

## 21.08 ECONOMIC DEVELOPMENT

28/08/2014

[C95 Proposed](#)  
[C90](#)

### 21.08-1 Processing and manufacturing

28/08/2014

[C95 Proposed](#)  
[C90](#)

#### Overview

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

### 21.08-2 Objectives and strategies

28/08/2014

[C95 Proposed](#)  
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#### Objective 1

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

#### Strategies

- 1.1 Encourage the development of meat processing facilities as vital industries supporting the local agricultural sector.
- 1.2 Promote the Leongatha, Korumburra, Foster and Mirboo North industrial precincts as locations for new manufacturing industries.
- 1.3 Encourage opportunities for the expansion of industry and the provision of related infrastructure.
- 1.4 Maximise the economic benefits of timber production to the municipality by supporting value adding opportunities within the Shire.
- 1.5 Encourage the location of industries within existing industrial precincts.
- 1.6 Ensure sufficient industrial land, including large lots, is available in strategic locations for the expansion of key food manufacturing businesses and new businesses, particularly in dairy related and value add industries.
- 1.7 Support the development and expansion of industrial use and port-related industries at Barry Beach.
- 1.8 Discourage encroachment of sensitive land uses in close proximity to industrial uses, particularly where industrial noise, odour, lighting and truck movements may cause amenity concerns.
- 1.9 Ensure industrial land supply is sufficient to allow for a minimum of 15 years growth at the moderate growth scenario.

#### Objective 2

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

#### Strategies

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

#### Objective 3

To promote emerging natural resource-based industries.

#### Strategies

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

#### Objective 4

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

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

### 21.08-3 Implementation

28/08/2014  
C95 Proposed  
C90

Strategies relating to processing and manufacturing will be implemented by:

#### Policy guidelines

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

#### Application of zones and overlays

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

### 21.08-4 Technology and service industry

28/11/2013  
C68  
Proposed  
C90

#### Overview

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

### 21.08-5 Objectives and strategies

28/11/2013  
C68  
Proposed  
C90

#### Objective 1

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

#### Strategies

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

**21.08-6 Implementation**

Strategies for technology and service industry will be by:

28/11/2013  
C68  
Proposed  
C90

**Policy guidelines**

- Applying the particular provisions of clause 52.11 Home Occupation.

**21.08-7 Office and commercial uses**

13/06/2014  
C98  
Proposed  
C90

**Overview**

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

**21.08-9 Objectives and strategies**

13/06/2014  
C98  
Proposed  
C90

**Objective 1**

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

**Strategies**

- 1.1 Encourage the establishment of new offices to service the region
- 1.2 Encourage the provision and expansion of retail development in accordance with settlement Structure Plans, Framework Plans and the settlement hierarchy.

**Objective 2**

To strengthen the commercial capacity of existing town centres

**Strategies**

- 2.1 Encourage retail and office activities to locate in precincts identified in the local area structure and framework plans at clauses 21.12 to 21.19.
- 2.2 Discourage the establishment of office and retail developments outside existing business precincts.
- 2.3 Encourage and support new investment through the redevelopment of existing retail facilities within town centres identified on the township structure and settlement framework plans at clauses 21.12 to 21.19 and the promotion of new retail facilities on key redevelopment sites within established town centres.
- 2.4 Encourage the visual improvement of town centre business precincts to attract new commercial development.
- 2.5 Support commercial development that enhances the amenity of the towns, is safe and functional in its layout.
- 2.6 Ensure commercial land supply is sufficient to allow for 15 years supply at the moderate growth scenario.

**21.08-10 Implementation**

13/06/2014  
C98  
Proposed  
C90

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

### Policy guidelines

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

### Application of zones and overlays

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

## 21.08-11-114 Tourism

28/11/2013  
Proposed  
C90C68

### Overview

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

### 21.08-12 Objectives and strategies

#### Objective 1

To encourage a diverse range of tourism opportunities.

#### Strategies

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

#### Objective 2

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

#### Strategies

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

#### Objective 3

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

#### Strategies

- 3.1 Implement the policy contained in the *Economic Development and Tourism Strategy* 2015-2020 and those aspects of the *Rural Land Use Strategy* 2011 related to tourism.

#### Objective 4

To promote and encourage tourism use and development in association with the Great Southern Rail Trail and the Grand Ridge Rail Trail.

#### Strategies

- 4.1 Encourage provision of accommodation for rail trail users close to and accessible from the rail trails.
- 4.2 Encourage provision of public transport and flexible transport services appropriate for users of the rail trails.
- 4.3 Encourage provision of services and facilities appropriate for rail trail users in settlements along the rail trails.

### **21.08-13 Implementation**

Strategies relating to tourism will be implemented by:

#### **Policy guidelines**

- Using the Local Policy at Clause 22.07 to encourage preferred tourism uses.

#### **Applying zones**

- Applying the Rural Activity Zone to areas relatively close to settlements where tourism use and development can be associated and/or compatible with agricultural production and environmental values.

**21.09 TRANSPORT**

05/06/2014  
 C89 Proposed  
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**21.09-1 Transport**

05/06/2014  
 C89 Proposed  
 C90

**Overview**

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 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.

