this agricultural land is lost to residential development it is lost forever.

I am very interested in the approval of this proposed amendment and would like to be kept informed of progress.

Kind regards

C Skinner

14 Waratah Street, Walkerville VIC

166 Spensley Street Clifton Hill VIC 3068

Further submission

Hi Fiona thank you for your prompt response - I am (Cluny Ferguson) the registered owner of 14 Waratah St Walkerville North – kind regards Cluny Ferguson (married to Rowan Skinner).

Submission

C90 Submission - David Farrar -42 Seaview Drive Walkerville, Prom Views Estate

To whom it may concern,

I have been a resident of Walkerville in the Promviews Estate for 7 years and i have been visiting Walkerville to camp and explore South Gippsland for 25 years.

I would not like to see any future development of larger or taller buildings within the Promviews Estate, that might effect the current standard over lays.

I also feel strongly that any future development of the Free Hold farm land on the western boundary, directly adjacent to the Promviews Estate would be unwarranted. Any future development of the farm land along the western boundary, would adversely effect the current community. Extra noise, traffic, pets, people and vehicles (2 per household) including boats would place pressure on the estate and local area.

There is still land for sale within the estate as well as homes. The vibe of the Promviews estate would change and its a lovely place to live as it is now. I have lived in coastal towns and hamlets, which have had development, including Anglesea, and Jan Juc on the Great Ocean road and i have seen development of once was farm land totally change the serenity of once were wonderful hamlets.

If the land is to be developed on the western boundary, i would have to leave to leave the area and maybe South Gippsland, which is something i do not wish to contemplate at this time in my life.

Sincerely

David Farrar

42 Seaview Drive

Walkerville

Vic 3956

Strategic Planning
South Gippsland Shire
9 Smith Street,
Leongatha, VIC 3953
email: C90@southgippsland.vic.gov.au

Dear Sir/Madame

Submission to South Gippsland Shire Planning Scheme Amendment C90

I am a landowner in the Walkerville North Coastal Village, at 30 Bayside Drive, and wish to make the following submission to Amendment C90 of the South Gippsland Shire Planning Scheme:

In general, I am supportive of the amendment, on the basis that it seeks to:

- Protect smaller coastal settlements from over development and preserve their tranquil amenity, character and environmental richness for existing and future generations.
- Protect valuable agricultural land from residential encroachment and fragmentation;
- Protect the environmental and ecological values of the Shire's coastal areas and hinterland.

The South Gippsland area is unique as it brings together very productive agricultural land, that is capable of producing premium food of exceptional provenance, and significant environmental assets of national significance. Key components of this landscape mix are unspoilt coastal communities such as Walkerville North Coastal Village that is nestled within a state environmental reserve. The unspoilt nature and tranquil amenity of these settlements is an important part of establishing the provenance of the area as a quality premium food producer.

Therefore, I am supportive of the amendment C90 because it will assist smaller settlements such as the Walkerville to:

- gain a clearer understanding as to where and how growth or change can occur (**CI 21.01**) and it will clarify where potential development is possible and where it is not;
- clarify ways that valuable environmental and agricultural assets are to be protected;
- retain the biodiverse, tranquil nature/character of these settlements into the future;
- preserve their unique character and heritage of these settlements.

The Amendment strengthens the emphasis on the significance of the area's environmental values and on ways to protect and enhance these (**CI 21.03-2**). It will enable settlements situated **adjacent to valuable environmental lands** to restrict and prohibit further developments, thereby enabling these assets to be protected. The proposed C90 Amendment is supportive of and helps give effect to the overarching goals of the recent Victorian Biodiversity Plan "Protecting Victoria's Environment – Biodiversity 2037". These goals are to enable *Victorians to value nature* and, *Victoria's natural environment to be healthy*. Walkerville is a critically valuable natural asset

belonging to all Australians. It is imperative that it be protected and cared for so that its beauty may be enjoyed by future generations in perpetuity.

The Amendment will also enable small settlements situated **adjacent to valuable agricultural** lands, to restrict and prohibit further developments, thereby enabling these critical economic and security assets to be protected. Australia's productive agricultural land lies mainly around the edge of the continent, but unfortunately, decades of urban development have consumed vast areas of what remains of the country's good agricultural land. This needs to stop and Local Government is a key player in this regard.

In relation **Clause 21.01**, I respectfully propose that:

- **Clause 21.01-2:** The strategies under Objective 1 would benefit from a stronger relationship between the terminology used in the table. While the strategies attempt to set the directions for the future, it is not very clear as to which strategies apply to which type of settlement. It would be useful to make it clearer in the as to where further development and infill is encouraged and where it is discouraged and prohibited.
- **Strategy 1.2 of Clause 21.01.-2** generally promotes infill development within settlement boundaries. However, the Walkerville North Coastal Village is comprised of a narrow strip of fragile land, sandwiched between dense, biodiverse, intact bushland to the West, and the foreshore with its beaches and rocky outcrops to the East. The foreshore is fragile, subject to erosion and will bear the brunt of climate change. The whole area is one of high significance in terms of the environment and landscape.

It is also an exceedingly difficult and dangerous area in which to fight fires.

Given the assessment guidelines in **Clause 21.01-1 Strategy 1.2** the Walkerville North Coastal Village should be either excluded altogether, or the wording made more specific. The allotments within the settlement boundaries are fairly large. If further subdivisions and infill were permitted along this narrow fragile coastal strip the increased amount of in-fill, even if kept to a minimum would place too big of a strain on the fragile biodiversity and disrupt the vital connectivity of flora and fauna. Given the lack of water and sewage infrastructure in North Walkerville infill developments would dramatically stretch the capacity of the environment to cope. It would also change the whole character and amenity of the settlement.

In summary, the cumulative impact of the above on the Walkerville North Coastal Village indicates that further urbanization and development of this area would be most unwise. Instead we propose that statements be included in the Policy Guidelines to the effect that:

- 'Developments outside of the existing settlement boundaries for the purposes of accommodation or similar and/or commercial associated purposes are strongly discouraged'
- Subdivisions should not occur within the settlement boundaries of the Walkerville North Coastal Village, given the dense bush setting, limited infrastructure and services and other geophysical factors.

I support **Objective 5 of Clause 21.03-2**. Furthermore, I propose Strategy 5.4 be strengthened by replacing the phrase "*encourage the planting of...*" with "*require the planting of...*".

Care and protection Victoria's biodiverse coastal indigenous vegetation within and around the Waratah Bay Coastal Villages is important for two main reasons:

- It is a critical aspect part of the character and amenity of these Villages
- Protecting and regenerating this indigenous vegetation is critical to sustaining our biodiverse flora and fauna life-giving, and to the maintenance of the area's functioning ecosystems and Eco services. Not only does indigenous native flora needs to be retained, replaced and increased, but introduced invasive species should be vigorously discouraged.

I support the local policy of **Clause 21.17-9 and 21.17-10 Walkerville North and associated Framework Plan**

- The use of the Framework Plan provides some level of certainty, especially regarding the settlement boundaries. For reasons outlined previously, future development must not occur outside the settlement boundaries in my submission.
- Re the section on Landscape and Built Form, this should be strengthened by clarifying the importance of minimizing the visual intrusion of developments on any public areas including foreshore and the beach (see first sub-dot point under first dot point).
- Re the section under Settlement or Landscape and Built Form (Clause 21.17-9) it would be valuable to state again here that development outside of the settlement boundary is not supported and that further subdivisions within the settlement boundary is not to occur.

