



AGENDA APPENDIX
Council Meeting
Wednesday 26 February 2013

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND
EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY
CONTACTING COUNCIL ON 03 5662 9200.

**E.11 – PLANNING SCHEME AMENDMENT C80 'SAFE, HEALTHY AND
ACTIVE COMMUNITIES' ADOPTION**

Appendix 6 – Explanatory Report and Amended Provisions

SOUTH GIPPSLAND PLANNING SCHEME

AMENDMENT C80

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 South Gippsland Shire Council.

Land affected by the amendment

The amendment applies to all land in South Gippsland which could be considered for development.

What the amendment does

The amendment;

- Insert as reference documents into the *Local Planning Policy Framework (LPPF)* Clauses 21 and 22;
- the *Infrastructure Design Manual (IDM)* in
 - Clause 21.12 '*Transport*'
 - Clause 21.13 '*Infrastructure*'
 - Clause 21.14 '*Community Services*'
 - Clause 21.15 '*Local Areas*'
 - Clause 21.16 '*Reference Documents*'
 - Clause 22.02 '*Industrial Development*'
 - Clause 22.03 '*Car Parking*'
 - Clause 22.05 '*Rural Dwelling*'
 - Clause 22.06 '*Rural Subdivision*'
 - Clause 22.07 '*Rural Activity Zone*'
- '*Healthy by Design: a planners' guide to environments for active living, 2012 (HBD)* in;
 - Clause 21.14 '*Community Services*'
 - Clause 21.15 '*Local Areas*'
 - Clause 21.16 '*Reference Documents*'
 - Clause 22.05 '*Rural Dwelling*'
 - Clause 22.06 '*Rural Subdivision*'
 - Clause 22.07 '*Rural Activity Zone*'
- '*South Gippsland Open Space Strategy 2007*' and the '*South Gippsland Recreation Strategy 2007*' in;
 - Clause 21.14 '*Community Services*'
 - Clause 21.15 '*Local Areas*'
 - Clause 21.16 '*Reference Documents*'
- '*The South Gippsland Housing and Settlement Strategy, 2013*' in;
 - Clause 21.03 '*Key Issues*'
 - Clause 21.04 '*Vision*'
 - Clause 21.05 '*Settlement*'
 - Clause 21.10 '*Housing*'
 - Clause 21.15 '*Local Areas*'
 - Clause 21.16 '*Reference Documents*'
 - Clause 22.05 '*Rural Dwelling*'
 - Clause 22.06 '*Rural Subdivision*'

- Clause 22.07 '*Rural Activity Zone*'
- Inserts a new clause, 22.08 '*Interim Telecommunications Conduit Policy*' to specify the requirements when installing telecommunication services
- Amends Schedule 1 to Clause 52.01: '*Public Open Space Contribution and Subdivision*'

The precise changes to these clauses can be viewed as 'tracked changed' documents in the exhibition materials.

Strategic assessment of the amendment

● Why is the amendment required?

The Infrastructure Design Manual (IDM) is a set of standard building guidelines for construction of roads, drainage and associated services for development. These are used by at least 40 councils in Victoria, there is value in consistency across the state. Referencing the IDM in the South Gippsland Planning Scheme provides reliability in advice from planning and engineering departments. It continues the inclusion of the IDM in other planning schemes across Victoria such as Benalla, Greater Bendigo and Shepparton.

The '*Healthy by Design*' (HBD) guidelines provide practical design principles to enable planning decisions which improve the health and wellbeing of the community.

The '*South Gippsland Open Space Strategy 2007*' and the '*South Gippsland Recreation Strategy 2007*' identify the wide range of open spaces within the Shire, ranging from walking tracks to reserves, providing active and passive facilities. The Shire's open spaces are a significant resource for the local and regional community. They contribute character and are highly valued by all sectors of the community. Overall, South Gippsland has a good allocation of open space per capita. There are issues regarding general public access to some spaces and some distribution inequity across the municipality is apparent, with some areas having far lower amounts of open space per capita.

Population projections used by the shire estimate growth to 2031 by 8,474 people and an additional 4,880 households. This will place further pressure on the existing open space network. As growth will mostly be directed to larger towns in accordance with the '*South Gippsland Housing and Settlement Strategy 2013*', it will increase pressure on the open space network which is not equally distributed across the municipality. An anticipated change of dwelling types will generally equate to a decreased provision of private open space which will place additional pressure and, focus greater importance, on the role of the open space network.

For council to meet its future open space needs, the Schedule to Clause 52.01 of the South Gippsland Planning Scheme will be amended to include a contribution rate for public open space consistent with the *Subdivision Act 1988* s18.

Based on population increase and demand on the limited open space available in South Gippsland, five per cent of land value or area has been identified as an appropriate amount for developer contribution at subdivision. This also reflects the high cost to acquire and develop new open space or upgrade facilities within the Shire. As recently implemented by the City of Port Phillip and concurred by the Victorian Civil and Administrative Tribunal (VCAT), it is considered that a minimum of five per cent contribution be applied where public open space for new subdivisions (in excess of 2 lots) is required by Clause 52.01 of the Planning Scheme. In strategic redevelopment sites, more than five per cent may be negotiated as part of the development plan preparation for the site. Two lot subdivisions are exempt from any POS contribution.

The new clause 22.08 '*Interim Telecommunications Conduit Policy*' minimises impact on council assets and common property associated with infrastructure upgrades. This anticipates future telecommunication services to new developments as they transition to the National Broadband Network by providing adaptable infrastructure for any proposed change.

The '*South Gippsland Housing and Settlement Strategy 2013*' (HSS) provides an integrated and coherent shire-wide framework for council to manage future growth and development of

its 44 settlements.. Settlements in South Gippsland are widely dispersed and vary significantly in size, population characteristics, role, economic activities and access to service and facilities. The shire is expected to grow by 1.4% per annum from 28,500 residents to 36,927 residents in 2031.

The HSS provides a housing and settlement strategy, urban design frameworks for 17 settlements, identifies future areas for Rural Living Investigations and proposes 9 Restructure Overlays for old inappropriate subdivisions.

• **How does the amendment implement the objectives of planning in Victoria?**

The objectives are implemented in accord with s4(1) and s12(1)(a) of the *Planning and Environment Act 1987*. In particular, s4(1);

- (c) *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- (e) *to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*
- (g) *to balance the present and future interests of all Victorians.*

Section 12 (1), a planning authority must—

- (b) *provide sound, strategic and co-ordinated planning of the use and development of land in its area;*
- (c) *review regularly the provisions of the planning scheme for which it is a planning authority;*

The clear and transparent guidelines proposed by this amendment will improve planning outcomes for developers, government and independent bodies. The proposals included are contained within other planning schemes and incorporating them in the South Gippsland Planning Scheme provides consistency across councils. The IDM, HbD, elements of the POS contribution, council strategies and NBN installation are reviewed regularly, providing ongoing relevance to planning decisions in South Gippsland.

How does the amendment address the environmental effects and any relevant social and economic effects?

The amended LPPF and Reference Documents will guide provision of healthier community environments improving social outcomes specifically through;

- a) Identifying and communicating development standards for council and developers prior to application to enable a common understanding of standards sought in the built environment
- b) Establishing contributions to maintain or improve neighbourhoods through informed development design
- c) To ensure telecommunication infrastructure is installed with the flexibility to avoid further disruptive work when upgrading communications equipment as changes are identified
- d) To ensure public open space is adequately provided to cater for and encourage an increasingly populated, active community

Implementing the ‘*Open Space Strategy 2007*’ and ‘*Recreation Strategy 2007*’ will have significant positive social impacts. A significant challenge with open space is managing conflicting demand and supporting shared use. Council policies and actions clarify how these issues will be addressed to minimise conflict and maximise appropriate access.

The ‘*Open Space Strategy 2007*’ and ‘*Recreation Strategy 2007*’ encourages the use of the Shire’s open spaces and determines the appropriate response to increasing demands on open space as population grows and demand increases.

Introducing a minimum public open space levy of 5% at Clause 52.01 '*Public Open Space Contribution and Subdivision*', enables council to provide new public open space to meet the growing demands of the community. This approach has positive economic benefits for public finances as it more equitably distributes costs throughout the community for maintenance, use and provision of public open space.

- **Does the amendment address relevant bushfire risk?**

The amendment provides statutory tools when assessing planning permits, so will not increase bushfire risk in itself. Specific to the BMO, the amendment does not promote development in 'at risk' areas.

The view of the relevant fire authority will be sought and applied during the formal exhibition of the amendment.

The provision of the standards through the IDM and '*Healthy by Design*' will ensure that accessibility is improved which will enable improved responses to bushfire risk.

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

The amendment complies with the requirements of all Ministerial Directions issued under section 12 of the Planning and Environment Act 1987, including Minister's Direction No.11 – '*Strategic Assessment of Amendments*' and the Minister's Direction on the '*Form and Content of Planning Schemes*'.

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

The IDM provides for agreed standards of development supportive of the SPPF by addressing clause 15 '*Built Environment and Heritage*', Clause 16, '*Housing*' and clause 19, '*Infrastructure*' as follows;

Clause 15.01-3 - "*Neighbourhood and subdivision design*" is supported by the IDM and "*Healthy by Design, 2012*" guidelines by guiding subdivision design towards "*attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods*".

The IDM and POS provisions maintain the objectives of Clause 16 – '*Housing*' by providing for subdivisions with access to physical and community infrastructure and a range of lot sizes (Clause 16.01-1 – '*Integrated Housing*').

The IDM directly addresses the objectives of Clause 19 – '*Infrastructure*' facilitating efficiency of existing infrastructure and human services. Providers of infrastructure whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Constant improvement of the Planning Scheme can contribute to the economic wellbeing of the community by reducing red-tape and delays.

The '*Interim Telecommunications Conduit Policy*' directly implements requirements of Clause 19.03-4 *Telecommunications*.

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

The proposed changes to the Municipal Strategic Statement in Clause 21 support the proposed amendment by clearly specifying requirements and key reference documents.

Referencing the IDM specifically supports Clause 21.03-9 *Infrastructure*, through consistent and appropriate design standards which minimise loss or damage of the built and natural environment. Support is given to Clause 21.05 *Settlement*, Clause 21.09 *Built Environment and heritage*, Clause 21.12 *Transport* and Clause 21.13 *Infrastructure*. These clauses rely on the standard of the built environment to attain their stated outcomes. Consistent

standards adopted by councils across the state will have flow on effects, promoting a continuing and ongoing improvement and efficiencies in planning and constructing new and existing developments.

The nominated Public Open Space contributions support the Council Vision (Clause 21.04-2) by providing for changes in services as demographics increase.

Referencing the HBD guidelines complements Clause 21.12 *Transport*, Clause 21.13 *Infrastructure*, Clause 22.05 *Rural Dwellings* and Clause 22.06 *Rural Subdivision* with the need to improve/maintain existing infrastructure in order to support the future needs of the community and promote economic growth.

The schedule related to the National Broadband Network supports objectives of Clause 21.03-9 *Infrastructure* and Clause 21.11-2 *Technology and service industry*.

• **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment introduces provisions consistent with the SPPF and existing VPP provisions, specifically clause 56.03 – ‘*Liveable and Sustainable Communities*’ and clause 56.09 ‘*Utilities*’.

The amendment properly uses the VPPs by;

- Following guidance within VPP Practice Note 13, ‘*Incorporated and Reference Documents*’ (August 2000), the IDM is appropriately used as a Reference Document as it forms a basis for local planning policies and requirements in the planning scheme.
- Healthy by Design strengthens the MSS and supports the objectives of the SPPF at a local community level that will benefit the Shire as a whole.
- Open Space Contribution provisions rely on the schedule to Clause 52.01 to specify the contribution for open space. Adding a local policy is appropriate to determine whether the contribution should be land or cash in lieu.
- The ‘*Interim Telecommunications Conduit Policy*’ introduces a provision within the local planning policy framework, consistent with the SPPF and existing VPP provisions such as residential subdivision provisions for utilities in Clause 56.09.

Overall, the amendment accords with Practice Notes:

- PN13: *Incorporated and Reference Documents* (August 2000); and
- PN46: *Strategic Assessment Guidelines* (August 2004).

• **How does the amendment address the views of any relevant agency?**

During the development and updating of the IDM, notification is given to agencies and referral authorities relevant to the reference document. These include Department of Environment and Primary Industries (DEPI), VicRoads, Department of State Development, Business and Innovation (DSDBI) and the Country Fire Authority (CFA) among others. Discussions with Department of Transport Planning Local Infrastructure (DTPLI) support the inclusion of the IDM in the planning scheme and there is support from the forty IDM member councils to do the same.

The POS contribution under Clause 52.01 does not require referral, nor does it affect the views of any agency. Views from relevant authorities will be sought during exhibition of this amendment.

Pursuant to the *Subdivision Act 1988*, the amendment uses the schedule to Clause 52.01 as the statutory tool by which contributions are requested. By solely relying on the *Subdivision Act 1988* (s18), the council can be placed in a position of having to defend permit conditions requiring 5% public open space contribution at the Victorian Civil and Administrative Tribunal, sometimes with inconsistent outcomes. Inclusion in the Planning Scheme provides transparency for consistent decision making.

The HBD guidelines present the views of the National Heart Foundation promoting healthier communities through urban design and town planning outcomes. The amendment meets the views of the Federal and State Governments, facilitating active communities using urban design protocols; for example, '[Creating Places for People—an urban design protocol for Australian Cities](#)' (Federal) and '[Activity Centre Design Guidelines](#)' (State).

Specific to the NBN, the amendment complies with Advisory Note 49, "*Telecommunications services and facilities in subdivisions*" in accordance with Amendment VC81.

• **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is unlikely to have a significant impact on the transport system as defined by section 3 of the Transport Integration Act 2010 (TIA). It will implement integrated transport planning by promoting a universal design approach aimed at increasing activity within communities. The amendment complies with the TIA 2010 and ensures standardised infrastructure provision for motorised and non-motorised vehicles. Consideration will be given to the interplay between open space, residential areas and destinations via existing and proposed pedestrian/bicycle paths and trails.

Resource and administrative costs

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

It is anticipated that the amendment will save resource and administrative costs of the responsible authority and the wider community due to:

- Clarifying expectations when considering residential development opportunities
- Application of consistent infrastructure standards for subdivision and development in the municipality's urban and rural areas
- Improved clarity and transparency of local standards which positively affects proposals when considered by an independent third party

Subsequent planning permit applications for subdivision or development will be considered on their merits in accordance with the *Planning and Environment Act 1987* and regulated fees for applications.

The amendment will apply a consistent public open space contribution rate from subdivision, which is not open to appeal by planning permit applicants. Inclusion of the specified 5% in the schedule to clause 52.01 will reduce resources required for council to establish and negotiate open space contributions through policy clarity.