**21.09-2 Objectives and strategies**

05/06/2014  
 C89 Proposed  
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**Objective 1**

To maintain a safe and efficient road network across the Shire.

**Strategies**

- 1.1 Ensure that the use and development of land does not prejudice the safety and efficiency of roads.
- 1.2 Encourage the development of road underpasses for the movement of stock.
- 1.3 Encourage improvements to the South Gippsland and Strzelecki Highways.
- 1.4 Ensure that the road network is capable of serving the transport needs of the farming community on an equitable basis.
- 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.
- 1.6 Formally close unused road reserves within the Shire that are no longer required to provide access, and facilitate their consolidation to adjoining properties, particularly where located in old and inappropriate subdivisions.

**Objective 2**

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

**Strategies**

- 2.1 Develop the region as a strategic base for transport and logistics companies for State and interstate activities.

- 2.2 Ensure that adequate provision is made for transport interchange facilities in appropriate locations.
- 2.3 Promote and encourage the development of transport and logistic enterprises.
- 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.
- 2.5 Facilitate the use and expansion of the terminal facility at Port Welshpool for recreation, passenger and freight activities.
- 2.6 Ensure that the future expansion of the Leongatha aerodrome is not prejudiced by the encroachment of incompatible land use and development.
- 2.7 Encourage aviation-related industrial and commercial activities including the provision of regular freight and passenger services from Leongatha aerodrome.
- 2.8 Ensure that prior to approval of any rezoning proposal that the sealing of Aerodrome Road leading to Leongatha Airport is completed to the satisfaction of Council and any agreement relevant to the property.

### Objective 3

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

- 3.1 Provide interconnected pedestrian, bicycle and bridle paths throughout the Shire
- 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
- 3.3 [Encourage the expansion of public and flexible, community transport services and facilities, including rail and bus, to improve accessibility for both the resident population and the wider community](#)

## 21.09-3 Implementation

05/06/2014  
C89 Proposed  
C90

Strategies relating to transport will be implemented by:

### Policy guidelines

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

### Application of zones and overlays

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

- the Parking Overlay at Clause 45.09 to ensure sustainable car parking facilities in Leongatha Central Business District.
- the Airport Environs Overlay in the vicinity of the Leongatha aerodrome to restrict land uses that are sensitive to aircraft noise and to require appropriate noise attenuation measures in noise sensitive buildings.

- the Public Acquisition Overlay to land identified for future road infrastructure development.
- Road Zones – Category 1 and Category 2 according to the function of the road.



## 21.17 COASTAL VILLAGES – PORT WELSHPOOL, SANDY POINT, TARWIN

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

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

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

#### 21.17-1 Port Welshpool

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

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

#### Local area implementation

- Ensure that any proposed use and development of land in Port Welshpool is generally in accordance with the *Port Welshpool Framework Plan* at clause 21.17-2.

#### Settlement

- Provide an attractive and safe residential environment and strengthen the economic future of Port Welshpool.
- Allow for rural dwellings on small Crown lots around the town of Port Welshpool where the lot has been consolidated to comply with the Port Welshpool Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.

#### Economy

- Encourage economic development, particularly in relation to tourism and industry.
- Encourage small-scale tourism within the Township Zone in Port Welshpool that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.
- Encourage medium-scale tourism, compatible with any environmental constraints, in the precinct in the Township Zone in the vicinity of Long Jetty at Port Welshpool.
- Encourage aquaculture and other marine related activities at Port Welshpool

#### Landscape and built form

- Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of Port Welshpool.

- Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Preserve the rural landscape of the area around Port Welshpool by consolidating land parcels in accordance with the Incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Conserve and enhance heritage places in recognition of their contribution to the overall image of Port Welshpool.