Thank you for the opportunity to make this submission. I remain particularly interested in this planning process and look forward to receiving further information on the Amendment and on Council's response to submissions. I wish to be advised of any panel hearing Council may hold.

Yours faithfully,



Dr Edward Barlow FTSE, FAIAST
47 Brougham St
North Melbourne
Vic 3015



Submission

C90

Dear South Gippsland Council,

As a property owner of 30 Bayside Drive, I write to offer my support for C 90 Amendment in its provision to retain the current character of areas in North Walkerville, South Walkerville and Promontory Views. I believe it is imperative upon us in this generation to insure the beauty and health of this unique bit of coastline for generations to come.

There is a particular quality to this area which balances degrees of wildness with low key human use. It is neither wilderness In a pure sense, nor a heavily built environment. It allows many more uses than is at first apparent uses but is able so far not to damage the environmental legacy we have been given. This offers a unique delight and should be preserved.

I appreciate the council communicating its framework to us and wish to be kept informed of any further developments given consideration.

Thank you.

Ellen Koshland

Submission

Amendment C90

To the Strategic Planning team,

Planning Scheme Amendment C90's proposed settlement growth boundary is appropriate for Walkerville North, South and Prom View Estate.

Given the areas fragile coastal environment, historical significance and the difficulties and impact associated with providing suitable infrastructure to an expanded population it is important to contain the township to it's present boundaries.

We support the C90 Amendment.

Yours sincerely

James & Cindy Gair

(PO Box 24

Fish Creek 3959)

Mary Joy Gair

(100 Bayside Drive

Walkerville North 3956)

Submission

C90

To South Gippsland Shire Councillors,

As ratepayers at Walkerville and having had a lifetime of involvement with South Gippsland, we wish to express our support for maintaining the existing boundaries.

Helen and Dennis Sweeney.

Further submission

Dear Fiona,

Our property is at 81 Acacia Road, Walkerville North (Promontory Views). We have been ratepayers in the South Gippsland shire for 35 years.

My postal address is 5 Hillandale Road, Warragul, 3820.

I was referring to the Walkerville Framework Plan's settlement boundaries, which we believe should be kept as they are.

Helen Sweeney.

Hollie Kerwin and Kerry Ford
11/51 De Carle St
Brunswick 3056

By email: c90@southgippsland.vic.gov.au

Dear Council

Submission re C90 proposal as it affects Walkerville Promontory Views Estate

Thank you for the opportunity to make a submission about the C90 proposal as it affects Walkerville Promontory Views.

We own a small block of land at 55 Grevillia St in the Promontory View Estate. We visit most weekends in summer, and about once a month in Winter, Spring and Autumn. We hope to build a small house on the land in the next couple of years, and have considered relocating from Melbourne to Walkerville in the next 5 years.

We understand that the C90 proposal is intended to reinforce the boundaries of the township as it currently exists, so that the area for residential development would not extend further than it already does.

We strongly support the proposal. If we understand the proposal properly, it is also part of a wider plan which is intended to protect the integral character of Walkerville so that its landscape and existing character as a low-key, small, coastal village surrounded by bush and farmland are preserved. We also support this underlying idea and the protection of these key features of the Estate.

From our perspective, these features make Walkerville the very special place that it is. It also seems, to us, that they are the features which mark it out as an important place generally and will continue to do so. They differentiate Walkerville from many other 'tourist towns' in Victoria, and coastal towns generally.

In addition, it seems to us that if further residential development was to happen, there are still many opportunities to build houses to holiday or live permanently in within the boundaries of the Estate. Over the past 2 years, since we have owned the land, we have seen new owners buy in the Estate, but there are also many blocks which are still for sale. We have also seen new properties being built by owners who are invested in Walkerville as a low-key township with a big emphasis on the surrounding natural environment.

Having also looked into some of the rental properties in the Estate available for our extended family to stay in, we noticed that it is often the landscape, environment and the small scale, low-key character of Walkerville which is very important to people who give feedback about why their stay was so positive.

At the time we bought the block, our conveyancer explained that the area was zoned in a way which was intended to protect the local amenity of the area. We recall being incredibly pleased that a local council would value the things we found so important about Walkerville: particularly its existing character as a small, low-key, village near a beautiful coastline and surrounded by bush and farmland.

We support the intention to continue to value Walkerville and the Estate for these important things. While we are not rigidly anti-development, it seems that the Estate is still developing within its existing boundaries in a way which is consistent with its important character.

Yours faithfully

Hollie Kerwin and Kerry Ford

Submission

Attention Amendment C90

Hello South Gippsland Shire Council,

As a resident at 104 Grevillia street, Walkerville. Both Jack (John) and Juneen Schulz agree with the Amendment of Walkerville Estate and don't wish to see any changes.

Yours sincerely Jack and Juneen

Submission

Attention C90

Dear Mr Stampton

My address is 30 Bayside drive., North Walkerville

I write to commend the direction taken by the new strategy document C90 as it pertains to North Walkerville

The plan is sensitive to the fragile geology and ecology of the strip of land that separates the sea and the Coastal Reserve and ensures that the distribution of private property will take account of the need to protect the present ecology and feel of the place

C90, as I understand it, will maintain the balance and integration of the built and natural landscape and ensure, as far as possible, that the relationship of the Coastal Reserve to the sea and to the built structures of North Walkerville, will be respected and preserved

Thankyou

Yours sincerely

James McCaughey

Submission

Support for C90 Amendment

Hi,

I'm writing to express support for a development restriction around the Walkerville Prom Views Estate as per the proposed C90 amendment.

It is my view that the current estate in Walkerville should be optimised to promote community prosperity in the area, NOT that any new developments should be bolted on around it.

Regards,

James Schneider

16 Melaleuca Ave

Walkerville

Submission

C90 Planning Scheme

I endorse the retention of the existing boundaries for Prom Views, Walkerville South and Walkerville North

JGWallace, 9-13 Acacia Road Walkerville

Submission to Amendment C90

Jillian Bickford
491 Walkerville South Rd
Walkerville South 3056

Am writing to express my support for the terms of the existing South Gippsland Shire Council Housing and Settlement Strategy (H&SS)and it's incorporation into the planning scheme; with particular reference to the endorsement of the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate.

I firmly believe that extending the settlement boundaries beyond those proposed in the H&SS would place an unsustainable burden on the existing delicate infrastructure of these small communities and be entirely inappropriate in townships which have no sewerage, water supply or stormwater management.

Each of these small townships still have vacant allotments (160 in the case of Prom Views Estate).

Day visitors and campers in the peak summer season place an additional burden on these townships. I have been coming here for 60 years and have seen the traffic and day-visitor levels grow to the very limits of what is manageable.

Walkerville South beach cannot accommodate any more people, with a narrow and steep access road and very limited parking.

Furthermore.

Any expansion of these sensitive coastal communities is contrary to the policy position outlined in numerous existing State and Shire documents which have already been put in place eg.

State Planning Policy Framework

Local Planning Policy Framework

The Victorian Coastal Strategy 2014

The South Gippsland Overall Settlement Plan 2007 The Housing and Settlement Strategy 2013

Significant Landscape Overlay 2 'Cape Liptrap to Waratah Bay'

The Gippsland Regional Growth Plan 2014 South Gippsland Rural Land Use Strategy August 2011

Monday 8th January 2018

Planning Manager
South Gippsland Shire Council
C90@southgippsland.vic.gov.au

Dear Mr Stampton,

Re Planning Scheme Amendment C90 – Housing and Settlement Strategy.