The 'Healthy by Design' guidelines do not introduce more triggers for permit applications or development plans. The inclusion in the Planning Scheme will assist council planners in assessing planning permit applications through clearer design guidance.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Thu 20 February, 2014
- panel hearing: Thu 20 March, 2014

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at:

- South Gippsland Shire Council, 9 Smith Street Leongatha, and council's web page www.southgippsland.vic.gov.au .
- Foster & District Community House & Learning Centres, corner Station Road & Court Street, Foster
- Leongatha Community House, 16 Bruce Street, Leongatha
- Milpara Community House, 21 Shellcotts Road, Korumburra
- Venus Bay Community Centre, 27 Canterbury Road, Venus Bay

The amendment can also be inspected free of charge at the Department of Transport, Planning, and Local Infrastructure website at;

<http://www.dpcd.vic.gov.au/planning/publicinspection>

21.03 KEY ISSUES

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C68

The key issues for the South Gippsland Shire are:

21.03-1 Settlement

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C68

- 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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C68

- 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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C68

- 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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C68

- 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

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C68

- The need to protect of 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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C68

- 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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C68

- 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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C68

- 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

21.03-9 Infrastructure

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C68

- 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

- to improve and maintain existing infrastructure in order to support the future needs of the community, promote economic growth and protect the environment
- to accommodate large population fluctuations in some of the holiday towns and villages, which place different demands on infrastructure and services
- The need to encourage the development of alternative energy sources
- The development of a development contributions policy to guide infrastructure provision

21.03-10 Community Services

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- 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

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Reference Documents

The South Gippsland Housing and Settlement Strategy, 2013

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

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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 towns 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

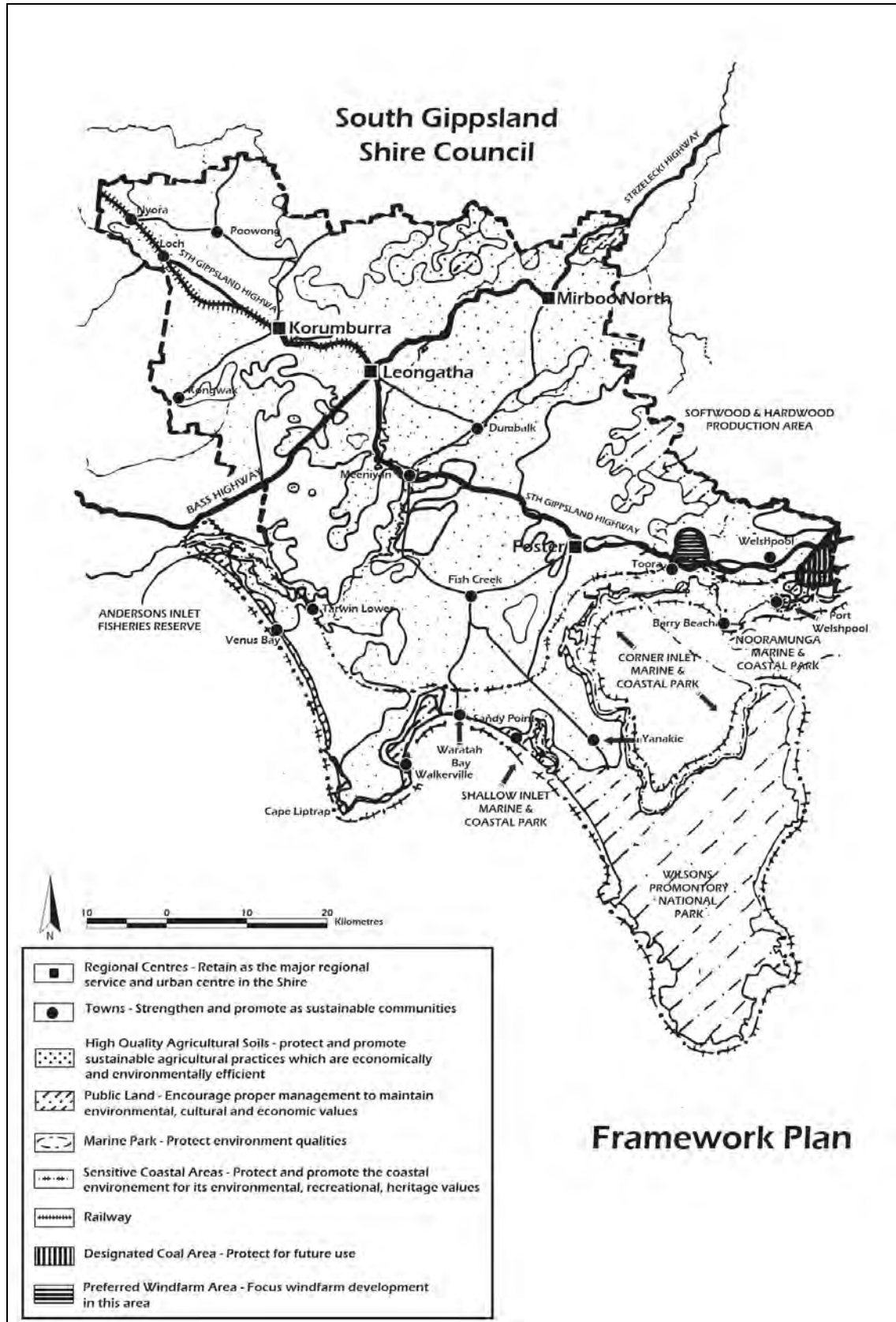
Community services

- 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

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Reference Documents

The South Gippsland Housing and Settlement Strategy, 2013



21.05 SETTLEMENT

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21.05-1 Growth of towns

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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.

Towns – roles and functions

TOWN	ROLE AND FUNCTION
Leongatha	Principal township of the Shire and a centre of State significance in the milk processing industry. Leongatha plays a central role as a service provider to the South Gippsland community and the broader region with elements such as leisure, health, educational and government services.
Korumburra	Second largest town in the Shire comprising an economic, service and tourism centre. Situated as the South Gippsland Highway's 'western gateway' into the Shire and located on a route between Bass Coast and Central Gippsland.
Mirboo North	Principal township in the north of the Shire, servicing the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor
Foster	Principal township in the east of the Shire, servicing surrounding communities, tourists and the agricultural sector. Foster is an attractive location for retirement living and 'lifestyle change' residential growth.
Nyora	Low density community and closest Shire town to metropolitan Melbourne. Potential for significant growth with provision of reticulated sewerage.
Loch	Small thriving rural township with moderate capacity for growth in the future. A compact, 'garden village' and heritage character with tourism retail facilities set among rolling hills.
Poowong	Small low-density ridge-top town serving surrounding agricultural small communities and containing rural processing industries. Located on route between South Gippsland and central Gippsland. Limited capacity for growth.
Meeniyan	Small rural town located on the South Gippsland Highway that is the 'western gateway' turn off to Wilsons Promontory and the coast. Active volunteer community with tourism and arts services.
Venus Bay	Small coastal village that supports a small permanent population and is an attractive holiday destination. Venus Bay provides

	convenience facilities and is reliant on Tarwin Lower and Leongatha for major retail, industrial and commercial facilities.
Waratah Bay Sandy Point	Small coastal holiday hamlets that support small permanent populations and are attractive holiday destinations relying on Foster and Leongatha for access to major retail, industrial and commercial facilities.
Tarwin Lower	Small country hamlet with a healthy commercial precinct servicing Venus Bay and surrounding rural areas.
Eastern District Towns and Localities	A network of small townships (Port Franklin, Toora, Welshpool and Port Welshpool) and localities (Mt Best, Agnes and Hedley) with a range of roles and services designed to cater for the needs of residents and visitors in the eastern district of the Shire.
Small towns and localities	Small settlements with a range of roles (varying from low-density residential clusters to provision of community and recreation facilities, and retail and educational services). Includes: Agnes, Allambee South, Arawata, Baromi, Bena, Bennison, Berrys Creek, Binginwarri, Boolarong, Boorool, Buffalo, Dollar, Dumbalk, Fairbank, Fish Creek, Gunyah, Hallston, Hazel Park, Hedley, Jumbunna, Kongwak, Koonwarra, Mirboo, Mt Best, Port Franklin, Port Welshpool, Stony Creek, Toora, Walkerville, Welshpool, Yanakie
Other small towns and localities	Boolarra South, Darlimurla, Delburn, Thorpdale South, Wonyip

Objectives and strategies

Objective 1 To ensure the growth of towns occurs in accordance with their role and function

- Strategy 1.1 Promote the residential use and development of land in accordance with the township framework and structure plans at Clause 21.15
- Strategy 1.2 Support the development of vacant, serviced residential land, in accordance with the areas indicated on township framework and structure plans
- Strategy 1.3 Encourage consolidated residential development adjacent to central activity districts of towns to achieve a more efficient use of urban infrastructure
- Strategy 1.4 Discourage the development of dwellings on small lots in old Crown township areas except where such land is zoned Township, Rural Living or is adjacent to existing urban development
- Strategy 1.5 Discourage medium and high density housing in areas without reticulated water or sewerage
- 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 township framework and structure plans at Clause 21.15
- Guiding development and allocating sufficient land in these towns to accommodate future residential development

Application of zones and overlays

- Applying the Residential 1 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 framework and structure plans
- 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*
- Reviewing 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

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Reference Documents

[*The South Gippsland Housing and Settlement Strategy, 2013*](#)

21.10 HOUSING

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21.10-1 Housing choice and diversity

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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

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| Strategy 1.1 | Encourage diversity in dwelling type and size to provide greater choice and affordability |
| Strategy 1.2 | Promote new housing that provides for the retention and development of sustainable communities throughout the Shire |
| Strategy 1.3 | Encourage the development of retirement villages, hostel accommodation and medium density housing for older persons, in appropriate locations |
| Strategy 1.4 | Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North |

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 town structure plans or urban design frameworks to introduce design objectives and to protect the character of settlements in the Shire

21.10-2 Housing design

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C68

Overview

All new housing should be encouraged to incorporate energy efficient principles in its design. 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 communities throughout the Shire.

Objectives and strategies

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

- Strategy 1.1 Encourage the orientation and siting of all dwellings that optimises the use of passive solar energy and energy efficiency principles, solar heating and natural daylight
- Strategy 1.2 Promote and encourage the retention and planting of appropriate indigenous vegetation, to provide screening and assist in decreasing greenhouse gas emissions
- Strategy 1.3 Encourage all new dwellings to achieve a house-energy rating of at least three and a half stars as recommended by the Sustainable Development Authority

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 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

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

21.10-3 Rural residential development

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C68

Overview

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

Objectives and strategies

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

- Strategy 1.1 Strongly discourage dwellings not related to commercial scale agriculture in rural and high quality agricultural areas
- Strategy 1.2 Strongly discourage the development of houses in old Crown township areas except where such lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure
- Strategy 1.3 Strongly discourage rural residential use of land on lots over 4.1 hectare in agricultural areas
- Strategy 1.4 Protect the rural farmland landscape from inappropriate dwelling development

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 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

Further strategic work

- ~~Developing and implementing a rural *Housing and Settlement Strategy*~~

Reference Documents

[The South Gippsland Housing and Settlement Strategy, 2013](#)

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ProposedC80-+-

21.12 TRANSPORT

DD/MM/YYYY
| [Proposed C80](#)

21.12-1 Transport

DD/MM/YYYY
| [Proposed C80](#)

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
- 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 Provide additional public transport 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 the Car Parking local policy at Clause 22.03 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 guidelines 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 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 policy for road standards within the Shire, and ensuring that all new roads are constructed in accordance with this policy~~
- 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 reserves within the Shire that are no longer required to provide access and facilitate the sale and consolidation of the land to adjoining owners

21.13 INFRASTRUCTURE

DD/MM/YYYY
[Proposed C80](#)

21.13-1 Waste management and stormwater drainage

DD/MM/YYYY
[Proposed C80](#)

Overview

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

Objectives and strategies

Objective 1 To ensure that waste disposal facilities are appropriately located, designed and managed

- Strategy 1.2 Provide for one central landfill at Koonwarra, and transfer stations in appropriate locations throughout the Shire
- Strategy 1.3 Ensure that landfills are appropriately rehabilitated at the completion of their life span
- Strategy 1.4 Protect waste transfer and landfill assets from incompatible development through the use of buffers

Objective 2 To plan for the provision of efficient and effective wastewater management systems to all towns within the Shire

- Strategy 2.1 Ensure that wastewater disposal and drainage infrastructure for existing development is progressively upgraded to current standards
- Strategy 2.2 Protect land in the vicinity of sewerage treatment plants from incompatible use or development
- Strategy 2.3 Promote the use of new technology in wastewater system design, testing and management

Objective 3 To implement stormwater drainage standards that minimises impacts on the environment

- Strategy 3.1 Establish artificial wetlands, retention basins and stormwater pollution traps as a means of controlling the quality and quantity of stormwater run-off from urban areas

Implementation

Strategies for waste management and stormwater drainage implemented through the planning scheme by:

Policy guidelines

- Assessing applications for development near to waste transfer and landfill assets against the buffer distances recommended in Clause 52.10
- [Requiring waste disposal facilities to be developed and managed in accordance with the *Gippsland Regional Waste Management Plan*](#)
- [Requiring waste disposal facilities to be developed and managed in accordance with the *Infrastructure Design Manual \(vers 4, March 2013, as amended\)*](#)

Application of zones and overlays

- Applying the Public Use – Local Government Zone to municipal transfer stations and landfills
- Applying the Environmental Significance Overlay – Sewerage Treatment Plant and Environs to land containing and surrounding sewerage treatment plants
- Applying the Environmental Significance Overlay – Water Catchments to land within a water supply catchment to protect water quality

Further strategic work

- Developing and implementing a *Wastewater Management Strategy* for the Shire
- Investigating the development of waste disposal systems that are specifically designed to suit the local environment and community needs
- Developing and implementing a development contributions policy to finance improvements and additions to physical infrastructure such as drainage, where new development is likely to impact on the capacity of existing infrastructure
- Developing stormwater drainage strategies for all the major towns and for rural areas

21.13-2 Alternative energy

DD/MM/YYYY
[Proposed C80](#)

Overview

Using alternative energy as a source of electricity for dwellings can have significant environmental benefits. The use of alternative, renewable energy sources such as solar and wind power is a small, yet significant, method by which the community can address the global issue of climate change through local actions. However, there needs to be a balance between the potential benefits and negative impacts of using alternative energy technologies.

Objectives and strategies

Objective 1 To encourage the use of alternative energy sources in the provision of electricity

Strategy 1.1 Promote the use of alternative energy sources, such as wind, tidal and solar power

Objective 2 To ensure that the use of alternative energy technology does not detrimentally affect the surrounding environment

Strategy 2.1 Ensure the design and siting of structures associated with alternative energy production does not detrimentally affect the character of the area

Strategy 2.2 Discourage tall structures on ridgelines or in view corridors

Strategy 2.3 Minimise the potential impact of alternative energy sources on the existing physical and ecological relationships of flora and fauna, and identify appropriate mitigation techniques where required

Strategy 2.4 Minimise the potential impact of alternative energy sources on public health and safety, including fire hazard

Implementation

Strategies relating to alternative energy will be implemented by:

Policy guidelines

- Requiring the following information, (as appropriate) to be supplied to accompany an application for a dwelling, where an alternative energy source is proposed:
 - Plans showing the siting and design of the structures associated with energy production
 - Details of the potential impact of the structures associated with energy production and their use on the surrounding environment, such as noise, vegetation removal, earthworks and visual amenity
- When deciding on an application for alternative energy sources, the following matters will be considered as appropriate:
 - The design and siting of any structure associated with the energy installation
 - The visual impact on the landscape, including visual corridors and sight lines

21.14 COMMUNITY SERVICES

DD/MM/YYYY
[Proposed C80](#)

21.14-1 Community wellbeing

DD/MM/YYYY
[Proposed C80](#)

Overview

There is a need to identify and provide for a range of social, cultural, educational, leisure and health services to meet the needs of the community, including youth, families and older persons. Adequate provision of community services assists in sustaining the Shire's population, and attracting new residents to the region. There is a correlation between the wellbeing of the community and the economic prosperity of the region.

Objectives and strategies

Objective 1 To provide a range of services and facilities that meet the needs of a diverse community, including youth, families and older persons

- | | |
|--------------|--|
| Strategy 1.1 | Encourage a diverse range of recreational and social activities for young people |
| Strategy 1.2 | Facilitate the provision of a range of family and childcare services across the Shire |
| Strategy 1.3 | Ensure that a range of health, recreational support and social programs are provided to maintain the independence and wellbeing of older persons |
| Strategy 1.4 | Encourage quality service solutions that meet the diverse needs of older persons |
| Strategy 1.5 | Encourage the joint usage of existing older person facilities within the Shire |

Implementation

Strategies for community well-being will be implemented by:

[Policy guidelines](#)

- [Applying the guidelines of *Healthy by Design 2012* \(as amended\)](#)

Further strategic work

- Developing and implementing a long term youth services strategy
- Undertaking short and long term planning for the provision of community services within the Shire
-

Further actions

- Consulting with youth on their needs in relation to programs and facilities

21.14-2 Recreation, education and health services

DD/MM/YYYY
[Proposed C80](#)

Overview

Due to the widespread distribution of the population throughout the Shire, there is a need to undertake effective planning to ensure that the community has access to a range of recreation, education and health services and facilities in an efficient and equitable manner. Continual improvements to the quality and type of community services and facilities available are also required to meet the changing needs of the community.

Objectives and strategies

Objective 1 To provide a wide range of recreation facilities to meet the needs of the community

Strategy 1.1 Encourage the provision of multi-purpose meeting venues for use by community groups

Strategy 1.2 Support upgrades to amenities at existing leisure and recreation facilities to improve physical access and use

Objective 2 To provide a wide range of education facilities and programs to meet the needs of the community

Strategy 2.1 Promote joint planning with all stakeholders in providing for a range of education facilities

Strategy 2.2 Promote the retention and improvement of existing education facilities

Strategy 2.3 Promote Leongatha as the centre for educational excellence, as a means of attracting and retaining tertiary and technical training programs

Strategy 2.4 Promote the provision of tertiary and technical training programs, as means of providing for the educational and employment needs of young people

Objective 3 To ensure that the community has access to a range of quality health services that address the needs of the community

Strategy 3.1 Support and promote the development of preventive health facilities and services as well as acute health care facilities and services

Strategy 3.2 Encourage the joint usage of existing health facilities within the Shire

Implementation

Strategies for recreation, education and health services will be implemented by:

Policy Guidelines

- [Considering the objectives and provisions of the *South Gippsland Municipal Public Health and Wellbeing Plan* \(as amended\) when assessing any new development within the Shire](#)
- [Applying the guidelines of *Healthy by Design 2012* \(as amended\)](#)
- [Consider the provisions and directions of the *South Gippsland Open Space Strategy 2007*](#)
- [Consider the provisions and directions of the *South Gippsland Recreation Plan 2007*](#)

Further strategic work

- Implementing the *South Gippsland Shire Recreation and Open Space Strategy*
- Working in partnership with relevant State, regional and local agencies and the community:

- to identify priorities for the provision of leisure and recreation facilities and programs
- to facilitate new education opportunities within the Shire
- to develop new health services and facilities and upgrade of existing services
- Developing a strategy for the provision and maintenance of public amenities

Further actions

- Improving community awareness of recreational opportunities throughout the Shire
- Continuing to assess future recreation needs
- Consulting with the community on a regular basis to establish ongoing education needs
- Consulting with adult and community education providers to identify suitable sites for the provision of services

21.15

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LOCAL AREAS

This clause focuses on local area implementation of the objectives and strategies for particular townships or landscape character areas. This clause should be read in conjunction with the rest of the Municipal Strategic Statement.