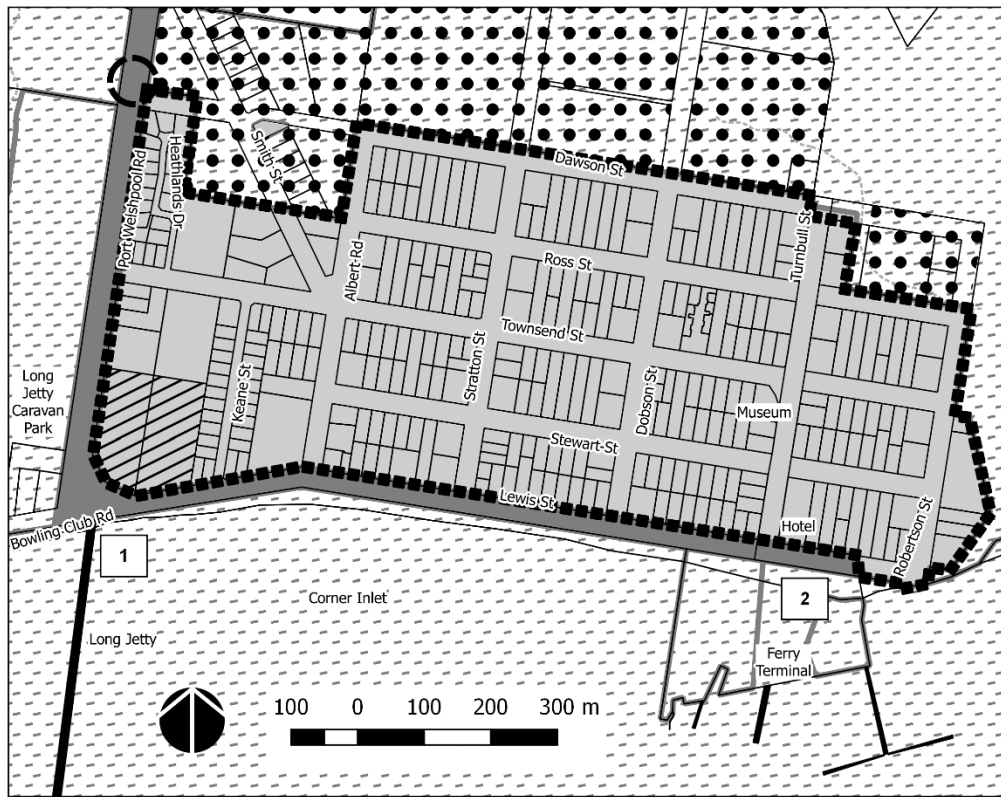
**Infrastructure**

- Improve community services and facilities in Port Welshpool.

**21.17-2 Port Welshpool Framework Plan**

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Proposed C90

**Port Welshpool Framework Plan**



**Legend**

- |                       |                             |                                       |
|-----------------------|-----------------------------|---------------------------------------|
| Settlement Boundary   | Urban zoned land            | <b>SUPPORT TOURISM OPPORTUNITIES:</b> |
| Settlement Gateway    | Public zoned land (onshore) |                                       |
| Tourism use preferred | Major route                 |                                       |
| Restructure Area      | Watercourse                 |                                       |
|                       |                             |                                       |
- 
- |   |                     |
|---|---------------------|
| 1 | Long Jetty Precinct |
| 2 | Marine facility     |

**21.17-3 Sandy Point**

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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* at clause 21.17-4.

**Settlement**

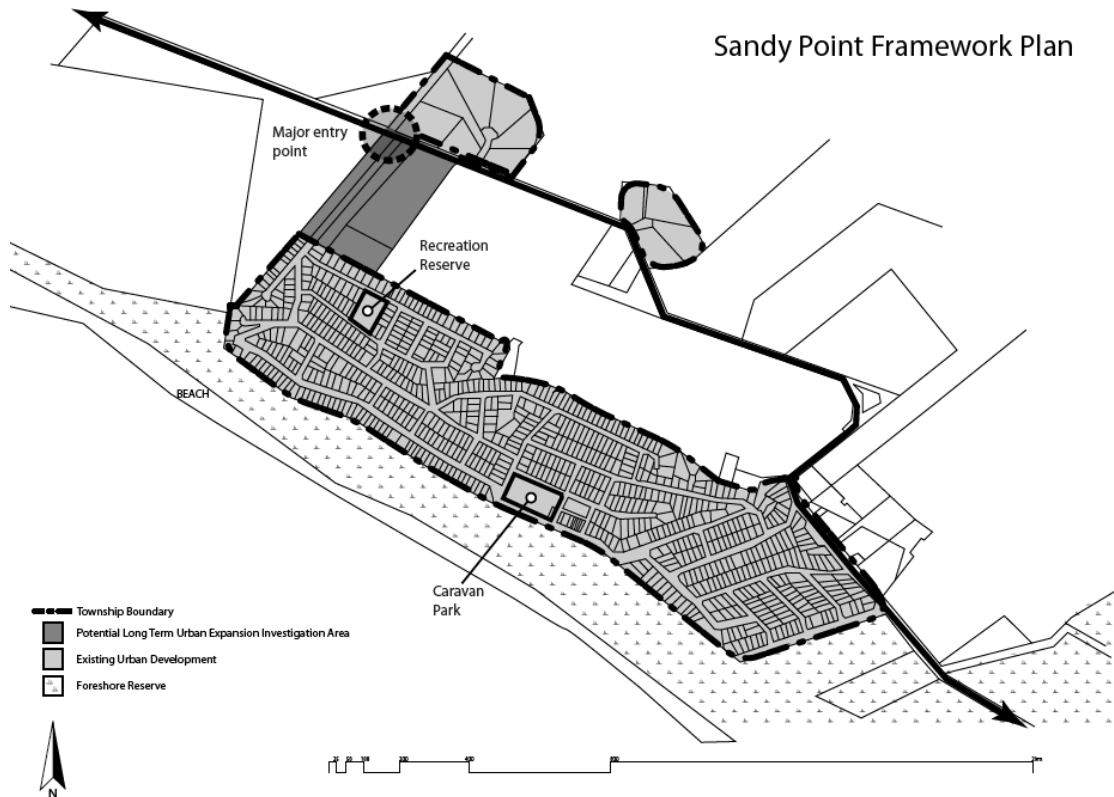
- Provide an attractive and safe residential environment and strengthen the economic future of Sandy Point
- Maintain the current housing density.
- Promote long term development areas in locations which maintain pedestrian accessibility to the nearby foreshore and commercial centre.
- Ensure that any 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 sulphate soils and flooding;
  - further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance; and
  - further investigation is undertaken to confirm the location of sites of recognised environmental significance.