I am writing on behalf of myself and another landowner, Keith Hancock. We have properties at 38 Bayside Dve (Hancock) and 28 Bayside Dve (Wainer) in Walkerville North. We wish to comment on the Planning Scheme Amendment C90 – Housing and Settlement Strategy.

I am a full-time resident in Walkerville North and the Hancock family have had their property since the early 1950s. We know the area well.

The dominant feature of Walkerville is its siting between the Cape Liptrap Coastal Park and Waratah Bay. The narrow strip of land which allows settlement is fully built, apart from 1-2 lots. This amount of housing is on the verge of threatening the natural and wildlife environment which is what makes the area so precious. This land belongs to the wildlife as much as it does to people. I take part in the annual lyrebird count and daily I encounter koalas, lizards, snakes, wombats, echidna, wallabies, sea eagles, rosellas and eagles. Further encroachment on the natural values of Walkerville by the addition of more people from extended urban boundaries would depreciate severely its integral beauty and natural values.

Many people come to Walkerville to enjoy its beauty and serenity. The caravan park provides affordable access, and has its own beach. Fishers launch their boats from the beach at the end of Bayside Dve and thus take over that end of the beach. The only other swimmable beach area is at the beginning of Waratah St. The rest of the foreshore is rock and inaccessible to small water craft or for swimming. There is already considerable pressure on this small beach.

The road along the foreshore, Bayside Dve, is narrow and scarcely a metre above sea level in some places. For most of the year it serves its purpose well, but it is close to capacity during the summer.

There is a severe fire risk during summer because Bayside Dve is a dead end and the road out is covered by trees and other foliage. It would be irresponsible to encourage further settlement in an area of high risk.

We commend the Council for the foresight behind the C90 strategy and the certainty it provides for residents.

Sincerely,

Jo Wainer and Keith Hancock

Submission to Amendment C90

Joan & Robert Liley

520 Fish Creek - Walkerville Road, Fish Creek 3959

and Joan Liley

491 Walkerville South Road Road, Walkerville South 3956

We write in support of the key recommendations of the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme. In particular we endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate.

We firmly believe that extension of the settlement boundaries beyond those proposed in the H&SS would place an intolerable burden on the existing frail infrastructure of these small communities and be entirely inappropriate in townships which have no sewerage, water supply or stormwater management. Each of these small townships still have vacant allotments (160 in the case of Prom Views Estate) Day visitors and campers in the peak summer season place an additional burden on these townships. In particular the tiny Walkerville South beach cannot physically handle any more people, with a narrow and steep access road and very limited parking. Limited beach access on the Cape Liptrap peninsular and Prom Views estate channels beachgoers to Walkerville South.

There is also a larger planning issue at stake here.

Any expansion of these sensitive coastal communities is contrary to the policy position outlined in numerous State and Shire documents eg.

State Planning Policy Framework

Local Planning Policy Framework

The Victorian Coastal Strategy 2014

The South Gippsland Overall Settlement Plan 2007

The Housing and Settlement Strategy 2013

Significant Landscape Overlay 2 'Cape Liptrap to Waratah Bay'

The Gippsland Regional Growth Plan 2014

South Gippsland Rural Land Use Strategy August 2011

Submission

South Gippsland Planning Scheme Amendment C90 - Attn Strategic Planning Team

Strategic Planning Team,

To Whom It May Concern:

Yes, we support the existing boundary as described in SGSC distributed documents.

John & Jennifer Evans

4 & 5 Mackinnon Court,

Promontory View Estate

Walkerville, 3956

Postal Address

47 Ryan Street

Brunswick East 3057

Further submission

Hi Fiona,

Your assumption that the Framework Plan with the Settlement Boundary detailed is the primary item we support.

From the letter sent by Council (Ref: EF/16/1/1068) on 6/11/17, there is reference to the South Gippsland Planning Scheme.

Having reread the sections pertinent to Promontory Views Estate, especially those in Section 21.15-14, the only item we would not endorse is the dot point under Strategic Work to "Investigate options to provide low cost reticulated sewerage to all small towns" as being unnecessary.

Thanks

John & Jennifer Evans

Submission 3

Hi Fiona,

It is the Walkerville Framework Plans we support. We have not considered other areas of the Shire, so abstain from endorsing or refuting plans for them.

Clause 21.15-14 was extracted from the SGSC website yesterday from the latest version of the Framework Plans

http://planningschemes.dpcd.vic.gov.au/schemes/combined-ordinances/SouthGippsland_PS_Ordinance.pdf

which doesn't have a 21.17, but is directly referenced on the C90 webpage.

Yes that objection still stands.

John Evans

Submission

C90 planning amendment

YES, We think the current residential boundaries should remain as they are, thank you.

John Paine / Linda Wostry

15 Seaview Drive Walkerville

1/7/2018

Katherine McCaughey
25 Ayr Street
Reservoir VIC 3073
email: robridgewater@yahoo.com

Strategic Planning
South Gippsland Shire
9 Smith Street,
Leongatha, VIC 3953
email: C90@southgippsland.vic.gov.au

Dear Sir/Madame,

Submission to South Gippsland Shire Planning Scheme Amendment C90

I, Katherine McCaughey, am a landowner in the Walkerville North Coastal Village, property address is 30 Bayside Drive, and make the following submission to Amendment C90 to the South Gippsland Shire Planning Scheme:

In general, I am supportive of the amendment, on the basis that it seeks to:

- Protect smaller settlements (such as Walkerville Coastal Village) from over development and foster their tranquil amenity and character for existing and future generations.
- Protect agricultural land from residential encroachment;
- Protect the environmental and ecological values of the Shire's coastal areas.

Areas for improvement include:

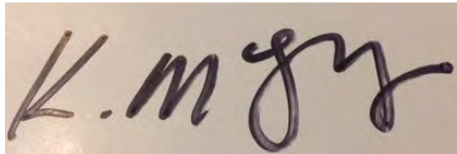
- Strategy 1.2 of Clause 21.01.-2 (which includes infill development within settlement boundaries). I would support the wording of this clause to be clearer to limit subdivision or exclude Walkerville North. This is due to Walkerville Coastal Village settlement's: remoteness from key infrastructure (running water and sewerage) and services (medical, public); the need to preserve local character; the fragile environment; and valuable adjacent agricultural assets. Similarly the majority of access roads/tracks to residential properties in Walkerville North are typically accessed through narrow one-way (and largely unsealed) roads which means they are unsuitable for increased vehicle traffic volumes and hard to defend in case of bushfire and other emergencies.
- Clause 21.02-1 *Growth of towns*, refers to "...Demand for holiday house growth is also expected to continue, mainly in the west of the Shire and in coastal settlements." During peak holiday seasons, coastal settlements with large holiday populations experience high volumes of pedestrian, bicycle and vehicle traffic- with children and families often sharing

the road with cars and vehicles (often towing boats) as there are no footpaths (e.g. North and South Walkerville). Despite growth in these populations over the past 50 years and the fact that this is “*expected to continue*”, I would encourage ‘Implementation’ provisions of 21.09 *Transport*, to more proactively establish safe and sustainable transport planning, development assessment and guidelines. This is not a call for the widening of road reservations, but to consider options to make walking and cycling in these smaller Settlements safer (line markings, road signage, speed) as part of Settlement development. This would be in line with Objective 3 of 21.09 “...*To deliver sustainable public transport, pedestrian and car parking facilities across the Shire*”.