This clause is organised under the following local area headings:

- 21.15-1 Leongatha
- 21.15-2 Korumburra
- 21.15-3 Mirboo North
- 21.15-4 Foster
- 21.15-5 Nyora
- 21.15-6 Loch
- 21.15-7 Poowong
- 21.15-8 Meeniyan
- 21.15-9 Venus Bay
- 21.15-10 Waratah Bay
- 21.15-11 Sandy Point
- 21.15-12 Tarwin Lower
- 21.15-13 Eastern District Towns (Port Franklin, Toora, Welshpool and Port Welshpool) and Localities (Mt Best, Agnes and Hedley)
- 21.15-14 Small towns
- 21.15-15 Landscape Character Areas
 - Character Area 1.3 – Bunurong coast and hinterland
 - Character Area 1.4 – Tarwin floodplain
 - Character Area 1.5 – Waratah Bay/Corner Inlet
 - Character Area 2.3 – Cape Liptrap
 - Character Area 3.2 – Welshpool hills and Mount Hoddle
 - Character Area 4.1 – Venus Bay dunes

21.15-1

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Leongatha

Leongatha is the principal township of the South Gippsland Shire and a centre of State significance in the dairy milk processing industry. Key issues in Leongatha include establishing a 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.

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
- 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
- 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

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

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 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 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 Residential 1 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 Residential 1 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.

Reference documents

Leongatha Structure Plan, 2008

Southern Leongatha Outline Development Plan July 2011 (as amended)

South Gippsland Paths and Trails Strategy 2010 (as amended)

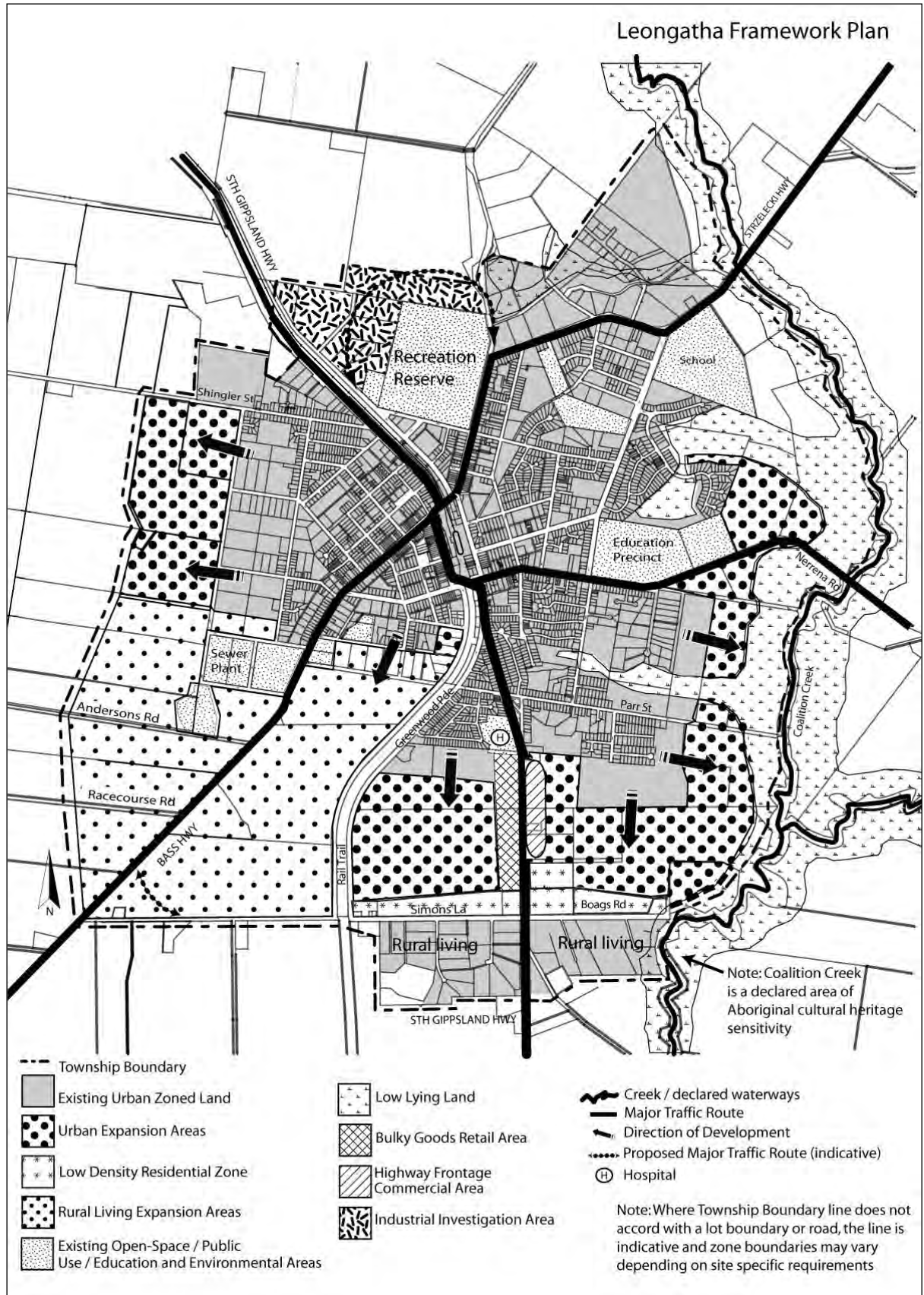
Infrastructure Design Manual (version ~~3.0~~ March 2013 ~~September 2010~~) (as amended)

[Healthy by Design 2012 \(as amended\)](#)

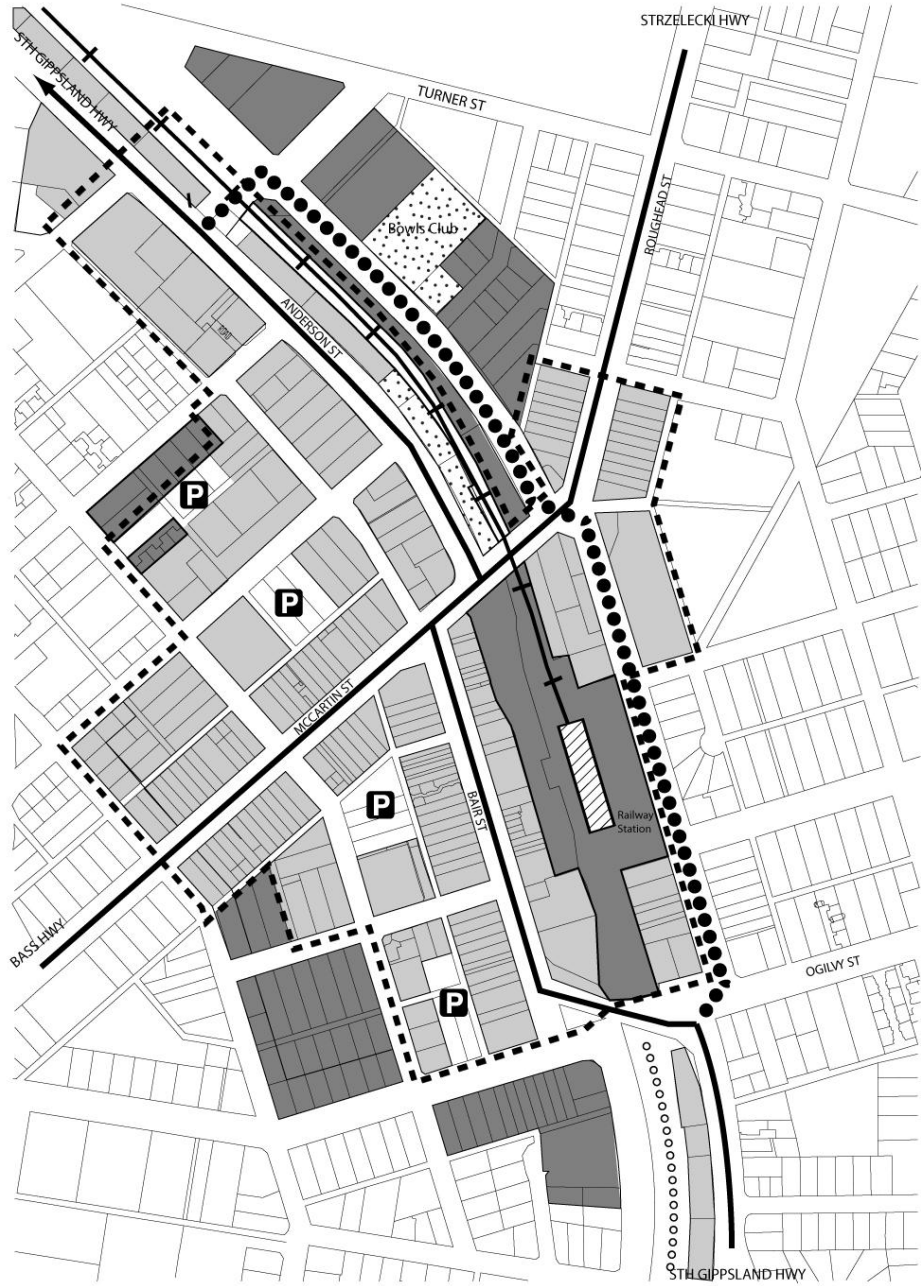
[South Gippsland Open Space Strategy 2007\(as amended\)](#)

[South Gippsland Recreation Plan 2007 \(as amended\)](#)

[The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)](#)



Leongatha Town Centre Framework Plan



- | | | |
|--|-------------------------------|--------------------------|
| Existing Commercially Zoned Land | Existing Town Centre Area | Railway Line / Station |
| Town Centre Expansion Investigation Areas | Major Traffic Route | Rail Trail |
| Existing Open-Space / Public Use / Education and Environmental Areas | Proposed Highway Bypass Route | Major Public Car Parking |

21.15-2

28/11/2013
 C68
 Proposed
 C80

Korumburra

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 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 significant industrial, retail, service, residential and tourism centre 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 maps.

Settlement

- 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 milk manufacturing operations in the Station Street Industrial Area on rezoning proposals that allow, or intensify, the establishment of sensitive land uses in the immediate area surrounding the manufacturing operations.

Economy

- Maintain the primacy of the Town Centre as the retail and service hub of the town.
- Actively support the establishment of new retail opportunities in the Town Centre Retail Core.
- Maintain a compact, convenient and well-connected Town Centre that is the primary activity hub of the town.

- Actively encourage major retail, office and community developments to concentrate in the Town Centre Retail Core, comprising the blocks bounded by Commercial Street, King Street, Victoria Street and Bridge Street.
- Encourage the consolidation of sites in the Town Centre Retail Core to accommodate new large floor space developments.
- Strongly discourage the development of new retail uses outside of the Town Centre Retail Core where such uses may weaken the principal role of the 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 development in the Town Centre that improves pedestrian connectivity and the layout and operation of car parking, and enhances the amenity of the streetscape.
- 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 western highway 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'.

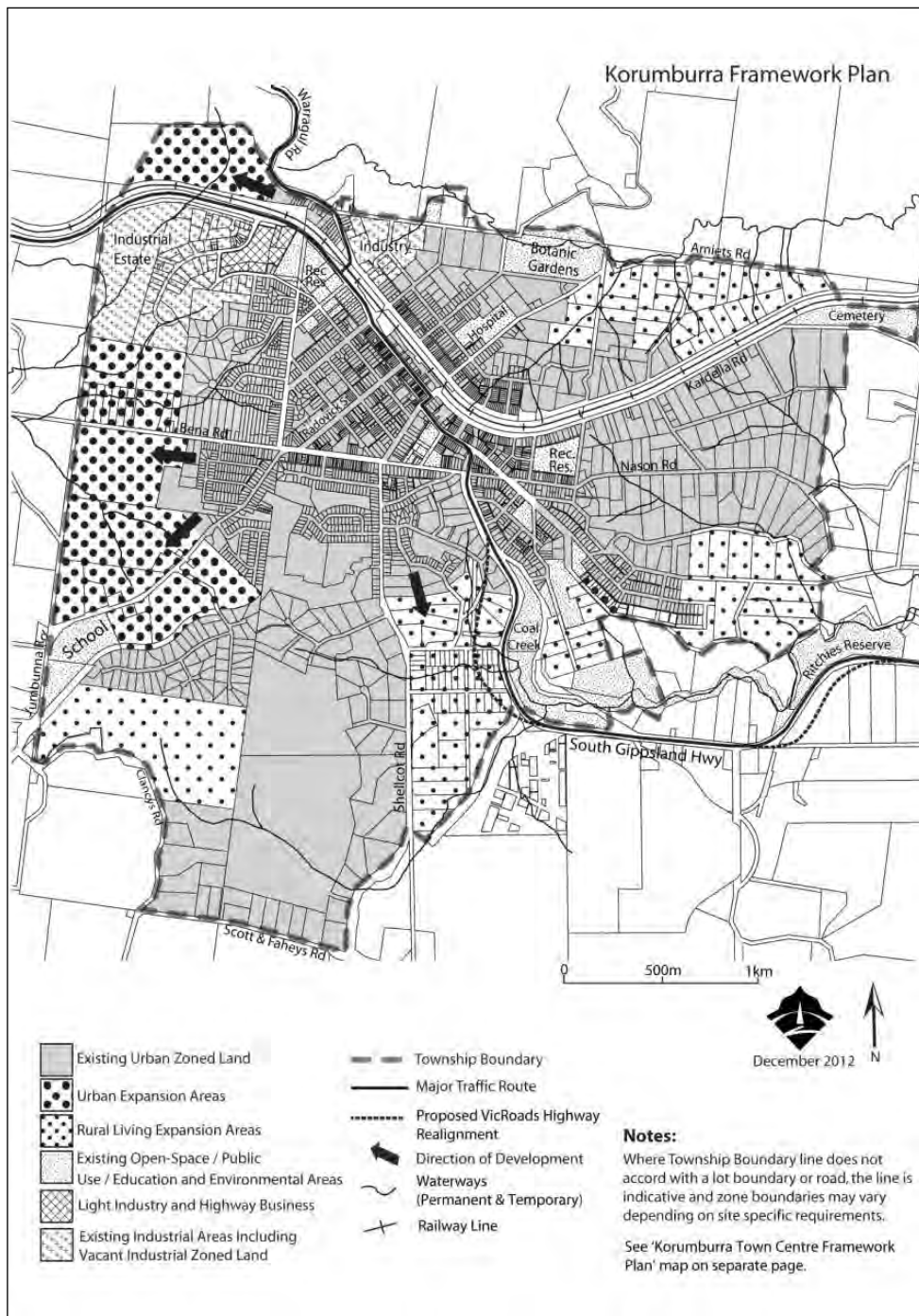
Infrastructure

- Improve highway traffic movement through the town.
- Provide strong pedestrian and cycling connectivity to the 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