**Landscape and built form**

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

## 21.17-4 Sandy Point Framework Plan

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Proposed C90



## 21.17-5 Tarwin Lower

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Proposed C90

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 Coastal Village.

### 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* at clause 21.17-6.

### Settlement

- Provide an attractive and safe residential environment and strengthen the economic future of Tarwin Lower.
- 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; and
  - further investigation is undertaken to confirm the location of sites of recognised environmental significance.

### **Environment**

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

### **Economy**

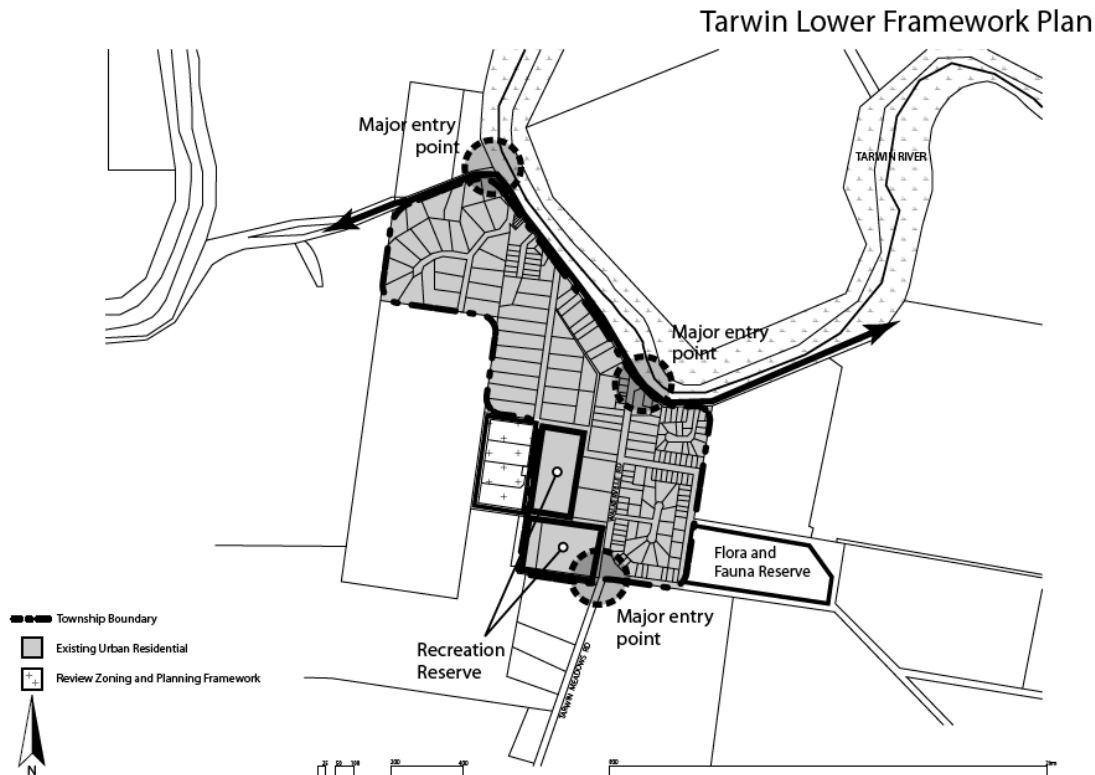
- Focus new commercial and industrial use and development within the existing commercial precinct in Evergreen Road between Walkerville Road and School Road.
- Discourage commercial and industrial use and developments within the residential areas.
- Promote Tarwin Lower as an important local centre serving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

### **Landscape and built form**

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

## 21.17-6 Tarwin Lower Framework Plan

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## 21.17-7 Venus Bay

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

### Local area implementation

- Ensure that any proposed use and development of land in Venus Bay is generally in accordance with the *Venus Bay Estate 1 Framework Plan* and the *Venus Bay Estate 2 Framework Plan* (as appropriate) at clause 21.17-8.