Once again, I commend the Shire of South East Gippsland for tackling these significant issues, and thank you for considering my submission. I look forward to being informed about subsequent amendment stages including Council’s response to submissions and whether or not a Panel will held.

My contact details are listed at the top of this letter.

Sincerely

A handwritten signature in black ink on a light-colored background. The signature is written in a cursive style and appears to read 'K. McCaughey'.

Katherine McCaughey

Submission

Support of Housing & Settlement strategy C90

Submission to Amendment C90

To whom it may concern,

We are writing in support of the recommendations in the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme. In particular we endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory Views Estate.

Regards,

Kevin & Zoe Hibberson

495 Walkerville South Road

Walkerville South, VIC

From:
Kimbra & Terry White
43 Panoramic Road
Balywn North VIC 3104

29 December 2017

To:
CEO
South Gippsland Shire Council

Re: Amendment C90 – Housing and Settlement

We are the owners of a house at 9 Waratah Street, Walkerville North and wish to make a submission in relation to the C90.

We strongly support the provisions of C90 in respect of the settlements in this area: Walkerville North, Walkerville South and the Proms Views Estate.

These very small settlements sit within an important environmental and farming area. The boundaries to these settlements are important in terms of preventing ad hoc growth and subdivision that could impinge on the environmental values or the need to maintain a strong agricultural industry in the Shire.

Agriculture must be one of the major economic drivers in this area and all efforts should be made to ensure agriculture land is not lost to township growth – particularly in areas with very limited services.

The environmental values of the area would also be put at risk by additional township growth.

Hence, we strongly support Amendment - C90 Housing and Settlement.

Yours sincerely,



Kimbra White

Submission

C90 Town Boundary Prom View Estate

To the Strategic Planning Team,

I would like to express my thoughts regarding the proposed C90 town boundary at Prom View Estate Walkerville.

As a permanent resident of the Estate I am very aware of the impact of holiday season on the environment, beaches and wildlife in the area. Beaches are crammed and Sth Walkerville is traffic chaos requiring parking attendants to deal with the amount of visitors on the narrow dirt road and people wanting to launch boats from the beach. The Wildlife carer is inundated with injured animals resulting from people driving too fast around the area, particularly at night. It is unsustainable to expand the boundary allowing more housing (that would be largely holiday homes used at peak season times).

It is my belief that the town boundary is best kept as is (as detailed in the C90 info letterbox distribution in December 2017).

The area clearly has significant environmental and atmospheric qualities that would be compromised by expanding the township leading to further overcrowding at peak holiday periods, lengthy construction activities and a commercial environment - the lack of which has attracted many of the residents here in the first place. I question the motives of any proponent of a proposed subdivision, 'eco village' or otherwise.

Furthermore, there are already plenty of houses in Prom Views and other parts of Walkerville that have been sitting vacant on the real estate market for a LONG time. There are plenty of existing opportunities for people to acquire properties in the current township if they desire.

I would like to respond positively to the maintenance of the town boundaries as detailed in recent correspondence and hope the council continue to listen to the Walkerville Community,

Sincerely,

Kristelle Sherwood

71 Seaview Drive

Walkerville 3956

Submission to Amendment C90

I write in support of the key recommendations of the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme. In particular we endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate.

I firmly believe that extension of the settlement boundaries beyond those proposed in the H&SS would place an intolerable burden on the existing frail infrastructure of these small communities and be entirely inappropriate in townships that have no sewerage, water supply or stormwater management. Each of these small townships still have vacant allotments (160 in the case of Prom Views Estate) Day visitors and campers in the peak summer season place an additional burden on these townships. In particular the tiny Walkerville South beach cannot physically handle any more people, with a narrow and steep access road and very limited parking. Limited beach access on the Cape Liptrap peninsular and Prom Views estate channels beachgoers to Walkerville South.

There is also a larger planning issue at stake here.

Any expansion of these sensitive coastal communities is contrary to the policy position outlined in numerous State and Shire documents eg.

State Planning Policy Framework

Local Planning Policy Framework

The Victorian Coastal Strategy 2014

The South Gippsland Overall Settlement Plan 2007

The Housing and Settlement Strategy 2013

Significant Landscape Overlay 2 'Cape Liptrap to Waratah Bay'

The Gippsland Regional Growth Plan 2014

South Gippsland Rural Land Use Strategy August 2011

Lex Dwyer

500 Walkerville South Road, Walkerville South 3956



27/11/17

Dear Sir,

Re - South Gippsland Planning
Scheme Amendment C90

My land is located at No 76 Sea view
Drive Walbersville, which I have
owned for over 40 years, and I'm not
in favour of increasing the number
of allotments in any way.

It has remained in its present form
for over 40 years and in its own way
is an exclusive and small estate, which
I feel ~~it~~ should remain the same and

I would be against any further increase
in the number of residential allotments

Yours Faithfully

Jydia van Emsden

Submission

Boundary of Prom Views Estate Walkerville

Dear South Gippsland Shire,

Yes we support the existing boundary of the Prom Views Estate, Walkerville,

Kind regards,

Lynda and Ben Schulz

51 Grevillia Street, Walkerville


16 January 2018

Fiona Mottram
Strategic Planning Officer
South Gippsland Shire
Private Bag 4
Leongatha 3953

Dear Fiona

We would like to congratulate and support the South Gippsland Shire on the proposed Amendment to C90 in relation to maintaining the existing boundaries around Walkerville South, Walkerville North and Prom Views estate. Our reasons are as follows:

1. The Walkerville South beach is a very fragile and small beach. It is presently full to capacity. It is the preferred local beach from residents of Cape Liptrap, the Walkerville North camping ground and residents from Prom Views. At peak holiday times tourists from Melbourne and elsewhere descend onto the beach.
2. The Prom Views estate was established in the 1960's. There are still many vacant blocks off land available for sale.
3. Walkerville South, Walkerville North and Prom Views Estate are surrounded by high quality agricultural land. It is essential that this land remains viable with clean ground water as many properties are dependent on spring water for domestic and stock use.
4. From Venus Bay to Waratah Bay (90 kms of coastline) there are only three beach accesses: Bear Gully, Walkerville South and Walkerville North. These are all full to capacity.

If you would like to discuss any of these points please contact us on 

Thank you for the opportunity to comment.

Yours sincerely
Margaret and Peter Robertson
1765 Walkerville Road, Walkerville
12 Casuarina Grove, Walkerville South

Submission

Re planning scheme c90

We are happy with existing boundaries however

Further submission

Hi Fiona sorry was at Walkerville and reception is very poor ; I started to put in a submission am once again stating that I am happy with the existing boundaries for Prom Views Estate however would love to see some consideration to allowing a cafe type development on or around close to the Estate as this type of development enables the community to relax with other people and enjoy a light meal and good coffee ☕☐

Yours sincerely Maggie Comrie Slane

71-73 Grevillea St

Walkerville

Submission

South Gippsland Planning Scheme Amendment C90

Paul Stampton

Planning Manager

I am writing to the SGSC to state that I fully endorse the proposed Amendment C90 - Housing and Building Strategy to impose their indicated settlement growth boundary for Walkerville North and Walkerville South.