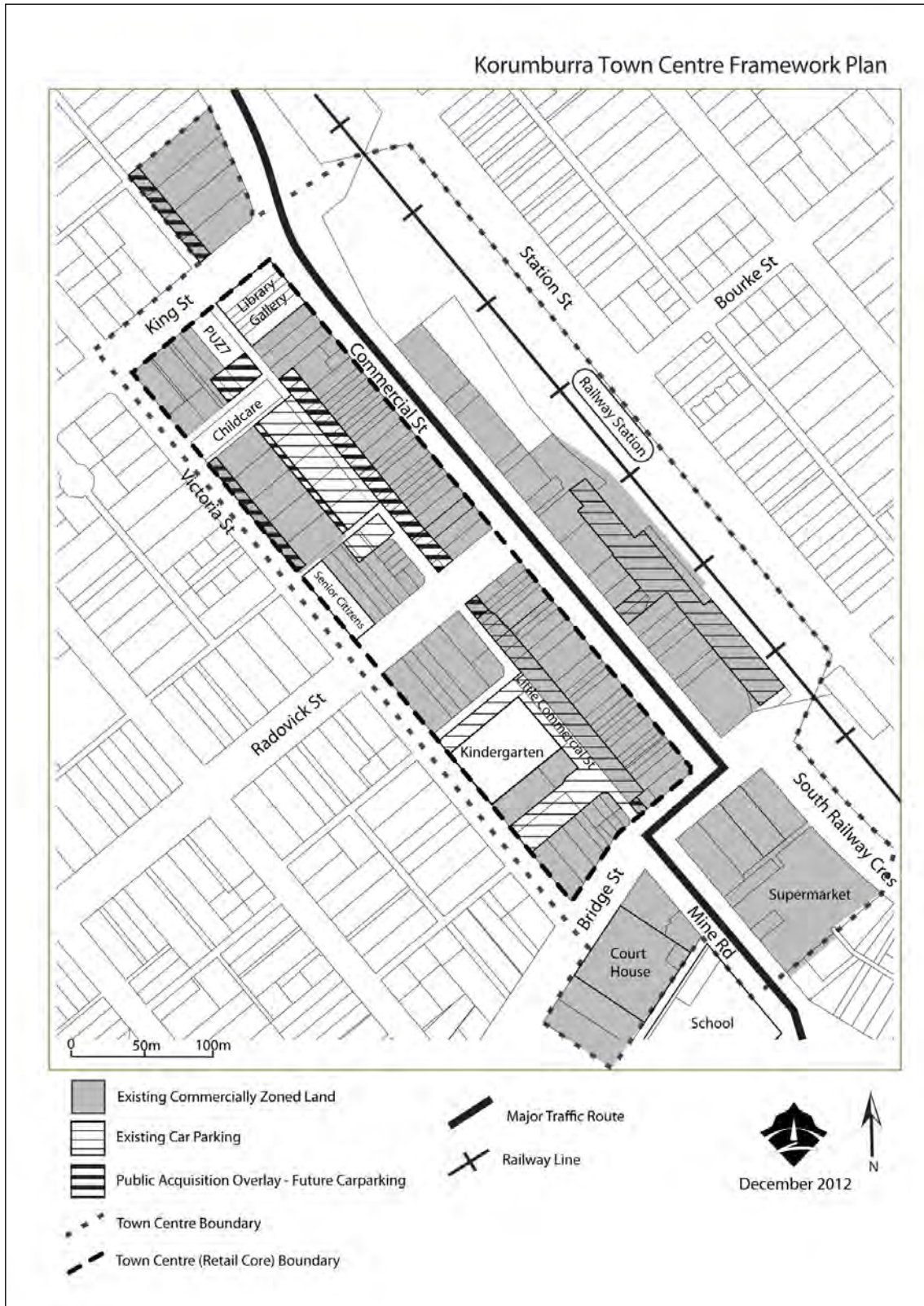
- Prepare an updated town centre framework plan to encourage major retail, office and community developments to concentrate in the town centre retail core in accordance with the principles established in the *Korumburra Town Centre and Structure Plan Priority Development Panel Report* (May 2010)
- Investigate applying a Restructure Overlay over the old Crown Township to the south-east of the town.
- Continue implementation of the recommendations of the *South Gippsland Heritage Study 2004* in consultation with affected landowners and the community.
- Investigate with VicRoads plans for traffic management, calming and pedestrian safety improvements along South Gippsland Highway and Radovick Street within the Town Centre in accordance with the Minister for Planning's Priority Development Panel recommendation.
- In consultation with affected landowners and the community, prepare development plans and overlays for Korumburra's growth areas.
- Investigate the implementation of a planning policy to assist long term management of the amenity interface issues between the Station Street milk manufacturing operations and surrounding residential areas.

Review the existing application of the Mixed Use Zone in response to the theme objectives to maintain the primacy of the Town Centre for retail development.



Reference documents

- Korumburra Structure Plan, July 2010 (as amended)*
- South Gippsland Paths and Trails Strategy 2010 (as amended)*
- [*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)
- [*Healthy by Design 2012 \(as amended\)*](#)
- [*South Gippsland Open Space Strategy 2007\(as amended\)*](#)
- [*South Gippsland Recreation Plan 2007 \(as amended\)*](#)
- [*The South Gippsland Housing and Settlement Strategy, 2013\(as amended\)*](#)



21.15-3

28/11/2013

C68

Proposed

C80

Mirboo North

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*
- 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

Reference documents

Mirboo North Structure Plan, November 2004

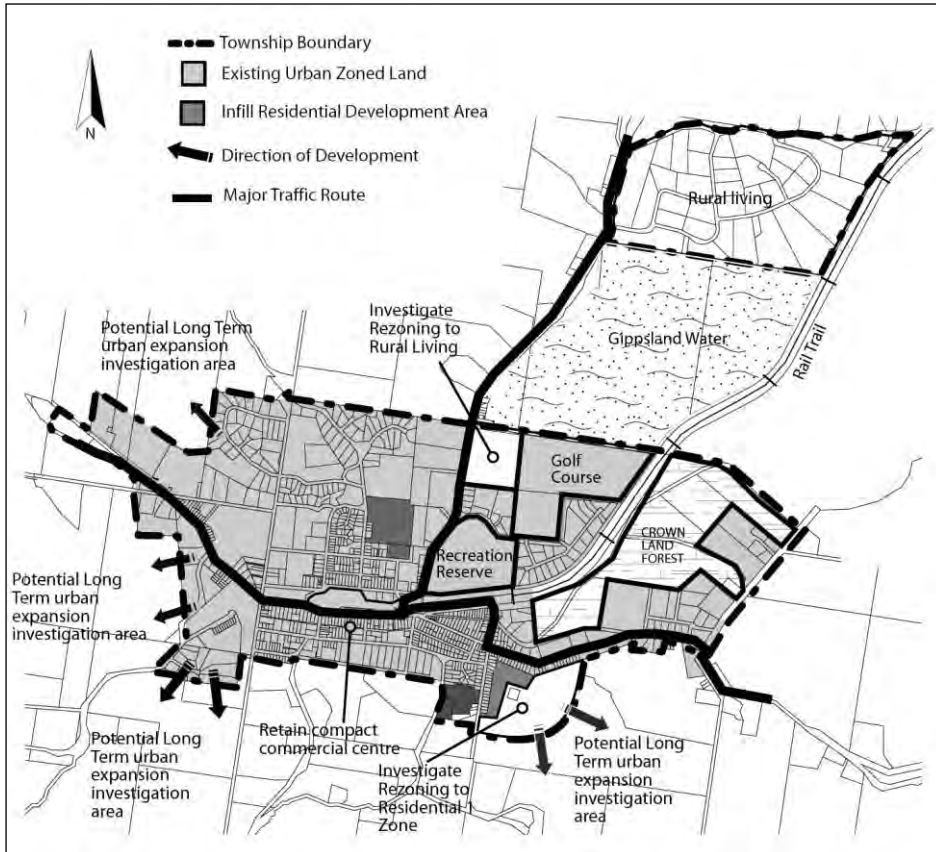
[Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)](#)

[Healthy by Design 2012 \(as amended\)](#)

[South Gippsland Open Space Strategy 2007\(as amended\)](#)

[South Gippsland Recreation Plan 2007 \(as amended\)](#)

[The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)](#)



21.15-4 Foster

28/11/2013
C68
 Proposed
 C80

Foster is the principal township 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*
- 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 within 200m 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
- 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 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 township
- 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 the town to build upon Foster'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 upon Foster's expansive public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre

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

Reference documents

Foster Structure Plan, 2008

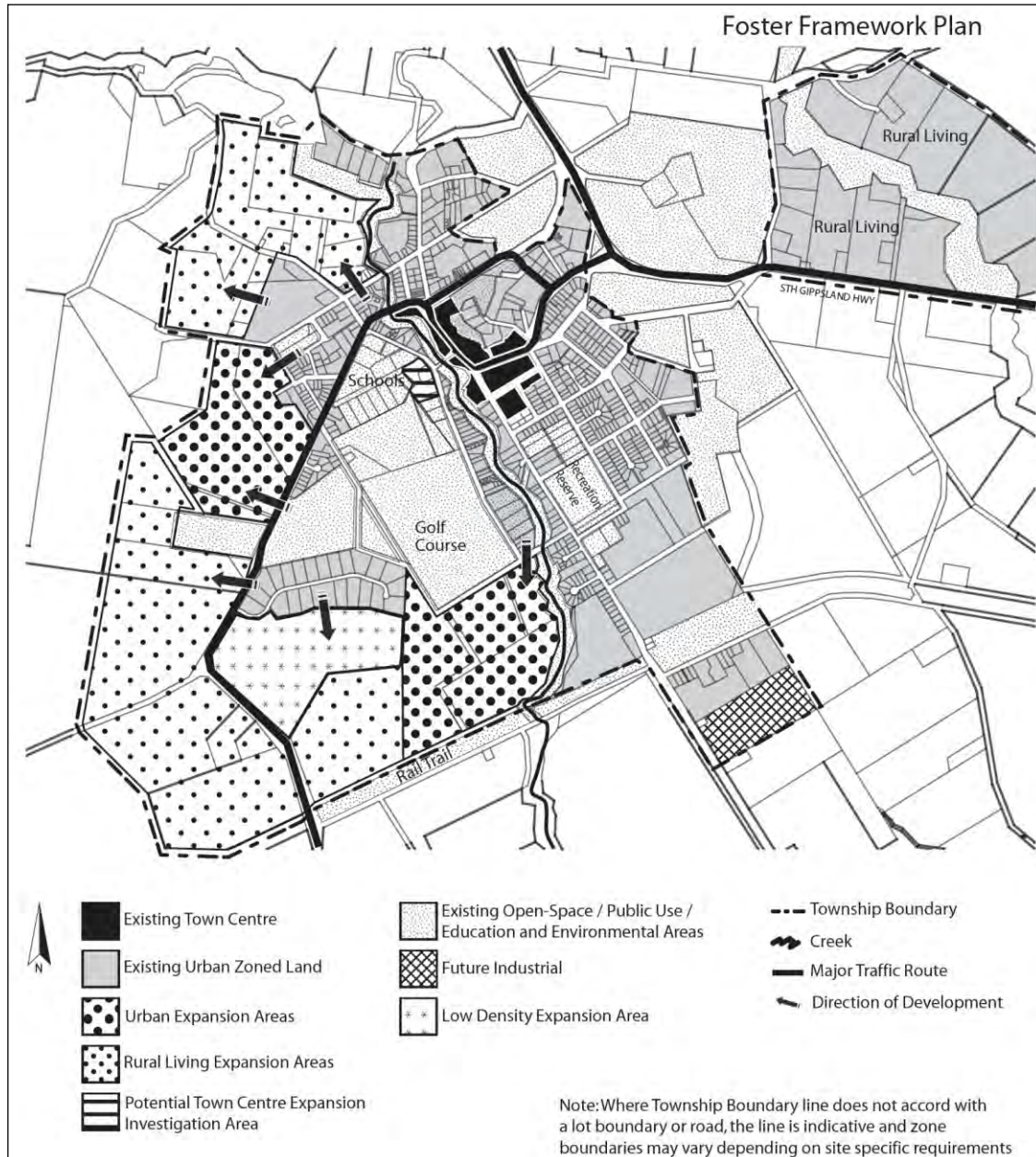
[*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)

Healthy by Design 2012 (as amended)

South Gippsland Open Space Strategy 2007(as amended)

South Gippsland Recreation Plan 2007 (as amended)

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



21.15-5

28/11/2013
 C68
 Proposed
 C80

Nyora

Nyora is a small rural township that is the closest South Gippsland Shire town to metropolitan Melbourne. Nyora is seen as a desirable rural residential lifestyle location due to its relatively flat land and proximity to major urban centres. It has recently experienced strong population growth; however the absence of necessary commercial and community services has resulted in Nyora performing the role of a 'dormitory' residential location that relies on other urban centres for services, facilities and employment.

Local area implementation

- Ensure that any proposed use and development of land in Nyora is generally in accordance with the *Nyora Framework Plan*.
- 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, etc) 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 constraints and opportunities and which demonstrates how new development will complement existing development; and
 - Residential Development Guidelines have been prepared to inform a Design and Development Overlay and/or Significant Landscape Overlay
- 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 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 Residential Development Design Guidelines for both existing and proposed urban residential zoned land to inform a Design and Development Overlay (DDO) and/or Significant Landscape Overlay (SLO) to ensure vegetation continues as the dominant landscape feature, and to promote built form which is consistent with a rural township character.
- Prepare a Master Plan for the Nyora Town Centre (including the VicTrack land) to guide investment decisions and identify funding opportunities for improvements to public spaces and facilities.
- Prepare a town centre strategy to provide greater direction for commercial development in the Mitchell Street area and to determine whether the commercially zoned land is adequate in location and extent to provide for future commercial growth in Nyora.
- 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.

Reference documents

Nyora Structure Plan June 2013 (as amended)

South Gippsland Shire Council Paths and Trails Strategy 2010 (as amended)

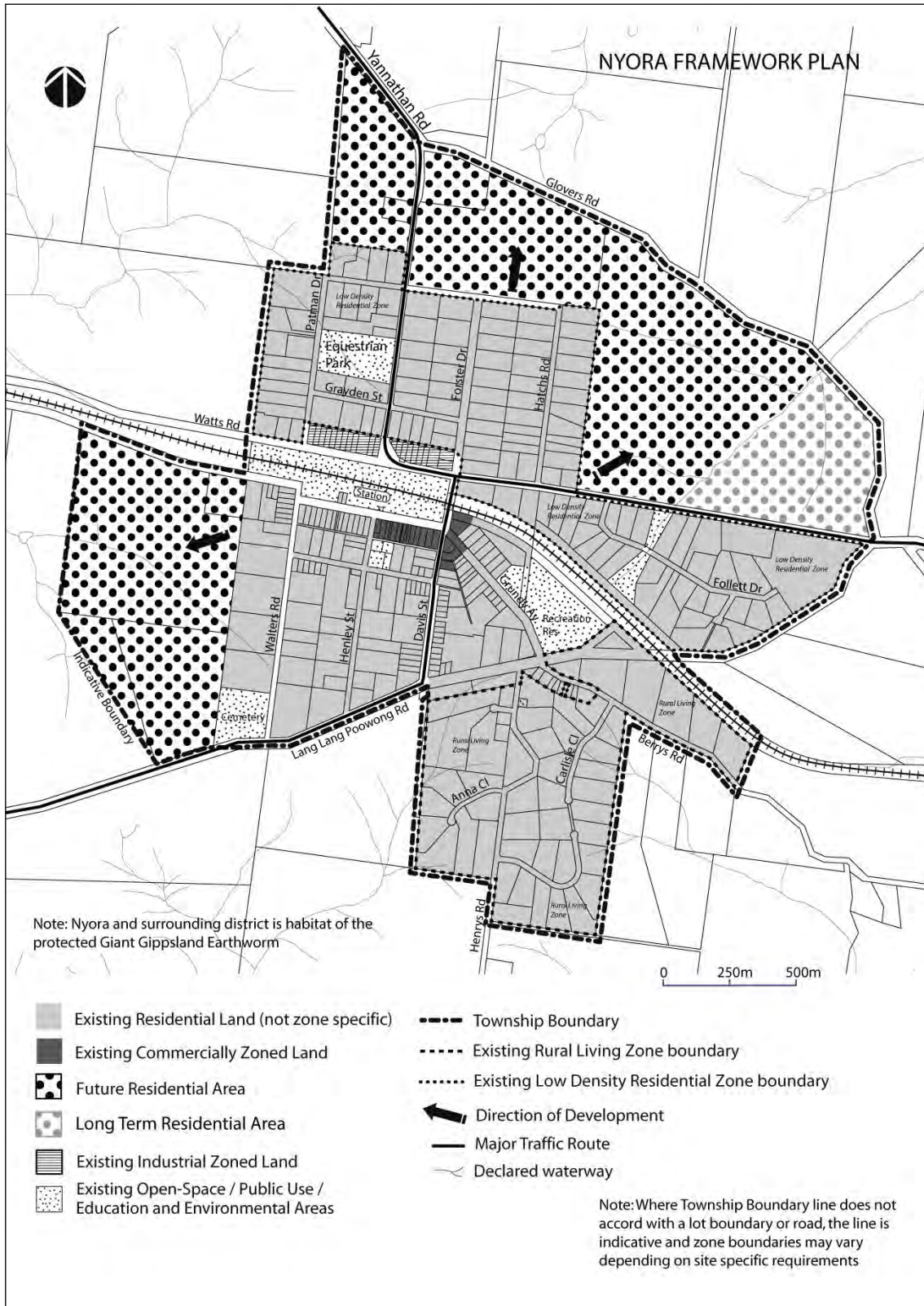
[*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)

[*Healthy by Design 2012 \(as amended\)*](#)

[*South Gippsland Open Space Strategy 2007\(as amended\)*](#)

[*South Gippsland Recreation Plan 2007 \(as amended\)*](#)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)



21.15-6

28/11/2013
 C68
 Proposed
 C80

Loch

Nestled among rolling hills and rich agricultural land, Loch township 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, and underpins both its tourism role and village atmosphere.

Local area implementation

- Promote the use and development of land in accordance with the strategic direction in the Loch Framework Plan.
- Develop Loch as a small thriving rural township 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 township.

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 township.

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 township character.

Infrastructure

- Improve community services and facilities in the township.
- 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 township.

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 township 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. 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.