### Settlement

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

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

### **Economy**

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

### **Environment**

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

### **Landscape and built form**

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

**21.17-8 Venus Bay Framework Plans**

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Figure 1 of 2

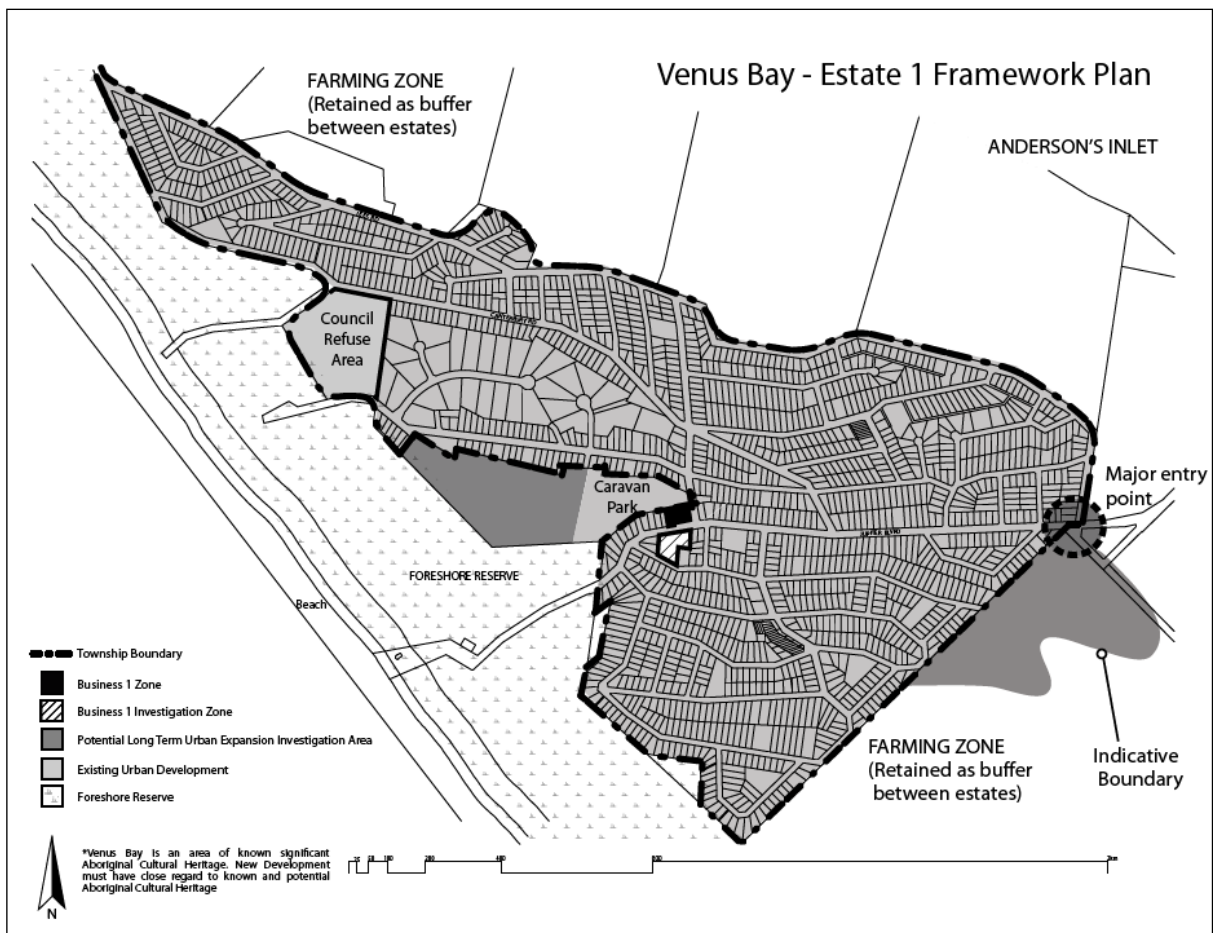
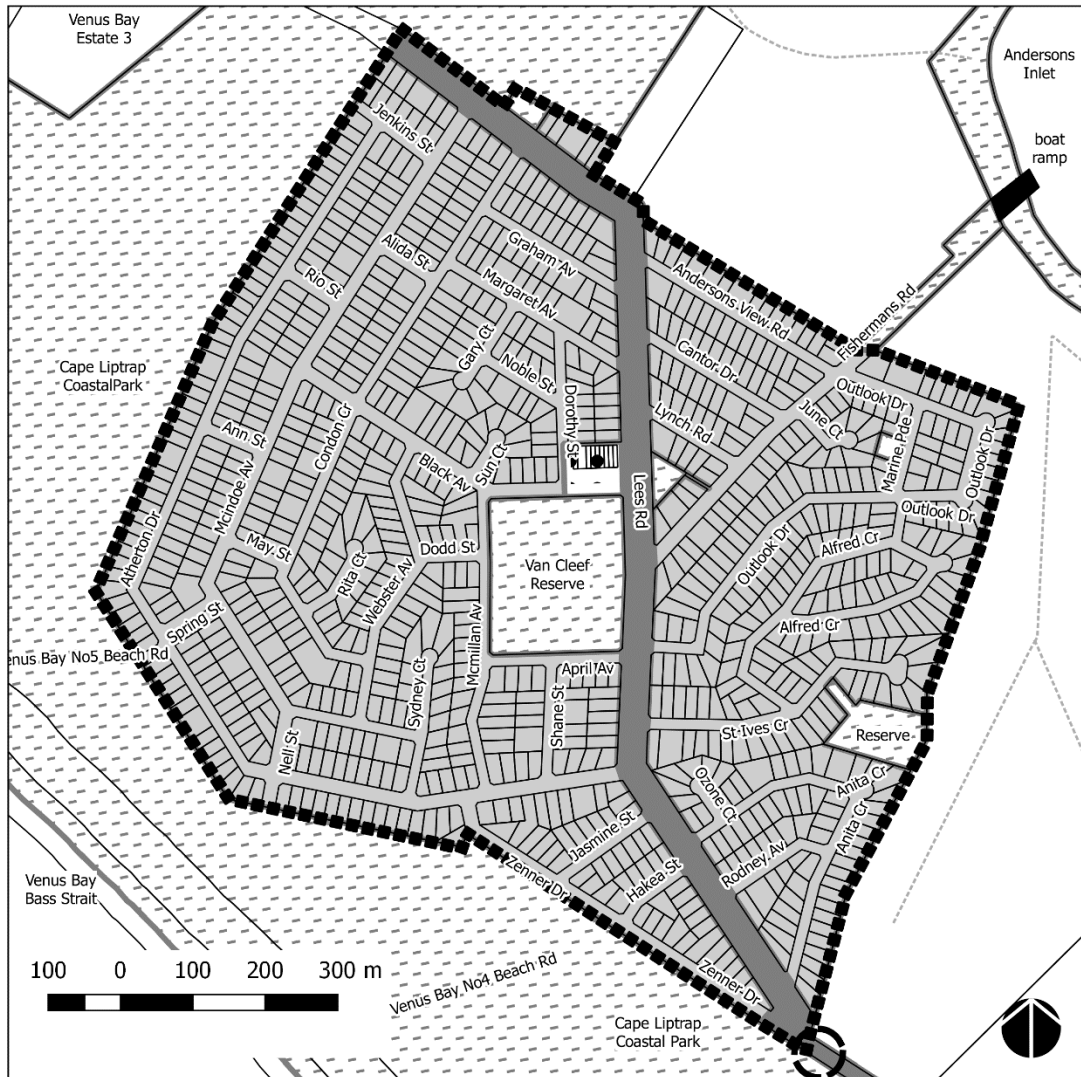