We have been holidaying at Walkerville for over 40 years and have purchased allotments 29-31 Grevillia St. We have chosen to purchase the land with the intention to build as we like the uniqueness of Walkerville for its tranquility and picturesque landscape. The limited services and facilities adds to the appeal of the quiet settlement at Walkerville.

Other reasons that I support the Council's proposed Planing Scheme Amendment C90 are:

* There are already numerous vacant blocks in Walkerville that have been vacant for a long time. Some blocks have been on the market for a length of time and still remain unsold.

*The narrow beach road and the lack of pedestrian footpaths are already a danger for pedestrians and cyclists with the amount of residents and tourists Walkerville experiences now without putting further pressure from expanded residential development.

*The road into the Walkerville South beach is hazardous now in peak summer holidays. Cars park on one side of the road all the way done the hill, causing cars to reverse if there is any oncoming vehicles.

*The dust is already an issue with the unsealed roads and the amount of traffic it receives now without any further increase in traffic movement.

*Increased residential development would place adverse environmental effects on our fragile coastline and limestone kilns. The cliff face at Walkerville North over the years has receded to a great extent due to erosion and the walking track has been closed at times having to be realigned due to the eroding cliff face. A lot more boats and jet skies are being launched from the beaches now causing cars and tractors to drive on the beaches. More residential development will lead to more vehicles and boats Impacting the beach.

*As this area is now declared as a Bush Fire Zone it makes sense to keep residential development to a designated area for safety purposes.

I fully endorse your Planning Scheme Amendment C90 for Walkerville North and Walkerville South.

Yours Sincerely

Margaret Smith

24 Baromi Rd

Mirboo North

Submission

South Gippsland Planning Scheme amendmentC90

I endorse council's decision making and I support the existing boundaries at Walkerville.

Margaret Windisch
45 Cape Liptrap Rd
Walkerville
Victoria 3956

The Walkerville Trust
c/o Mary McCaughey Williams
56 Munro Street
Brunswick VIC 3056

South Gippsland Shire Council
c/o Strategic Planning Unit
Private Bag 4
Leongatha, VIC, 3953

Re: Submission to South Gippsland Shire Planning Scheme Amendment C90

I, Mary McCaughey Williams, act on behalf of "The Walkerville Trust" (the Trust; which includes Mary Nicholson, Brigid McCaughey, Matthew McCaughey and myself as trustees) which administers the property at 34 Bayside Drive, Walkerville.

As a large extended family group (approx. 40 people) we utilise our property very regularly throughout the entire year and the property has been in family ownership through my grandparents since the 1950's. As a result we know the Walkerville Coastal Village and surrounds very well and treasure the remote, calm and relatively untouched nature of the Walkerville area and beyond.

On Behalf of the Trust I make the following submission to Amendment C90 to the South Gippsland Shire Planning Scheme:

General

- I support the amendment in principle, especially in regards to defining for smaller settlements where potential changes can occur in the future and where not; why, which ones and how environmental assets are to be protected around smaller settlements (such as Walkerville Coastal Village) and the clear indication that these places are tranquil in nature/character and should remain so into the future.
- 21.01: In principle I support the attempt to set a clearer direction for where and how growth or change should occur.

Especially regarding "smaller" settlement types that often are relatively remote from key infrastructure (running water and sewerage) and services (medical, public) their expansion should be restricted if not prohibited to preserve their own character as well as protect invaluable environmental and agricultural assets. Let alone to assist in reducing the pressure on public funds and services.

- 21.03: The attempt to put a stronger emphasis on the significant environmental values and how to protect and enhance them is very welcomed, especially as in Clause 21.03-2.

Clause 21.01

- Clause 21.01-2: The strategies under Objective 1 would greatly benefit from a stronger nexus with the terminology used in the table in the same Clause – in some cases it does not become apparent which strategies apply to which type of settlement, albeit that the strategies etc. clearly attempt to set the future direction of these. Strategies should be more direct and differentiated to state where further development and infill is encouraged and where not.
- Strategy 1.2 of Clause 21.01.-2 generally promotes infill development within settlement boundaries. I submit that given the assessment guidelines laid out in Clause 21.01-1 Strategy 1.2 should either be more nuanced in its wording or clearly exclude Walkerville North.

Its setting nested within significant environmental features and landscape where intact and dense bushland meets the beach and its rocky outcrops is to my knowledge quite unique to Victoria. Infrastructure and services in Walkerville North are very minimal (Bayside Drive, electricity, 1 community hall, a public barbeque spot and a commercial campsite with associated shop).

Being nested between the large, dense and sloping bushland area and the coast, Walkerville North is prone to bushfires and its shore is effected by coastal erosion.

The allotments within the settlement boundaries are generally fairly large. If infill were allowed, the potential amount of infill, even if only minimally realised, poses too great of a strain on the delicate balance between environmental significance and its needs and the settlement amount. Not only would the character or feel of the settlement change, but vital bush connections for flora and fauna would be disrupted if further infill via subdivisions would occur.

I submit that due to the cumulative effect of the above matters the Walkerville North Coastal Village does not lend itself to any further urbanisation, even at a smaller scale.

I submit that under Policy Guidelines the following is to be included:

- Development outside of the settlement boundary for the purpose of accommodation or similar and/or commercial purposes associated with the settlement is to be discouraged.
 - Subdivisions within the settlement boundary of the Coastal Villages of Walkerville North, [*others within dense bush setting, very limited infrastructure and service?*] should not occur.
- The Application of Zone and Overlays section could be clearer if they were closely related to the terminology used in the table under 21.01-2.

Clause 21.03

- 21.03-2: I submit that the Clause would benefit from providing some examples or more nuanced wording regarding appropriate materials and colours, i.e. using natural materials

and colours found in the adjacent natural environment to reduce the visual impact of any development.

Higher buildings further away from the shore should not be allowed. They would still unnecessarily add to the visual impact as their visibility and presence is heightened, no matter the distance from the shore. Strategy 1.3 in Clause 21.03-2 should state support a low build form in coastal villages, especially in bush settings and where in sloped areas.

- I strongly support Objective 5 of Clause 21.03-2. I submit that Strategy 5.4 should state “require the planting of...” rather than “encourage”. Victorian Native Vegetation is one of the key identifiers of some of the Coastal Villages and it must be retained, replaced and increased where possible.

Clause 21.17-9: Walkerville North and associated Framework Plan

- I strongly support the local policy of Clause 21.17-9 and 21.17-10.
- The use of framework plan appears sensible in order to provide at least some level of certainty and set expectations, especially regarding the settlement boundaries. Future development must not occur outside the settlement boundaries for reasons I outlined in my submission to Clause 21.01 and including the assessments made in Clause 21.17-9. Ideally, this is also reflected in Clause 21.17-9.
- I submit that in Landscape and Built Form the first sub-dot point under the first dot point should state: keeping visual intrusion of development into **any** public areas **and** towards the beach to a minimum.
- I submit that either under Settlement or Landscape and Built Form Clause 21.17-9 should also state that development outside of the settlement boundary is not supported and that further subdivisions within the settlement boundary must not occur.

I thank you in advance for the serious and proper consideration of our submission and we look forward to remain informed about the Shire’s further work on the amendment, Council’s response to submissions and whether or not a Panel will held etc.