Reference documents

Loch Structure Plan June 2013 (as amended)

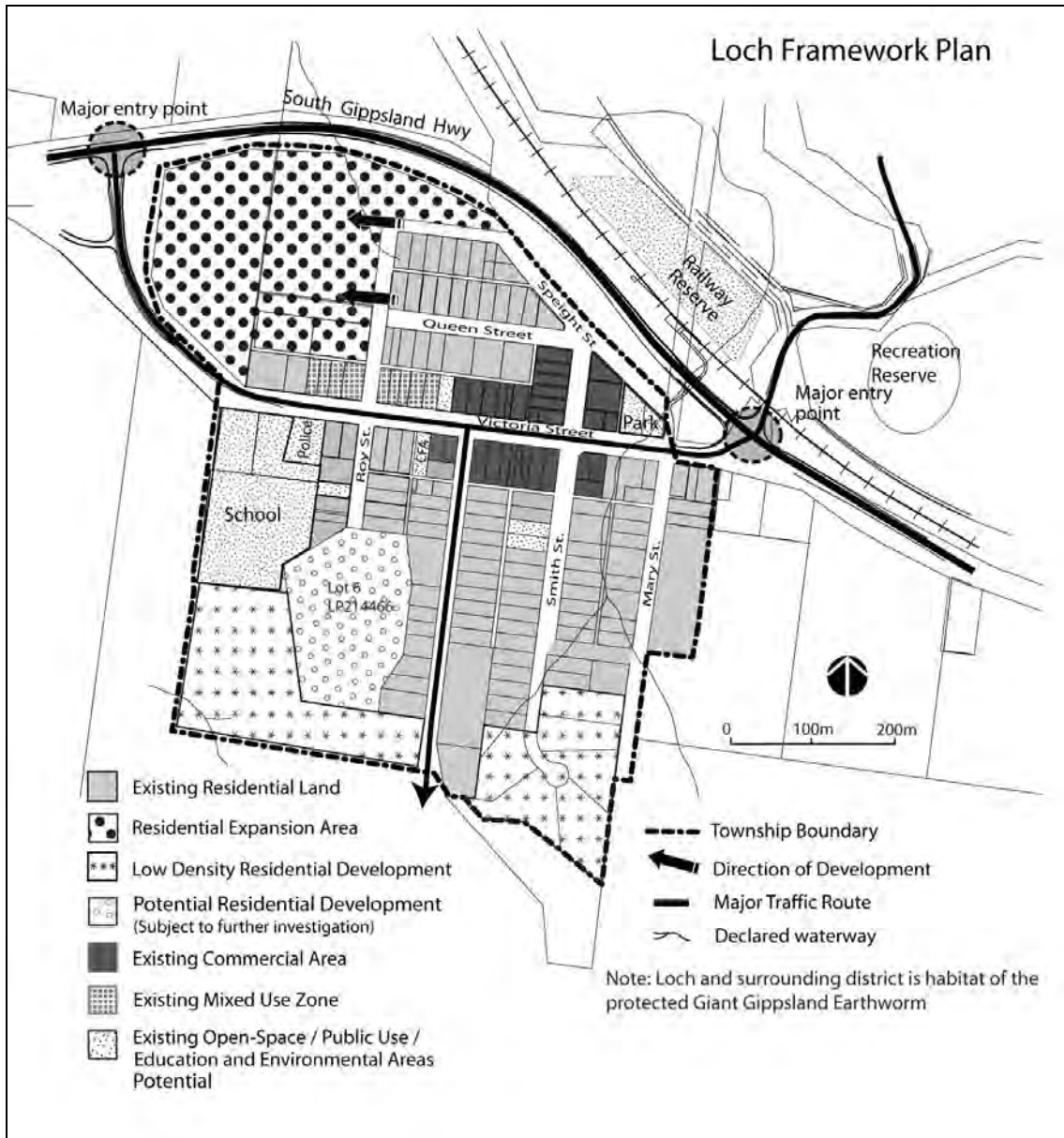
[*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)

[*Healthy by Design 2012 \(as amended\)*](#)

[*South Gippsland Open Space Strategy 2007\(as amended\)*](#)

South Gippsland Recreation Plan 2007 (as amended)

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



21.15-7

Poowong

28/11/2013
 C68
 Proposed
 C68

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.

- 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

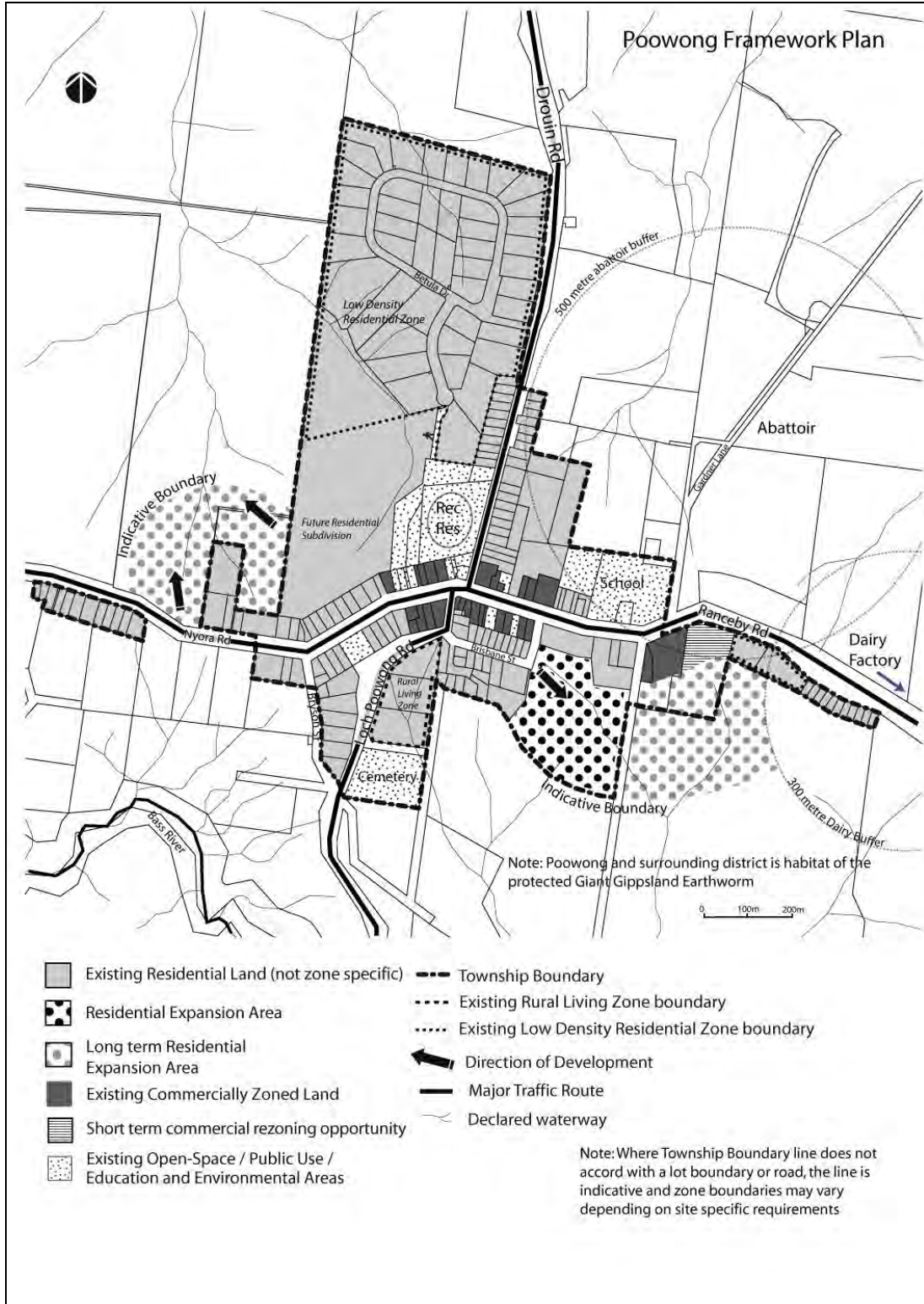
- Investigate introducing a development overlay control (DDO) or Development Plan Overlay (DPO) to greenfield residential land to promote subdivision and development in keeping with the small township rural character of Poowong. Controls should consider matters such as height, setbacks, site coverage, 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.

Reference documents

Poowong Structure Plan June 2013 (as amended)

[*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)

- [Healthy by Design 2012 \(as amended\)](#)
- [South Gippsland Open Space Strategy 2007\(as amended\)](#)
- [South Gippsland Recreation Plan 2007 \(as amended\)](#)
- [The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)](#)



21.15-8 Meeniyan

28/11/2013
 C68
 Proposed
 C68

Meeniyan 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, Meeniyan's tourism role as 'Gateway to the Prom' is boosted by its arts, culture and food attractions.

Local area implementation

- Promote the use and development of land in accordance with the strategic direction provided in the Meeniyan Framework Plan.
- To retain Meeniyan 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.

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.

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.

Further strategic work

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

Reference documents

Meeniyah Structure Plan June 2013 (as amended)

[*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)

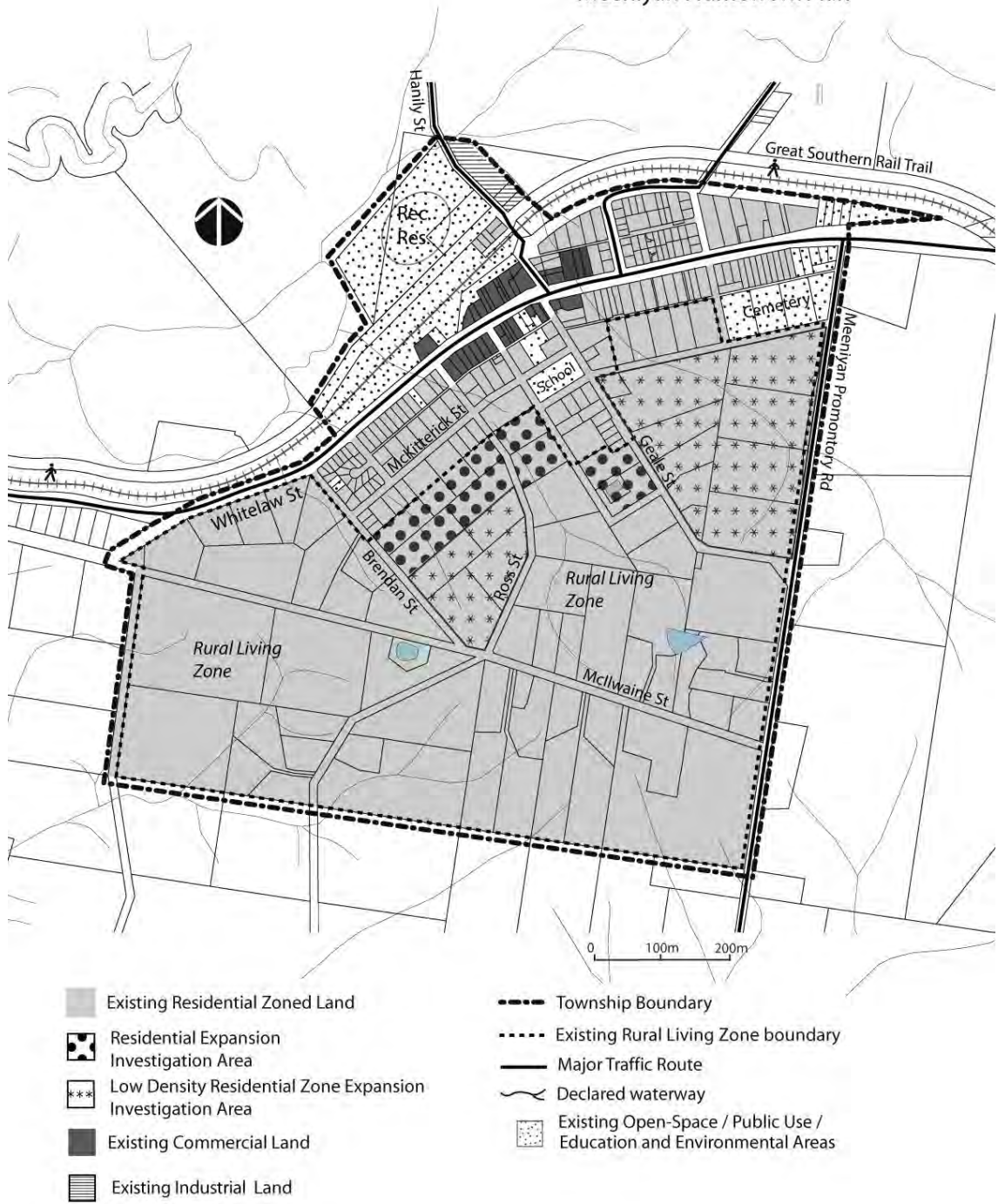
[*Healthy by Design 2012 \(as amended\)*](#)

[*South Gippsland Open Space Strategy 2007\(as amended\)*](#)

[*South Gippsland Recreation Plan 2007 \(as amended\)*](#)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)

Meeniyan Framework Plan



21.15-9

28/11/2013

C68

Proposed

C80

Venus Bay

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 village.

Local area implementation

- 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

Settlement

- 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 Framework Plan*
- 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 sulfate 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

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 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 sulfate 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 Business 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 Business 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

Reference document

Venus Bay Urban Design Framework: Settlement Background Paper (2006)

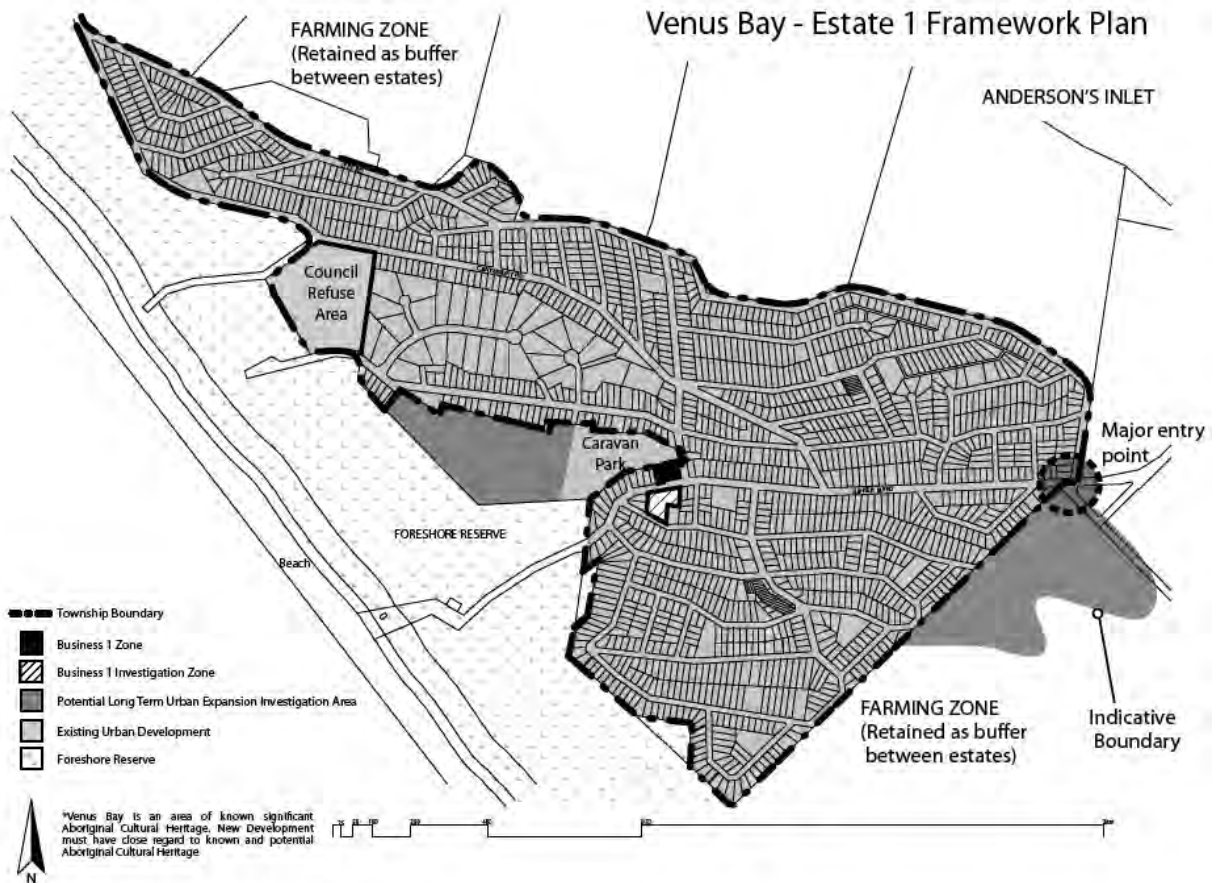
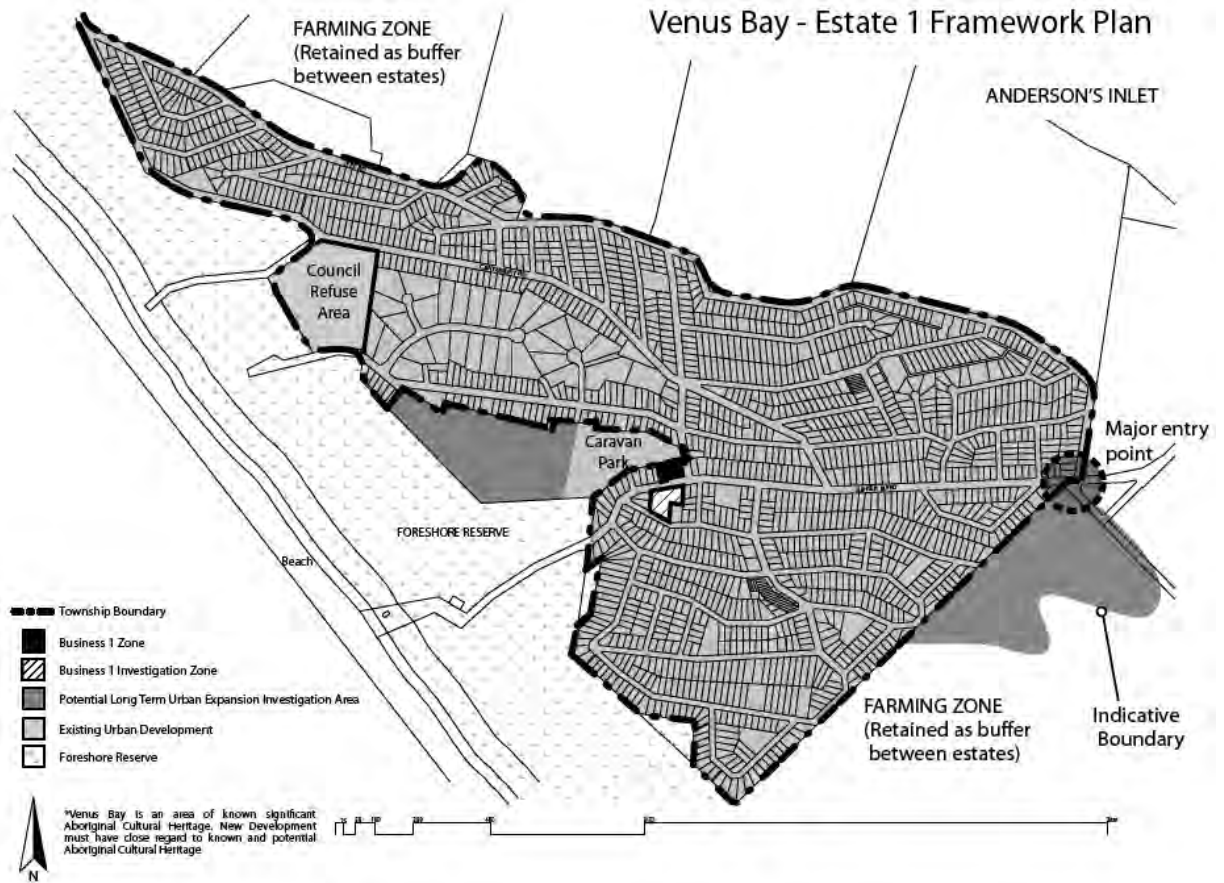
[*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)