Figure 2 of 2

Venus Bay - Estate 2 Framework Plan



Legend

- Settlement Boundary
- Settlement Gateway
- Restructure Area
- Urban zoned land
- Rural zoned land (on-shore)
- Public zoned land
- Major route
- Watercourse

NOTE: Venus Bay is an area of known significant Aboriginal Cultural Heritage. New development must have close regard to known and potential Aboriginal Cultural Heritage.

21.17-9 Walkerville

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Proposed  
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Walkerville is a Coastal Village comprising three subdivisions adjoining and surrounded by the Cape Liptrap Coastal Park. The Promontory View Estate is elevated high above the beach on the Fish Creek-Walkerville Road and has a mix of holiday and permanent residents.

Walkerville North is accessed from Walkerville Road and contains the caravan park, limited community facilities and three clusters of holiday house subdivisions close to the beach. Walkerville South which consists of two holiday house clusters, can only be reached by the Walkerville South Road. Absence of reticulated water and/or sewer are a development restriction.

#### **Local area implementation**

- Ensure that any proposed use and development of land in Walkerville is generally in accordance with the *Walkerville - Promontory View Estate Framework Plan*, the *Walkerville North Framework Plan* and the *Walkerville South Framework Plan* (as appropriate) at clause 21.17-10.

#### **Settlement**

- Provide an attractive and safe residential environment at Walkerville - Promontory View Estate, Walkerville North and Walkerville South.
- Maintain Walkerville - Promontory View Estate, Walkerville North and Walkerville South as principally unserviced holiday destinations.