If you wish to contact the Trust to discuss the content of our submission, including potentially informing us how our submission is intended to be responded to; and via updates to the amendment and its process, please contact me via email (preferred) on **m_williams56@hotmail.com** or at the Trust’s mailing address of **56 Munro Street, Brunswick VIC 3056**. You can also contact me under 0466 717 736.

Kind regards,

Mary McCaughey Williams

South Gippsland Shire Council

9 Smith Street,

Leongatha, 3953

Submission to Amendment C90

Merran Wilde

463 Walkerville South Road,

Walkerville South, 3956

I wish to endorse the proposed Planning Scheme Amendment C90 in relation to the area surrounding the Promontory Views Estate, Walkerville North and Walkerville South.

I agree with council's view that expansion of settlements into surrounding private land would be inappropriate.

The area concerned borders the Cape Liptrap Coastal Park, created in recognition of its environmental significance.

Given the fragile nature of the coastline and its inability to support ever increasing numbers of visitors, it seems pertinent to protect the current environment through schemes such as is proposed by the C90 amendment.

If inappropriate and unchecked development occurred, there would be major establishment and ongoing costs for necessary infrastructure upgrades - for example, increased traffic volume would result in the need to upgrade roads in the area, both VicRoads and Shire council roads.

Much of the surrounding area is very productive farm land with reliable rainfall, which should not be lost to development, as has already happened in other areas within the South Gippsland Shire.

There are currently overcrowding problems at the Walkerville South beach during the busy holiday period. Further development would serve to exacerbate this already existing problem.

Any expansion of these sensitive coastal communities is contrary to the policy position outlined in numerous State and Shire documents eg.

State Planning Policy Framework

The Victorian Coastal Strategy 2014

The Housing and Settlement Strategy 2013

Significant Landscape Overlay 2 'Cape Liptrap to Waratah Bay'

The Gippsland Regional Growth Plan 2014

South Gippsland Rural Land Use Strategy August 2011

Submission

C90 Framework Plan - Walkerville Promontory View Estate

Dear Sir/Madam

We are permanent residents in Walkerville and write to express our support for the C90 Walkerville Promontory View Estate (the Estate) Framework Plan (Framework Plan), which is currently the subject of community consultation. We have reviewed the proposed plan (which seeks to confirm existing settlement boundaries) and consider it appropriate.

If any further changes or amendment to the proposed plan are being considered, we would appreciate being notified.

Kind regards,

Michael Varrenti and Tilda Hum

11 Panoramic Dr, Walkerville

5 January 2018

To whom this may concern,

Re. Submission for C90 Amendment – Promontory View Estate

We wish to express our agreement with the Amendment C90 for the Promontory View Estate (PVE). That is, we want its settlement boundary to only include the existing small residential blocks, and not to incorporate land that is currently zoned as rural.

We are concerned that the rezoning of existing rural land may lead to commercial development of that land (as has previously been proposed on the western boundary). If such land is included within the PVE boundary and subsequently re-zoned as urban, those land owners may seek to develop their land and increase the settlement size. We would oppose any such development proposal for the following reasons:

1. A push to increase overnight tourism opportunities is unwarranted. Walkerville already has adequate opportunities with a caravan park that includes camping and cabins, and numerous private rental properties across a broad range of budgets.
2. PVE does not have the infrastructure in place (reticulated sewerage, town water supply and bitumen roads) to support an increase in settlement size, nor for construction/development works. The existing low level of infrastructure is appropriate and as sustainable as practicable, which helps define the existing character of PVE and its community.
3. PVE has always appealed to us because of its minimal infrastructure, its lack of commercial development, and the settlement's strictly limited size.
4. As PVE has a coastal park on two sides, we are concerned about the impact of any increase in size of the estate on the native flora and fauna, including from the construction phase and subsequent visitation.
5. The resultant increase in heavy vehicles to create and service future development would negatively impact on the enjoyment of our property and environs.
6. Walkerville is recognised by fire authorities as having extreme bushfire risk. An increase in settlement size may place more people and homes at risk, as the existing CFA fire service will likely be stretched beyond its effective capability.

7. The beaches at Walkerville North and South are already at peak visitation during summer. That is, a growth in PVE settlement size would mean that the beaches, access roads and carparking areas are likely to become even more congested and degraded.

Faithfully,
Neil & Kate Gracey



Submission

Submission to Amendment C90

Patricia Jelbart

493 Walkerville South Road Road, Walkerville South 3956
& 28 Delbridge St, North Fitzroy 3068.

I have lived and been a land owner in the Walkerville for many, many years and I have seen a large increase in visitors, fishermen and holiday-makers in recent years. I am particularly concerned about any proposals that might increase the boundaries of the townships of Walkerville South, Walkerville North and Walkerville Promontory Views Estate as the residents and holiday makers converge on the one swimmable beach which is Walkerville South, creating serious parking, safety and overcrowding problems at the beach as well as other associated problems mentioned below.

I would like to express my support for the key recommendations of the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme. I especially endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate. I am concerned that an extension of the settlement boundaries beyond those proposed in the H&SS would place an intolerable burden on the existing infrastructure of these small communities and be entirely inappropriate in townships which have no sewerage, water supply or stormwater management. Each of these small townships still have vacant allotments (160 in the case of Prom Views Estate) and day visitors and campers in the peak summer season place an additional enormous burden on these townships. In particular the tiny Walkerville South beach cannot physically handle any more people, with a narrow and steep access road and very limited parking. Limited beach access on the Cape Liptrap peninsula and from Prom Views estate channels beachgoers to Walkerville South.

There is also a larger planning issue at stake here.

Any expansion of these sensitive coastal communities is contrary to the policy position outlined in numerous State and Shire documents eg.

State Planning Policy Framework

Local Planning Policy Framework

The Victorian Coastal Strategy 2014

The South Gippsland Overall Settlement Plan 2007

The Housing and Settlement Strategy 2013

Significant Landscape Overlay 2 'Cape Liptrap to WaratahBay'

The Gippsland Regional Growth Plan 2014

South Gippsland Rural Land Use Strategy August 2011

Yours sincerely

Patricia Jelbart

Submission to Amendment C90

Peter and Anne Latreille, 5 Grosvenor Street, South Yarra, Vic 3141

Owners: 498 Walkerville South Road Road, Walkerville South 3956

We write in support of the key recommendations of the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme.

In particular we endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate.

We firmly believe that extension of the settlement boundaries beyond those proposed in the H&SS would place an intolerable burden on the existing frail infrastructure of these small communities and be entirely inappropriate in townships which have no sewerage, water supply or stormwater management. Each of these small townships still have vacant allotments (160 in the case of Prom Views Estate). Day visitors and campers in the peak summer season place an additional burden on these townships. In particular the tiny Walkerville South beach cannot physically handle any more people, with a narrow and steep access road and very limited parking. Limited beach access on the Cape Liptrap peninsular and Prom Views estate channels beachgoers to Walkerville South.

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- The South Gippsland Overall Settlement Plan 2007
- The Housing and Settlement Strategy 2013
- Significant Landscape Overlay 2 'Cape Liptrap to Waratah Bay'
- The Gippsland Regional Growth Plan 2014
- South Gippsland Rural Land Use Strategy August 2011

Signed



Peter Latreille



Anne Latreille

Wednesday, January 18, 2018

Peter Latreille Architect
5 Grosvenor Street
South Yarra VIC 3141



Submission


Planning Scheme Amendment C90

From: Richard Turner PO Box 26 Tatura 3616.