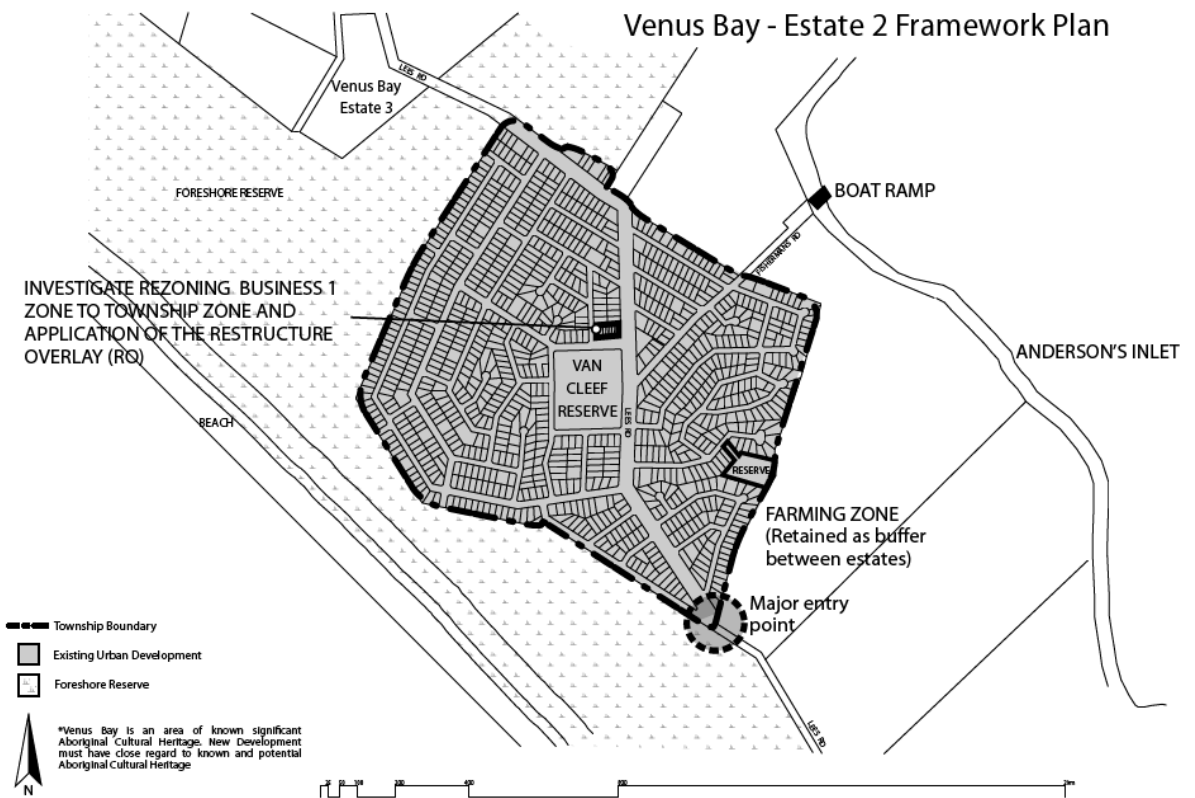
[*Healthy by Design 2012 \(as amended\)*](#)

[*South Gippsland Open Space Strategy 2007\(as amended\)*](#)

[*South Gippsland Recreation Plan 2007 \(as amended\)*](#)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)





21.15-10 Waratah Bay

28/11/2013
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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

- Ensure that any proposed use and development of land in Waratah Bay is generally in accordance with the *Waratah Bay Framework Plan*

Settlement

- 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 hamlet
- Develop a network of habitat corridors and vegetation linkages throughout the town

Economy

- Maintain the low level of commercial development within the 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*

Reference document

Waratah Bay Urban Design Framework: Settlement Background Paper (2006)

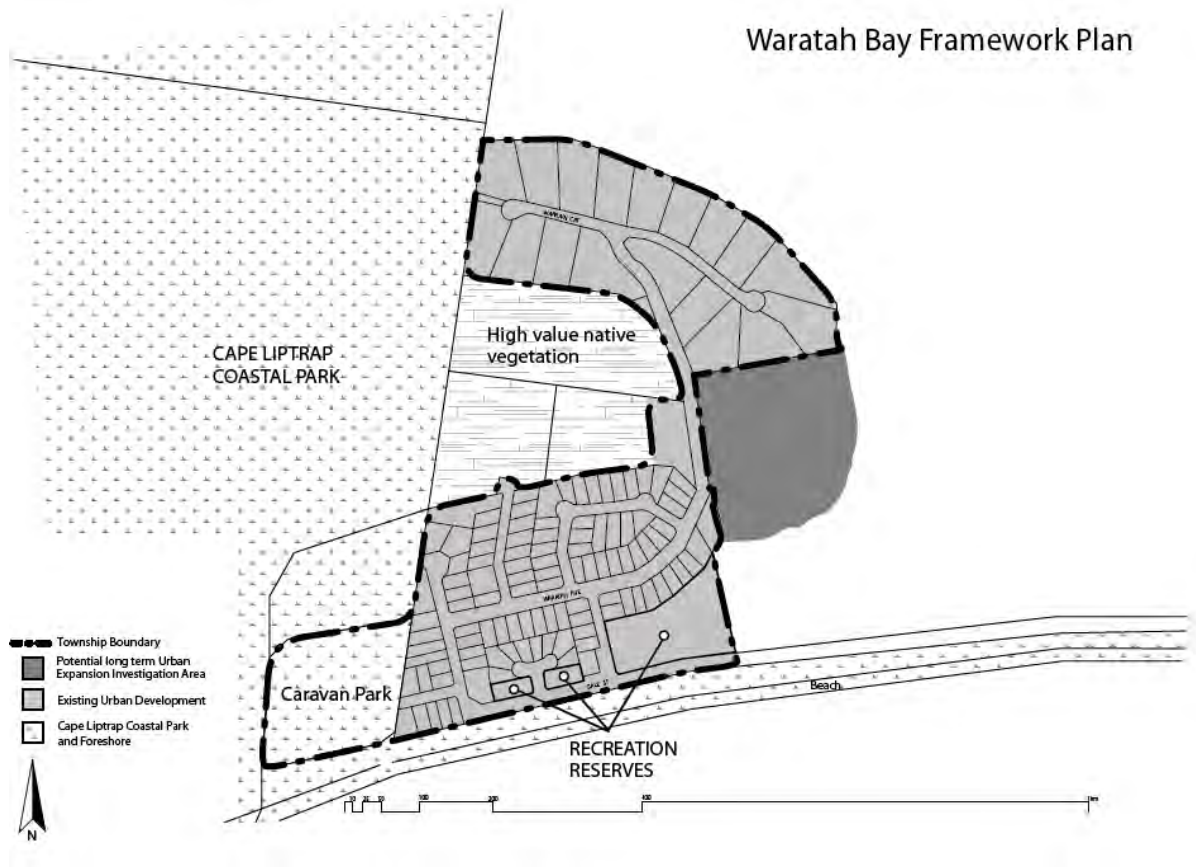
[*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)

[*Healthy by Design 2012 \(as amended\)*](#)

[*South Gippsland Open Space Strategy 2007\(as amended\)*](#)

[*South Gippsland Recreation Plan 2007 \(as amended\)*](#)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)



21.15-11 Sandy Point

28/11/2013

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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.

Local area implementation

- Ensure that any proposed use and development of land in Sandy Point is generally in accordance with the *Sandy Point Framework Plan*

Settlement

- 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 sulfate 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 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

Reference documents

Sandy Point Urban Design Framework: Settlement Background Paper (2006)

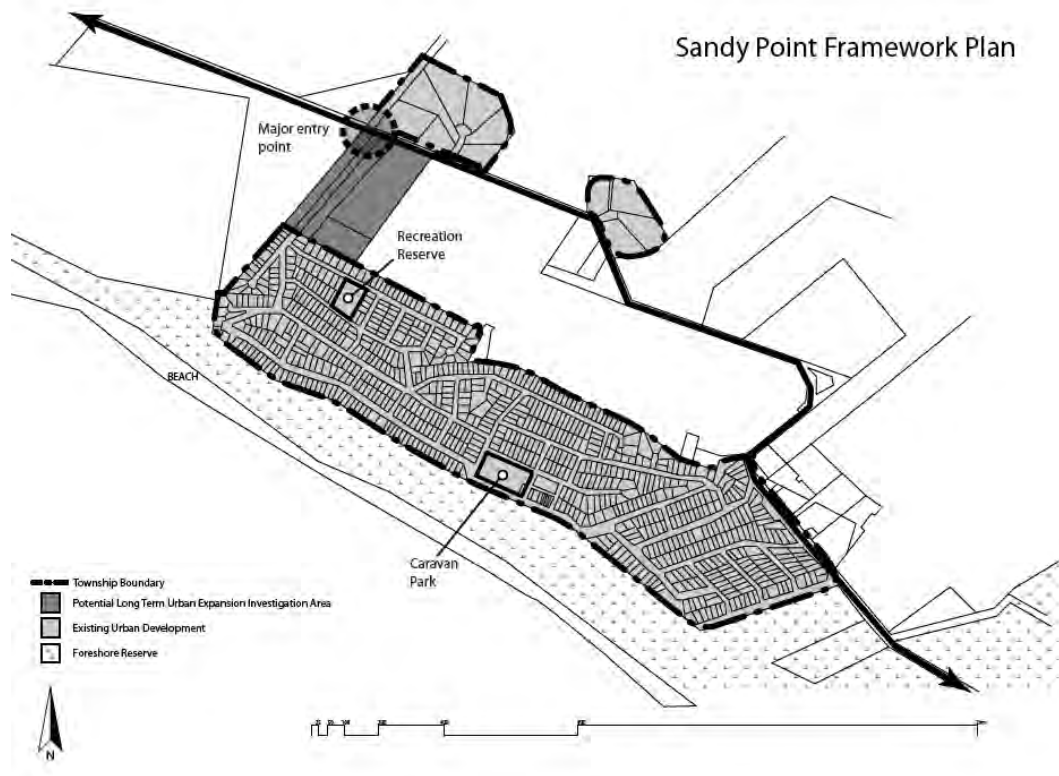
[Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)](#)

[Healthy by Design 2012 \(as amended\)](#)

[South Gippsland Open Space Strategy 2007\(as amended\)](#)

[South Gippsland Recreation Plan 2007 \(as amended\)](#)

[The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)](#)



21.15-12 Tarwin Lower

28/11/2013

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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 hamlet.

Local area implementation

- Ensure that any proposed use and development of land in Tarwin Lower is generally in accordance with the *Tarwin Lower Framework Plan*
- Promote Tarwin Lower as an important local centre serving the needs of the local community and tourists in the southern portion of the Shire

Settlement

- 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

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

- Review the suitability of Environmental Significance Overlay, schedule 6, and develop amended or new controls as appropriate, to address land potentially affected by flooding
- 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 sulfate soils
- Review the suitability of planning controls relating to land potentially affected by acid sulfate 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

Reference documents

Tarwin Lower Urban Design Framework: Settlement Background Paper (2006)

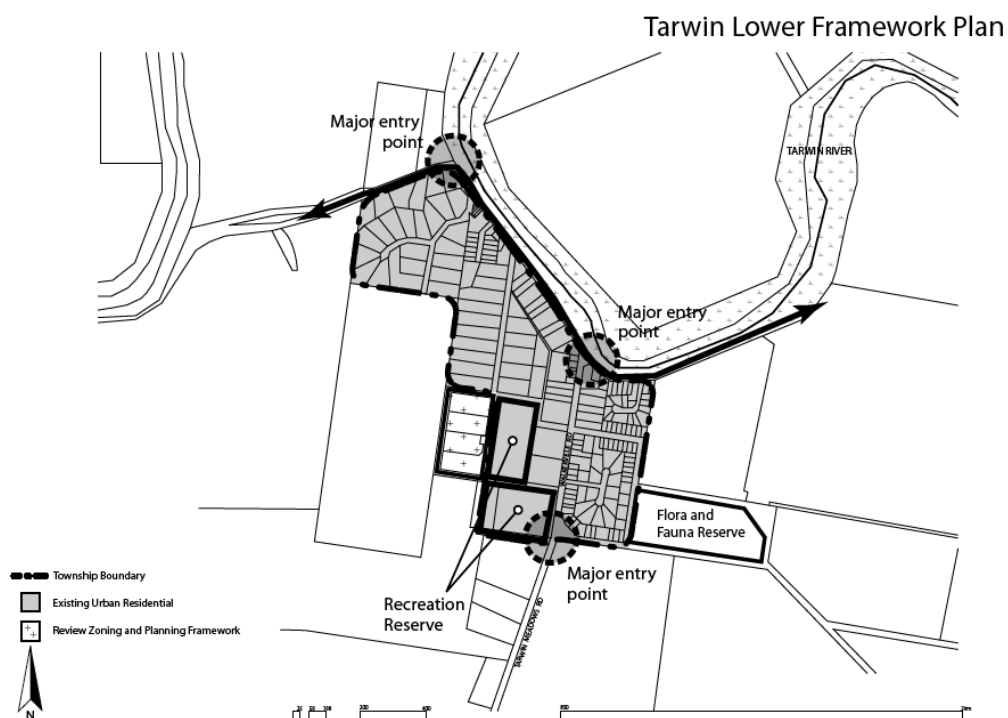
[Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)](#)

[Healthy by Design 2012 \(as amended\)](#)

[South Gippsland Open Space Strategy 2007\(as amended\)](#)

[South Gippsland Recreation Plan 2007 \(as amended\)](#)

[The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)](#)



21.15-13

28/11/2013

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Eastern District towns (Port Franklin, Toora, Welshpool and Port Welshpool) and localities (Mt Best, Agnes and Hedley)

The Eastern District has a network of small towns and localities with a range of roles and services designed to cater for the needs of residents and visitors to the Shire. The towns are Port Franklin, Toora, Welshpool and Port Welshpool. The localities are Mt Best, Agnes and Hedley.

Local area implementation

- To provide an attractive and safe residential environment and strengthen the economic future of 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.

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 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 the Eastern District towns and localities.

Infrastructure

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

Reference documents

Eastern District Urban Design Frameworks (January 2012)

[*Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)*](#)

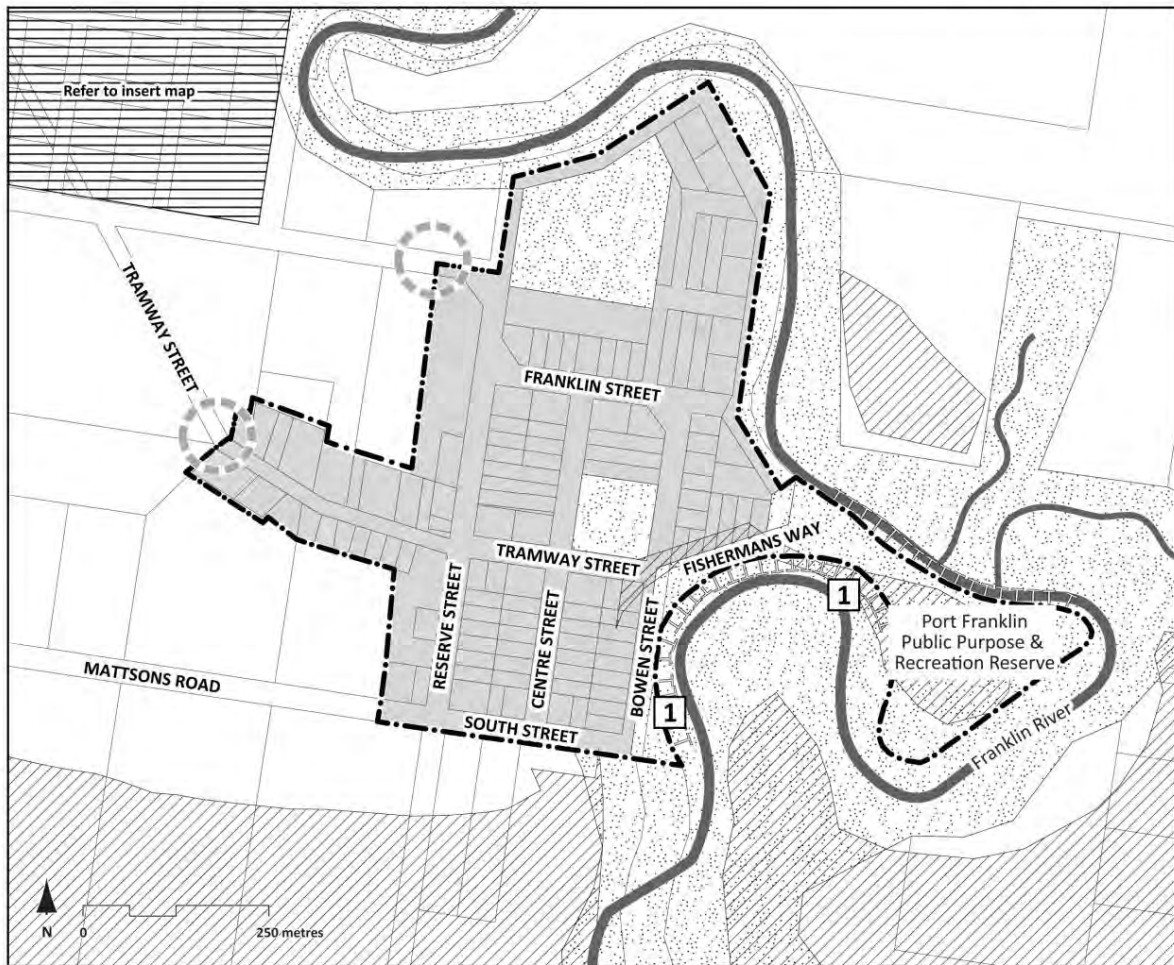
Healthy by Design 2012 (as amended)

South Gippsland Open Space Strategy 2007(as amended)

South Gippsland Recreation Plan 2007 (as amended)

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

Port Franklin Framework Plan



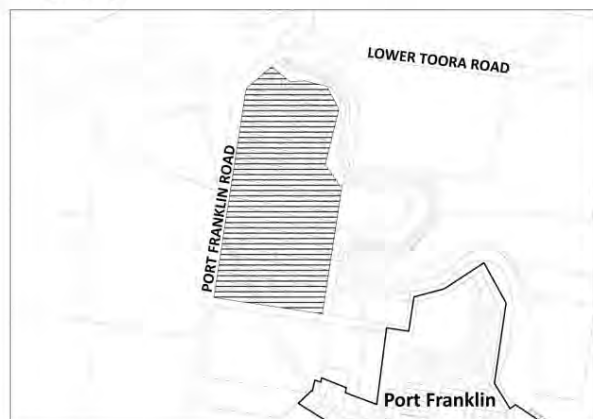
- Urban Zoned land
- Open Space / Public Use / Education & Environmental Areas
- Land potentially subject to flooding*
- Restructure Overlay Investigation Area
- Township Boundary
- Waterway
- Township Gateway

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

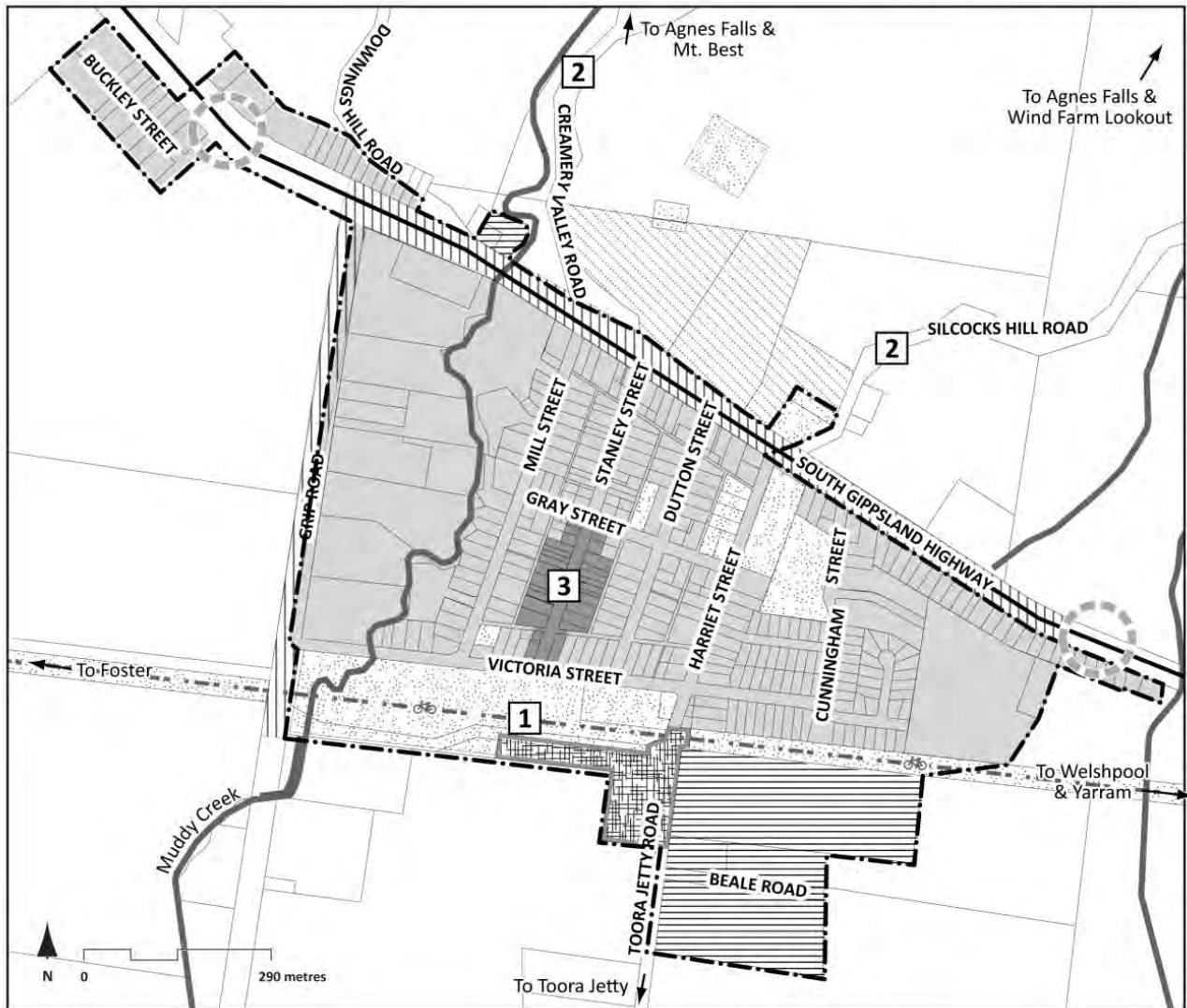
SUPPORT TOURISM OPPORTUNITIES:

- 1** Bowen Street & Fishermans Way Precinct

INSERT MAP:



Toora Framework Plan

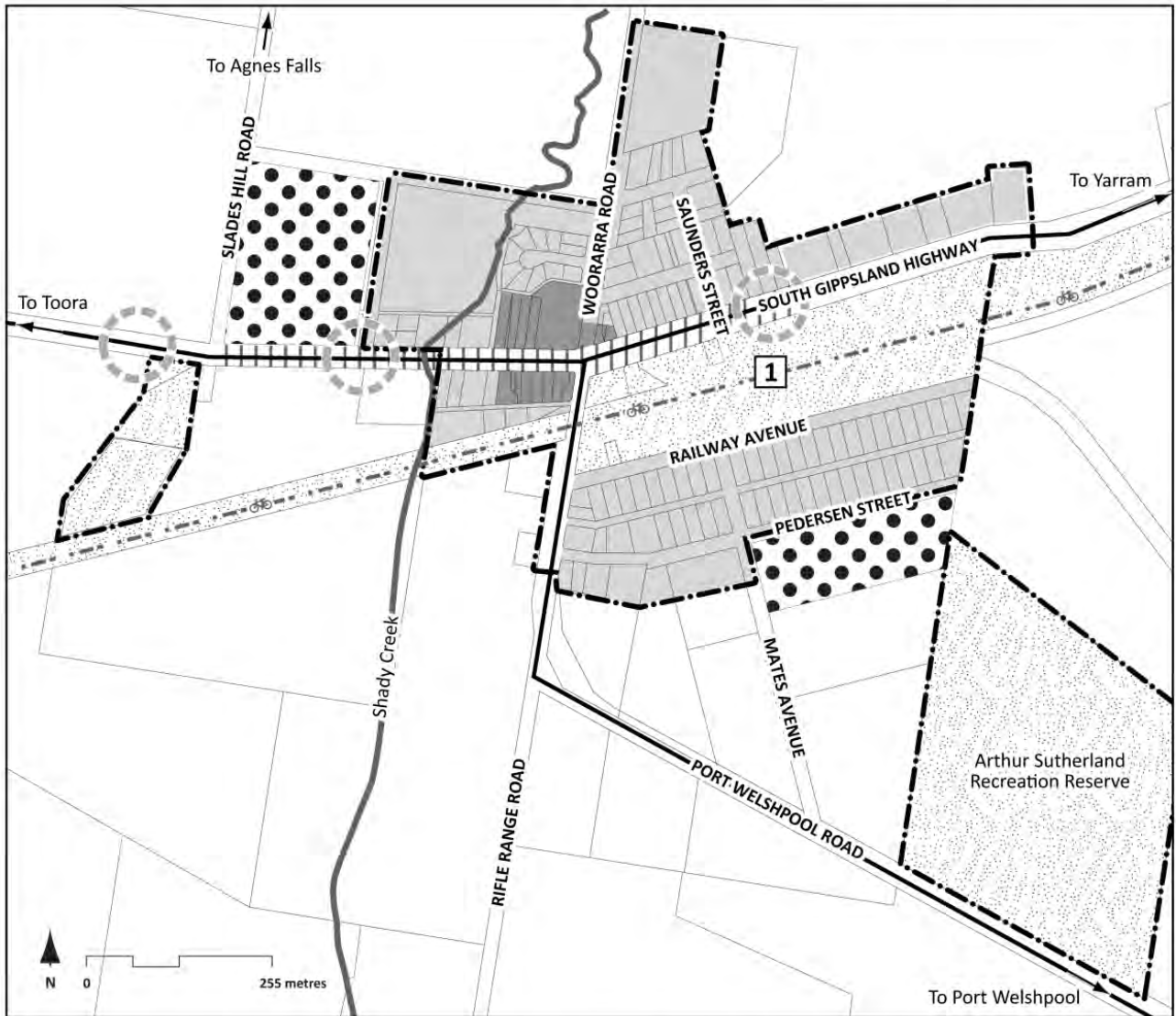












- Town Centre
- Urban Zoned land
- Industrial Zoned land
- Rural Activity Zoned land
- Open Space / Public Use / Education & Environmental Areas
- Future Rezoning Investigation Area
- Township Boundary
- Major Traffic Route
- Great Southern Rail Trail
- Waterway
- Township Gateway
- Avenue of Honour

SUPPORT TOURISM OPPORTUNITIES:


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

Welshpool Framework Plan

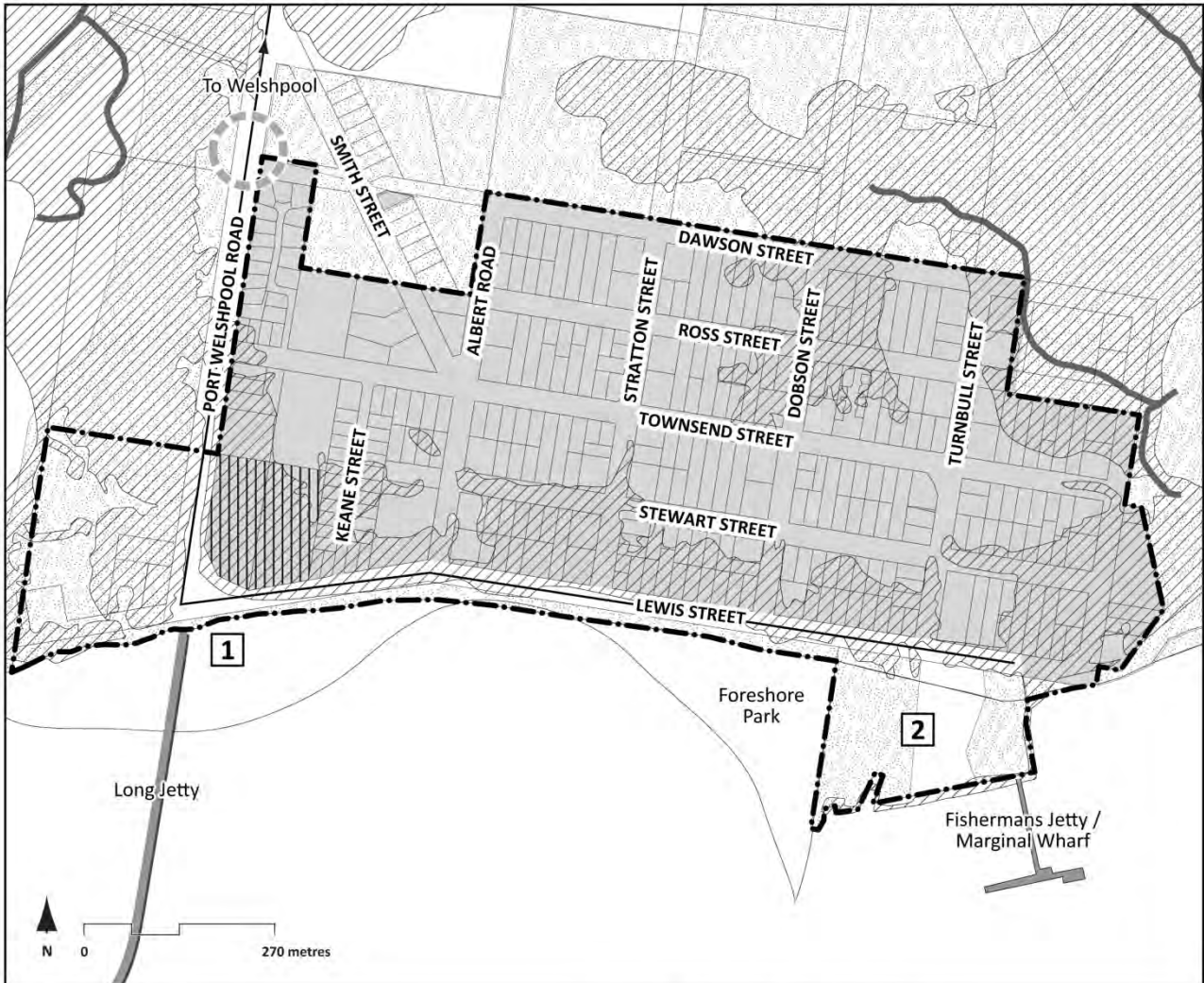


-  Town Centre
-  Urban Zoned land
-  Residential Investigation Expansion Areas
-  Open Space / Public Use / Education & Environmental Areas
-  Township Boundary
-  Major Traffic Route
-  Great Southern Rail Trail
-  Waterway
-  Township Gateway
-  Avenue of Honour

SUPPORT TOURISM OPPORTUNITIES:

-  Great Southern Rail Trail

Port Welshpool Framework Plan



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

SUPPORT TOURISM OPPORTUNITIES:

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

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

21.15-14 Small towns

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South Gippsland Shire's small towns contain a range of roles and services designed to cater for the needs of residents and visitors to the Shire. It is important to maintain an attractive and safe residential environment and to strengthen the economic future of the small towns within the Shire.