13-15 Melaleuka Avenue Walkerville

I am forwarding this email as my submission about the C90 ammendment for Prom Views Estate, Walkerville. After speaking with the planning team I understand that you are planning to set a new perimeter for the estate. As I understand it this will prevent there being any more development from going ahead in the future. I think this is a good idea as this will allow the area to keep it's uniqueness. I hope that your information encourages more people to have an input on this matter.

Rob Dabal and Emily Wright
49 Gladstone Avenue
Northcote 3070



January 10th 2018

South Gippsland Shire Council
Planning Department
9 Smith Street,
Leongatha, VIC 3953

Re; Proposed C90 Amendment

To Whom It May Concern:

We own property at 8 Casuarina Grove Walkerville South and appreciate the opportunity to make comment on the proposed C90 Amendment.

We commend South Gippsland Shire on its proposed amendment and are particularly supportive of the settlement boundaries proposed in the amendment. We are of the view that the settlement boundaries proposed in the vicinity of our property at South Walkerville are appropriate and must be maintained.

Retaining these boundaries is important to protect the sensitive environmental, historical and ecologically features that we value. Pressure on road infrastructure, historical and environmental landscape values is already acute in South Walkerville and to some extent North Walkerville particularly during the summer.

We also support the settlement boundaries as proposed in Amendment C90 for North Walkerville and Prom Views. Any further subdivision in these areas would put increased pressure on infrastructure and existing environmental and historical values. This pressure would be most intensely felt at South Walkerville which attracts the majority of beach visitors over the summer. Prom Views and to a lesser extent North and South Walkerville will see further infill development over the coming years which is likely to further increase the impact on infrastructure and the environment.

Existing infrastructure around South Walkerville currently struggles with the influx of visitors in summer. The constraints of topography and natural values mean that upgrades to infrastructure are not possible without a very significant and unacceptable impact on environmental sensitive areas. These impacts would also come at great financial expense and in our opinion, are not feasible or desirable nor would they represent an efficient use of rate payers' contribution.

In general, we support increased environmental protection in and around Walkerville and feel that the proposed amendment is a step in the right direction to the ongoing protection of Walkerville.

Please feel free to contact us if you have any queries about our submission.

Regards Rob Dabal and Emily Wright

Submission to Amendment C90

Rod Tayler and Catherine Shugg

503 Walkerville South Road Road, Walkerville South 3956

We write in support of the key recommendations of the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme. In particular we endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate.

We firmly believe that extension of the settlement boundaries beyond those proposed in the H&SS would place an intolerable burden on the existing frail infrastructure of these small communities and be entirely inappropriate in townships which have no sewerage, water supply or stormwater management. Each of these small townships still have vacant allotments (160 in the case of Prom Views Estate) Day visitors and campers in the peak summer season place an additional burden on these townships. In particular the tiny Walkerville South beach cannot physically handle any more people, with a narrow and steep access road and very limited parking. Limited beach access on the Cape Liptrap peninsular and Prom Views estate channels beachgoers to Walkerville South.

There is also a larger planning issue at stake here.

Any expansion of these sensitive coastal communities is contrary to the policy position outlined in numerous State and Shire documents eg.

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The South Gippsland Overall Settlement Plan 2007

The Housing and Settlement Strategy 2013

Significant Landscape Overlay 2 'Cape Liptrap to Waratah Bay'

The Gippsland Regional Growth Plan 2014

South Gippsland Rural Land Use Strategy August 2011

Sincerely,

Rod Tayler and Catherine Shugg

Submission

South Gippsland Planning Scheme Amendment C90

We support the existing boundary for the Prom Views Estate, Walkerville.

Ross & Eleanor Mackinnon
91 Acacia Road and 58 Seaview Drive
Walkerville

Submission – part 1

South Gippsland Planning Scheme Ammendment C90

Yes I support the existing boundary.

Susan and Wilfred Fechner,

63 Acacia Rd ,

Walkerville

3956

Submission – part 2

Yes we support the walkerville promontory view Estate Framework Plan.

Regards, Susan and Wilfred Fechner

Submission

Support of Housing and Settlement Strategy C90

Submission to Amendment C90

We are writing in support of the recommendations in the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme. In particular we endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate.

Townships such as Walkerville South beach are already struggling to physically cope with traffic with its narrow and steep dead end road with very limited parking. Because there are such limited other beach access sections in the Cape Liptrap region and Prom Views regions, there is already increased pressure on townships such as Walkerville South.

Any expansion of these environmentally vulnerable coastal communities is contrary to policy positions outlined in numerous State and Shire documents.

Kind regards

Ted and Michelle Landy

Residents: Ted and Michelle Landy

460 Walkerville South Road

Submission

Strategic Planning Team, South Gippsland Shire Council.

Hello,

I would like to support the Amendment C90 specifically in relation to its impact on the Prom Views Estate at Walkerville.

I have recently bought a property in Grevillia Street, and the main reason I bought here is that the property backs onto farmland and that Walkerville is relatively low-key and under-developed. There is little traffic on Grevillia St, abundant native wildlife and birdlife, open sky and a view of the windfarm, as well as the beach at the bottom of the hill and the views out to the Prom.

In terms of amenity, I welcome that there is only the kiosk at the campground and that it is not always open. I am more than happy to travel to Fish Creek and Foster and beyond where the town centres are more developed and offer a range of shopping and entertainment opportunities. I think the more developed centres (Foster and Leongatha in particular) are better equipped in terms of shops, roads and parking to deal with residents' and visitors' shopping, entertainment and other needs.

I am of the opinion that farming land, remnant bushland and coastal landscapes be preserved as much as possible, as they are all unique aspects of South Gippsland. I believe these are the reasons visitors return to this area, not because they can have a great shopping or spa experience. Each town is a bit different, and one of the unique things about Walkerville is that it is not particularly developed.

Increased development and tourism is not the answer to everyone's problems. The jobs that are created are usually seasonal and subject to downturns in the economy and tourist numbers. Increasing development at Walkerville will undoubtedly have a detrimental effect on the coastal environment and native wildlife. The competing demands of boat and other users on the small Walkerville beaches would also be exacerbated.

I also think it is unwise to allow more development in a bushfire prone area. More development brings a higher risk of bushfire. Recent studies have shown that bushfires occur more frequently within 10 kilometres of an urban interface. An increased bushfire risk in Walkerville would be unacceptable considering its proximity to Cape Liptrap Coastal Park.

For all these reasons I agree that the Prom Views Estate growth boundary should remain unchanged.

Kind regards, Tess Deyl.

Further Submission 43 Grevillia St Walkerville

'Submission to Amendment C90'

Tim and Jane Jackson
465 Walkerville South Rd, Walkerville South

We write in support of the key recommendations of the South Gippsland Shire Council Housing and Settlement Strategy (H&SS) and its incorporation into the planning scheme.
In particular we endorse the Settlement Framework Plans for Walkerville South, Walkerville North and Walkerville Promontory View Estate.

Regards,

Tim Jackson
Director

Jackson
Clements
Burrows
Architects



One Harwood Place
Melbourne Vic 3000

jcba.com.au

Submission – Part 1

SOUTH GIPPSLAND SHIRE COUNCIL

SHIRE PLANNING DEPARTMENT

Re Walkerville South Framework Scheme

I approve of the framework plan containing existing settlement and excluding any further development.

I am concerned that settlement boundary cuts off and includes two parts of our existing broad acre freehold. This error needs to be rectified.