Settlement

- Maintain Walkerville, Walkerville North and the Promontory Views Estate as principally unserviced holiday destinations

Economy

- Encourage small towns to identify niche business sectors that can be used to exploit the tourist market
- Encourage aquaculture and other marine related activities at Port Welshpool
- Encourage self-contained tourist development at Yanakie
- Promote equine related land uses between Stony Creek and Meeniyan
- 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

Landscape and built form

- Promote ecologically sustainable and attractive forms of development that complement the natural environmental characteristics of the small coastal towns
- Encourage sympathetically designed and sited development to protect the environmental and landscape values of the surrounding area
- Improve the visual amenity of the western entrance to Fish Creek

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
- Undertake detailed planning in the Cape Liptrap area to ensure preservation of its complex and unique plant communities
- Develop local structure plans for each town to coordinate future development in and around the towns
- Investigate options to provide low cost reticulated sewerage to all small towns
- Develop stormwater management plans for all towns
- Investigate applying a Restructure Overlay over old Crown township areas:
 - west of Meeniyan
 - south of Toora in the vicinity of Grip Road
 - west of Port Franklin
 - west of Stony Creek
 - north east of Fish Creek
 - west of Hedley
- Investigate the future use of the railway land within the town centre of Meeniyan
- Investigate formally closing the old alignment of the South Gippsland Highway – Stony Creek Road in Stony Creek

- Investigate rezoning of land between Stony Creek township and racecourse to Low Density Residential Zone and Rural Living
- Investigate the rezoning of land to the west of Koonwarra to Low Density Residential or Rural Living Zone
- Rezone Council owned land adjacent to new waste management facility in Koonwarra-Inverloch Road to Public Conservation Resource Zone to recognise its significant vegetation and habitat

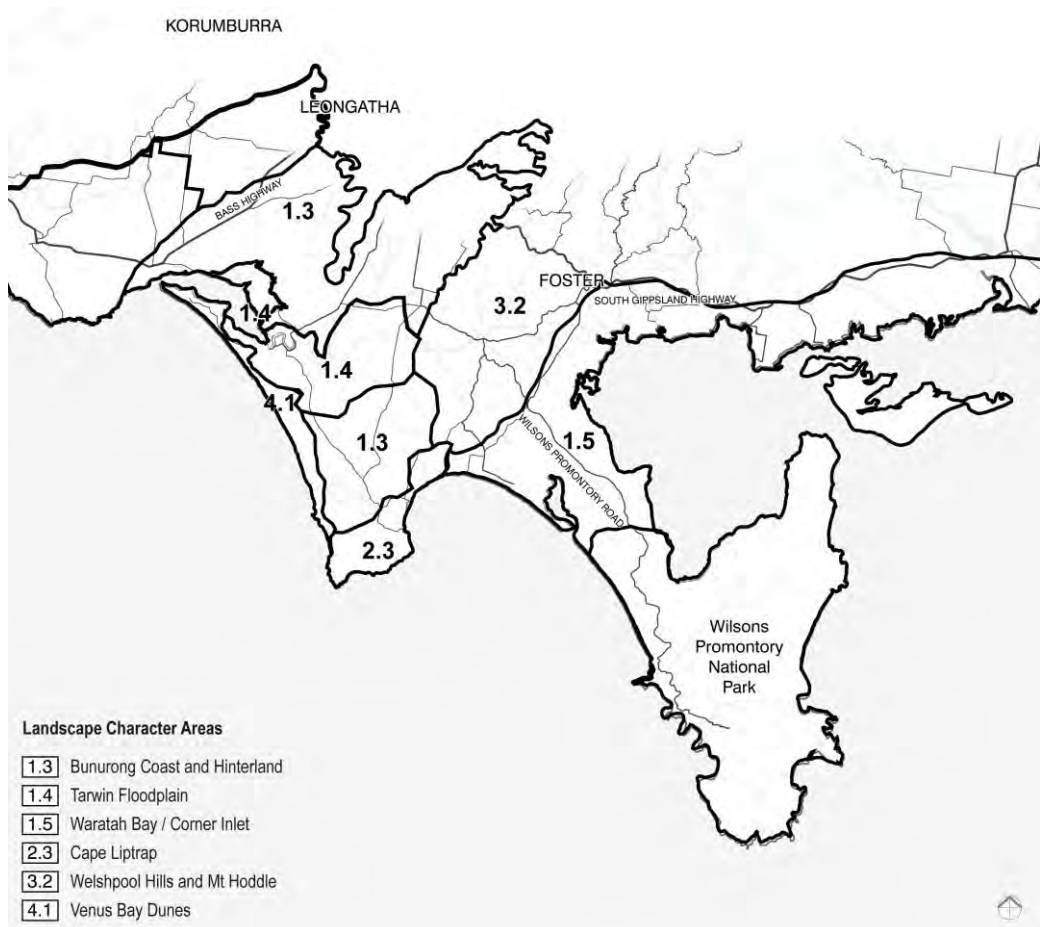
Reference documents

- [Infrastructure Design Manual \(vers 4, March 2013\) \(as amended\)](#)
- [Healthy by Design 2012 \(as amended\)](#)
- [South Gippsland Open Space Strategy 2007\(as amended\)](#)
- [South Gippsland Recreation Plan 2007 \(as amended\)](#)
- [The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)](#)

21.15-15 Landscape character areas

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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).



Insert: FIGURE LANDSCAPE CHARACTER AREAS

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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006)

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)

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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006)

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)

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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006)

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)

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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006)

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)

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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006)

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)

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

Reference Documents

Coastal Spaces Landscape Assessment Study, State Overview Report (2006)

Coastal Spaces Landscape Assessment Study, South Gippsland Municipal Reference Document (2006)

[*The South Gippsland Housing and Settlement Strategy, 2013 \(as amended\)*](#)

21.16 REFERENCE DOCUMENTSDD/MM/YYYY
[Proposed C80](#)

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)
- *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 \(Victorian Division\)](#)
- [South Gippsland Housing and Settlement Strategy, 2013](#)-(as amended)
- *Infrastructure Design Manual (version 4 March 2013)*(as amended)
- *Korumburra Structure Plan* (2010) (as amended)
- *Korumburra Town Centre and Structure Plan Priority Development Panel Report* (May 2010)
- *Leongatha Structure Plan*, (2008)
- *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)
- *Sandy Point Urban Design Framework: Settlement Background Paper* (2006)
- *South Gippsland Heritage Study* (2004)
- *South Gippsland Municipal Public Health and Wellbeing Plan* (as amended)
- [South Gippsland Open Space Strategy 2007 \(as amended\)](#)

- *South Gippsland Shire Council Paths and Trails Strategy* (2010) (as amended)
- [*South Gippsland Recreation Strategy, \(2007, as amended\)*](#)
- [*South Gippsland Rural Land Use Strategy, \(2011\)*](#)
- *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)

22.02 INDUSTRIAL DEVELOPMENT

DD/MM/YYYY
[Proposed C80](#)

This policy applies to all industrial development that requires a permit.

Policy basis

Clause 21.11-1 of the Municipal Strategic Statement refers to the need to improve the appearance and overall amenity of industrial areas to make these areas more attractive to new industries seeking to establish within the Shire. The appearance and function of industrial areas can be improved by applying particular attention to the layout of the site, building materials, screening and landscaping. All industrial development is encouraged to incorporate responsive environmental design standards for improved energy efficiency.

Objectives

- To encourage well designed industrial development, which is safe and functional in its layout
- To encourage industrial development that does not detract from the amenity of surrounding area
- To ensure that industrial development is designed and constructed to responsive environmental design standards

Policy

It is policy to:

- Encourage all new buildings and building additions to incorporate passive solar and energy efficient design principles in their siting and design
- Ensure that new buildings and building additions are designed so that their height and bulk enhances the visual amenity of the surrounding area
- Ensure that new industrial development is provided with adequate parking, loading and storage facilities and sites are drained adequately
- [Consider the standards and design as set out in the *Infrastructure Design Manual* \(vers 4, March 2013, as amended\)](#)

Application Requirements

An application for development must be accompanied by the following information, as appropriate:

- A site analysis indicating:
 - built form and scale of development on adjoining land
 - variation in ground levels between the site and adjoining land
 - location and height of walls built to the boundary on adjoining sites
 - solar access enjoyed by surrounding developments.

Performance measures

It is policy to assess proposals against the following criteria:

- External finishes of walls and roofs of buildings should be brick, stone, concrete, colour impregnated steel cladding or other non-reflective material

- A minimum two metre wide strip of landscaping should be provided along the front title boundary (principal road frontage) of the site
 - The area of the site between the landscaping strip and building envelope should be designated for customer car parking
 - Staff car parking areas should be located at the rear of the site
 - External storage areas should be located at the rear of the site
 - Car parking and access areas, including loading & unloading areas, should be sealed with an all weather surface, such as asphalt, concrete, brick pavement or other similar treatment
 - Car parking areas should be designed so that vehicles are able to enter and exit the site in a forward motion
 - External storage areas should be surfaced in either a gravel or all-weather surface such as asphalt, concrete or other similar treatment
 - External storage areas should be screened from view from adjoining sites or nearby roads through the use of landscaping or fencing
 - Fencing along the frontage of the site should be a minimum of fifty percent (50%) transparent, not exceed 1.8 metres in height and be constructed out of non -reflective materials
 - Landscaping should be provided on each site which:
 - is used in place of fencing along the frontage
 - is low maintenance
 - uses indigenous vegetation
 - screens areas where visibility for safety is not essential
 - defines areas of pedestrian and vehicular movement
 - On-site infiltration trenches, incorporated into landscaping areas, should be used to minimise stormwater run-off from the site
 - Stockpiles should be located at least 10 metres away from drainage lines and surrounded by batter(s) and silt fences
 - Buildings should be setback from the frontage generally in line with the setback of buildings on adjoining properties
 - Where no adjoining buildings exist, buildings should be setback no closer than seven metres to the frontage of the site
 - Buildings should be designed and sited to maximise the use of natural light and solar energy
 - North-facing windows should be maximised to improve solar efficiency
 - Sites adjacent a Residential or Township zone containing residential development should be landscaped along the boundaries to screen the activities on the site
- Proposals that do not meet these criteria may still meet the objectives of the policy

Decision guidelines

Before deciding on an application, the responsible authority will consider, as appropriate:

- any adopted outline development or concept plan that applies to the subject land
- the layout of the development and building materials proposed to be used
- whether the development incorporates energy efficient principles in its siting and design
- the impact of the development on the solar access enjoyed by adjoining development
- the design and treatment of car parking, access and loading areas

- the type and extent of landscaping proposed

22.03 CAR PARKINGDD/MM/YYYY
[Proposed C80](#)

This policy applies to the use and development of land

Policy basis

This policy builds on Clause 21.12-1 of the Municipal Strategic Statement which seeks to ensure that adequate car parking facilities are provided to support land use and development across the Shire, at a rate which is suitable to a rural and regional area.

New land use that generates a car parking requirement should provide on-site car parking facilities, however circumstances may arise where car parking needs to be provided off-site or the parking requirement waived and/or provided by a cash-in-lieu contribution.

Objectives

- To recognise that the provision of car parking facilities is a function of providing access to land use activities
- To ensure the adequate provision of car spaces having regard to the use of the land and the nature of the locality
- To ensure that the use of land generally caters for car parking demand through on-site provision in accordance with Clause 52.06 and, where appropriate, the lesser provision for those uses included in the Table to this policy
- To provide an equitable, efficient and consistent approach in considering applications to reduce or waive car parking requirements
- To allow flexibility when buildings are re-developed or re-used for new purposes
- To promote the efficient use of car spaces through the consolidation of car parking facilities
- [To ensure that design and placement of car parks follow the standards as set out in the Infrastructure Design Manual \(vers 4, March 2013, as amended\)](#)

Policy

It is policy to require car parking provision in accordance with Clause 52.06. Where a planning permit is required to reduce or waive requirements under Clause 52.06 for the uses identified in the following table, it is policy to require car parking provision in accordance with the car parking rate in this table

USE	CAR SPACE MEASURE	RATE
Shop	Car spaces to each 100m ² of leasable floor area	6
Plant Nursery, Saleyard, Store, Timber Yard	Car spaces to each 100m ² of total sales and storage area	2
Betting Agency	Car spaces to each 100m ² of leasable floor area	4
Office	Car spaces to each 100m ² of leasable floor area	2

USE	CAR SPACE MEASURE	RATE
Industry, Motor Repairs, Fuel Depot	Car spaces to each 100m ² of leasable floor area	2
Warehouse (other than specified in this table)	Car spaces to each 100m ² of leasable floor area	1
Place of Assembly	Car spaces to each seat or to each square metre of net floor area, whichever is greater	0.25
Funeral Parlour	Car spaces to each seat or to each square metre of net floor area, whichever is greater	0.25
Restaurant	Car spaces to each seat available to the public	0.25
Hotel-Lounge	Car spaces to each seat	0.25
Hotel-Bar	Car spaces per 100m ² of bar floor area	10
Swimming Pool, other than in conjunction with a dwelling	Car spaces to each 100m ² of site	2.5
Medical Centre	Car spaces per Practitioner	3

Decision guidelines

Before deciding on an application, in addition to the decision guidelines at Clause 52.06, the responsible authority will consider, as appropriate:

- In relation to car parking demand management:
 - the distinction between ‘staff’ and ‘customer’ car parking, of which the two user types exhibit quite different needs and behaviours
 - the efficiencies of shared and consolidated car parking supply facilities
 - the efficiencies of time sharing of car parking facilities
- In relation to the reduction or waiving of car parking requirements:
 - credit for car parking spaces for existing buildings in the context of past provision. This will be based on previous land use activity compared to the proposed use activity and generation of parking demand
 - any relevant car parking precinct plan
 - the availability of car parking in the locality
 - the availability of public transport in the locality
 - the effect of time sharing of car parking demand amongst the uses in the locality
 - the reductions in car parking demand associated with shared car parking provision
 - the actual car parking demand of the use
 - the existing car parking deficiencies associated with existing use of the land

- local traffic management
- local amenity, including pedestrian amenity
- In regard to cash-in-lieu contributions:
 - the principles of need, nexus, equity and accountability for the funds and for developments
 - the cost per calculated car parking space, which is to be at a rate per parking space determined, and reviewed annually, by the responsible authority
 - the cash-in-lieu rate, which is to reflect a proportional cost of providing additional car parking infrastructure having regard to the need to encourage appropriate development and to provide consolidated car parking infrastructure in appropriate locations
 - cash-in-lieu contributions, which may be used to fund improvements to existing car parking facilities as well as for the provision of additional car parking

22.05 RURAL DWELLINGS

DD/MM/YYYY
Proposed C80

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

Policy basis

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

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

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

Objectives

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

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 Crown townships / settlements

It is policy that:

- A permit must not be granted to use land for a dwelling under Section 2 of the Table of uses to Clause 35.07-1 if the lot is within an historic Crown township or 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

DD/MM/YYYY
[Proposed C80](#)

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 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 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

DD/MM/YYYY
#Proposed C80

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

22.07 RURAL ACTIVITY ZONE

[DD/M/YYYY#20](#)
[Proposed C80](#)

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.

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 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

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

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Proposed C80

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 \(as amended\)*](#)

22.08

INTERIM TELECOMMUNICATIONS CONDUIT POLICY

DD/MM/YYYY
[Proposed C80](#)

This policy applies where a permit is required for the subdivision of land.

Policy Basis

The Federal Government has undertaken to provide broadband telecommunication access to 90% of the Australian population through the installation of optical fibre cables. Optical fibre provides increased data carrying capacity and will allow for faster access to multimedia services, larger data files and new telecommunication tools.

Providing underground conduit infrastructure for optical fibre cables in new subdivisions before the completion of development is efficient, cost effective and provides infrastructure ready to meet the needs of communities.

Objectives

To ensure the provision of a network of open access conduits for optical fibre cabling to facilitate broadband telecommunications services in a timely, efficient and cost effective manner.

Policy

It is policy that:

- New subdivisions are provided with open access underground conduits to carry optical fibre at the development stage. This may be waived if the responsible authority considers provision is unwarranted.
- All subdivision applications include a plan showing the conduit network for the subdivision, to the satisfaction of the responsible authority.
- Conduits be provided in accordance with a plan approved by the responsible authority.
- Subdivision permits include a condition requiring the conduit and associated infrastructure to be protected from damage to the satisfaction of the responsible authority.
- Ownership of a conduit will vest in Council, and may be transferred to another agency or a telecommunications carrier at a later date.
- Where a conduit crosses private land, an easement may be required in favour of Council.

[DD/MM/YYYY](#)
[Proposed C80](#)

SCHEDULE TO CLAUSE 52.01

Type or location of subdivision	Amount of contribution for public open space
All residential, commercial or industrial land	A minimum of 5%
Any subdivision that does not qualify for exemption under cl 52.01	A minimum of 5%