(See attached map.)

As an adjoining land holder, I am strongly in favour of the proposed settlement boundary at Walkerville South.

I am also in favour of the similar proposals for Walkerville North and Promontory Views.

Both Walkerville South and North are situated in very fragile coastal areas and like some other small settlements are not suited for further development.

As a longstanding resident and farmer at Walkerville South (64 years) I think it is important to preserve the very productive farmland adjacent to these settlements and not allow further development incursions.

A.G.Landy,

Inc. Title Map C.G.Landy Estate.

Submission – Part 2

Dear Fiona,

Thankyou for your email.

The actual property affected is 420 Walkerville South Road. Tarwin Lower.

My postal address is "Bell Point",

368 Walkerville South Road,

Tarwin Lower, 3956

Regards,

Tony Landy

7.01.2018

Submission to South Gippsland Shire Council re Planning Scheme Amendment C90

My name is Winsome McCaughey and I am a joint owner of the property situated at 34 Bayside Drive at the Walkerville North Coastal Village on Waratah Bay.

I have taken holidays in Walkerville North with my family for the last 54 years. I treasure the place for the beauty of its landscape, for its rich biodiversity on land and in water, for its ancient and unique geological rock formations and for its social heritage. I value the peace and tranquillity it offers to residents, holiday makers, campers, day visitors, sailors, fishers, bushwalkers, birdwatchers and to the many others who seeking to enjoy and refresh their spirits in Victoria's stunning coastal landscapes.

My submission to the South Gippsland Shire Planning Scheme Amendment C90 is as follows:

- I am supportive of the amendment because it will assist smaller settlements such as the Walkerville settlements to:
 - gain a clearer understanding as to where and how growth or change can occur (**CI 21.01**) and it will clarify where potential development is possible and where it is not;
 - clarify ways that valuable environmental and agricultural assets are to be protected;
 - retain the biodiverse, tranquil nature/character of these settlements into the future;
 - preserve their unique character and heritage of these settlements.

- I am support the Amendment because it strengthens the emphasis on the significance of the area's environmental values and on ways to protect and enhance these (**CI 21.03-2**). It will enable settlements situated **adjacent to valuable environmental lands** to restrict and prohibit further developments, thereby enabling these assets to be protected. The proposed C90 Amendment is supportive of and helps give effect to the overarching goals of the recent Victorian Biodiversity Plan "Protecting Victoria's Environment – Biodiversity 2037". These goals are to enable *Victorians to value nature* and, *Victoria's natural environment to be healthy*. Walkerville is a critically valuable natural asset belonging to all Australians. It is imperative that it be protected and cared for so that its beauty may be enjoyed by future generations in perpetuity.

- I support the Amendment because it will enable small settlements situated **adjacent to valuable agricultural lands**, to restrict and prohibit further developments, thereby enabling these critical economic and security assets to be protected. Food production and food security ... i.e. the ability to feed ourselves and to help feed an expected global population of 9 billion people, are absolutely key to the health of the Australian population and economy. Australia's productive agricultural land lies mainly around the edge of the continent, but unfortunately, decades of urban development have consumed vast areas of what remains of the country's good agricultural land. This needs to stop and Local Government is a key player in this regard.

In relation **Clause 21.01**, I respectfully propose that:

- **Clause 21.01-2:** The strategies under Objective 1 would benefit from a stronger relationship between the terminology used in the table. While the strategies attempt to set the directions for the future, it is not very clear as to which strategies apply to which type of settlement. It would be useful to make it clearer in the as to where further development and infill is encouraged and where it is discouraged and prohibited.
- **Strategy 1.2 of Clause 21.01.-2** generally promotes infill development within settlement boundaries. However, the Walkerville North Coastal Village is comprised of a narrow strip of fragile land, sandwiched between dense, biodiverse, intact bushland to the West, and the foreshore with its beaches and rocky outcrops to the East. The foreshore is fragile, subject to erosion and will bear the brunt of climate change. The whole area is one of high significance in terms of the environment and landscape.

It is also an exceedingly difficult and dangerous area in which to fight fires.

Given the assessment guidelines in **Clause 21.01-1 Strategy 1.2** the Walkerville North Coastal Village should be either excluded altogether, or the wording made more specific.

The allotments within the settlement boundaries are fairly large. If further subdivisions and infill were permitted along this narrow fragile coastal strip the increased amount of in-fill, even if kept to a minimum would place too big of a strain on the fragile biodiversity and disrupt the vital connectivity of flora and fauna. It would also change the whole character and amenity of the settlement.

In summary, the cumulative impact of the above on the Walkerville North Coastal Village indicates that further urbanisation and development of this area would be most unwise.

Instead we propose that statements be included in the Policy Guidelines to the effect that:

- ‘Developments outside of the existing settlement boundaries for the purposes of accommodation or similar and/or commercial associated purposes are strongly discouraged’
- Subdivisions should not occur within the settlement boundaries of the Walkerville North Coastal Village, given the dense bush setting, limited infrastructure and services and other geophysical factors.

In relation **Clause 21.03**, I respectfully propose that:

- It would be useful to provide some examples or clearer guidelines in relation to materials and colours to be used – ones that are harmonious with the adjacent natural environment. Higher buildings further away from the shore should not be permitted as their visual impact and visibility will damage the amenity of the landscape from the shore and the water. Therefore Strategy 1.3 in Clause 21.03-2 should state support a low built forms in coastal villages, especially in sloping bush settings.

7.01.2018

- I support **Objective 5 of Clause 21.03-2**. Furthermore I propose Strategy 5.4 be strengthened by replacing the phrase “*encourage the planting of...*” with “*require the planting of...*”.

Care and protection Victoria’s biodiverse coastal indigenous vegetation within and around the Waratah Bay Coastal Villages is important for two main reasons:

- It is a critical aspect part of the character and amenity of these Villages
- Protecting and regenerating this indigenous vegetation is critical to sustaining our biodiverse flora and fauna life-giving, and to the maintenance of the area’s functioning ecosystems and ecoservices. Not only does indigenous native flora needs to be retained, replaced and increased, but introduced invasive species should be vigorously discouraged.

I support the local policy of **Clause 21.17-9 and 21.17-10 Walkerville North and associated Framework Plan**

- The use of the Framework Plan provides some level of certainty, especially regarding the settlement boundaries. For reasons outlined previously, future development must not occur outside the settlement boundaries in my submission.
- Re the section on Landscape and Built Form, this should be strengthened by clarifying the importance of minimising the visual intrusion of developments on any public areas including foreshore and the beach (see first sub-dot point under first dot point).
- Re the section under Settlement or Landscape and Built Form (Clause 21.17-9) it would be valuable to state again here that development outside of the settlement boundary is not supported and that further subdivisions within the settlement boundary is not to occur.

Thank you for considering my submission. I look forward to receiving further information on the Amendment and on Council’s response to submissions. I would also like to be advised of any Panel hearing Council may be planning to hold.

Information on the means by which I can be contacted are provided below.

Yours faithfully,

Winsome McCaughey AO

Post: PO Box 579 North Melbourne 3051.



Yanakie – local policy

1 submission

Margaret Atkins

Submission

Clause 21.17-13

To whom it may concern

Under the heading Economy it is written;

Encourage self-contained tourist development at Yanakie.

Should this read

Encourage small scale development at Yanakie.

Kindest regards

Margaret Atkins

3 Stockyard Court

Yanakie