#### **Economy**

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

#### **Environment**

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

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

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

21.17-10 Walkerville Framework Plans

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Figure 1 of 3

Walkerville - Promontory View Estate Framework Plan

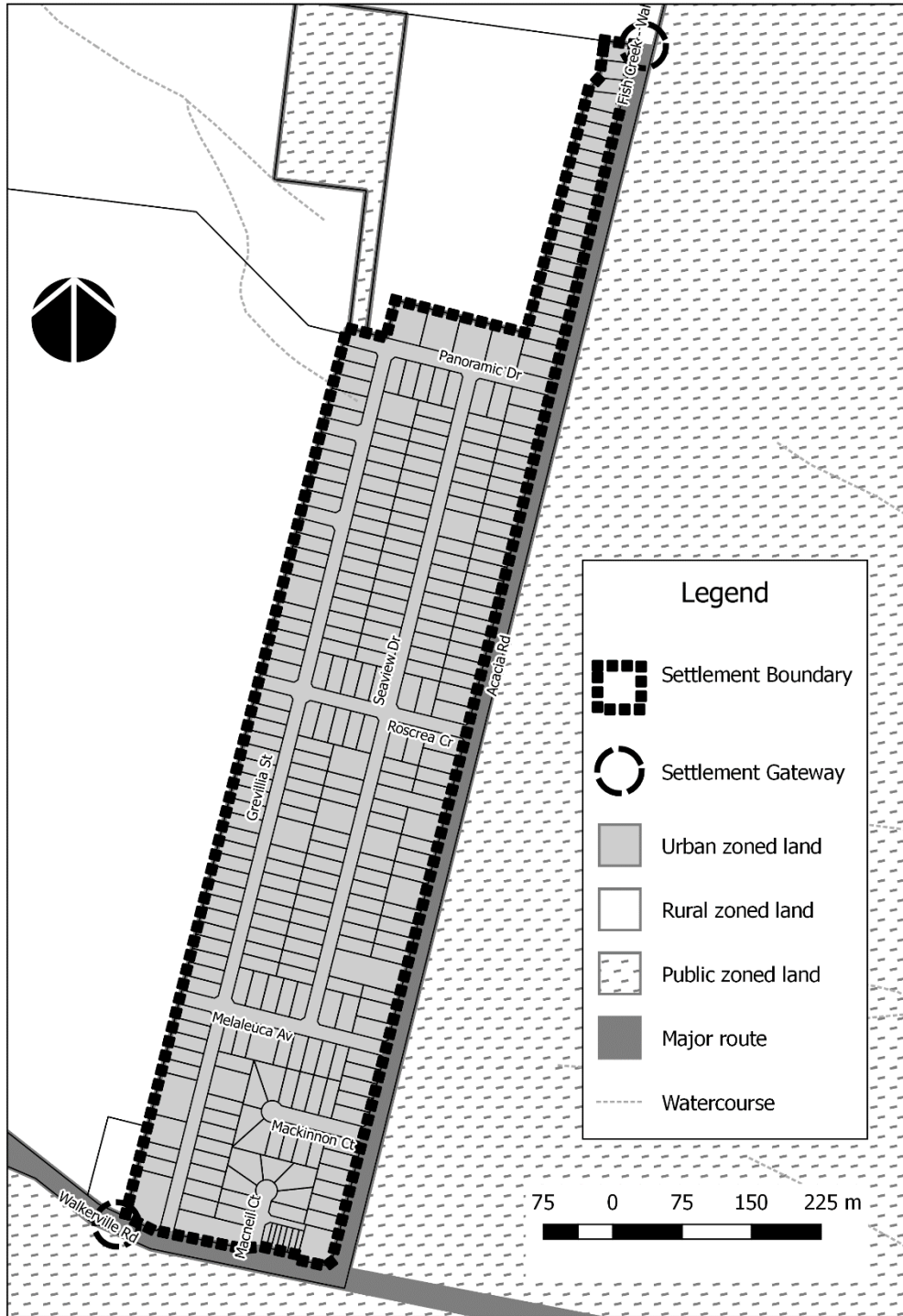


Figure 2 of 3

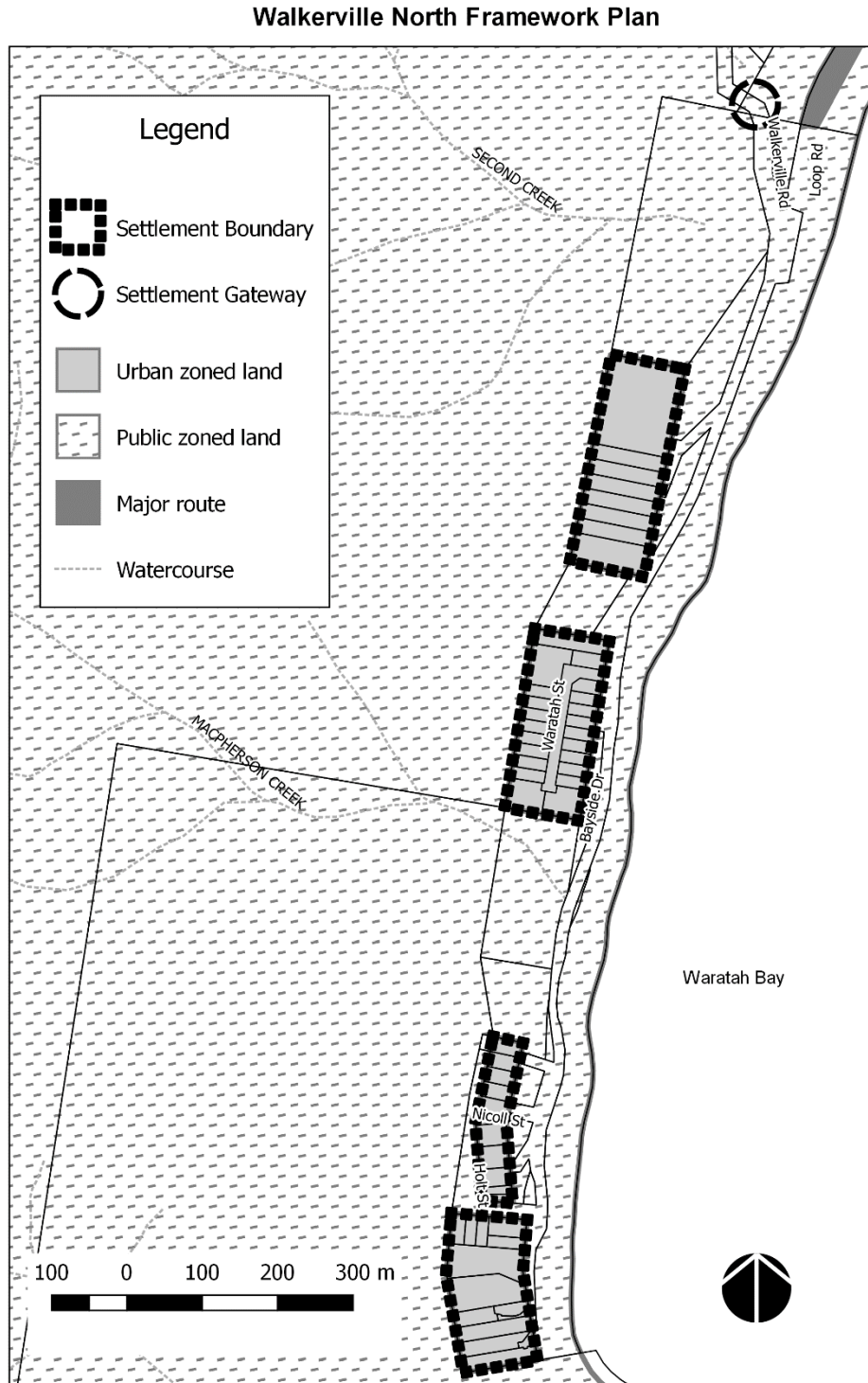
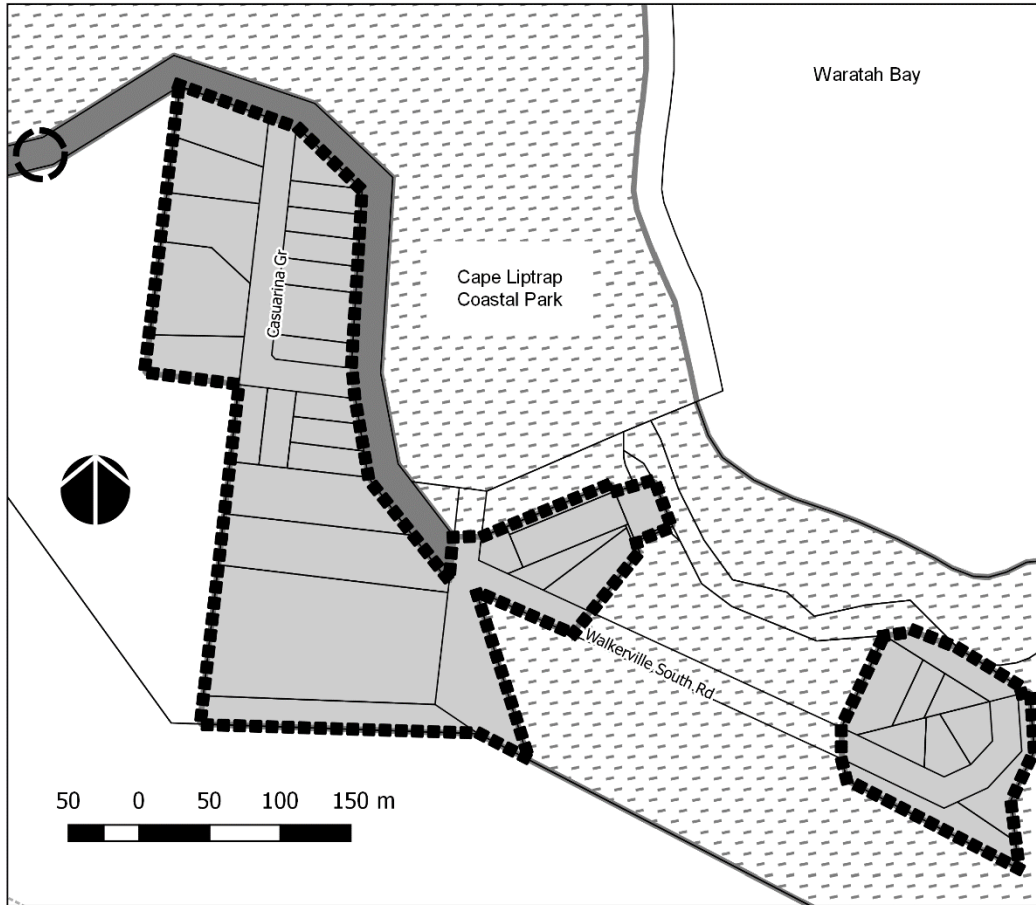









Figure 3 of 3

**Walkerville South Framework Plan**



**Legend**

- |   |                     |   |                            |   |             |
|---|---------------------|---|----------------------------|---|-------------|
|  | Settlement Boundary |  | Rural zoned land (onshore) |  | Major route |
|  | Settlement Gateway  |  | Public zoned land          |  | Watercourse |
|  | Urban zoned land    |   |                            |   |             |

**21.17-11 Waratah Bay**

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Proposed  
C90

There is an opportunity to capitalise on the unique views and nature based recreation opportunities in and around Waratah Bay. Views of Waratah Bay, Wilson’s Promontory and Cape Liptrap Coastal Park are key features of the area. Flora and fauna, cultural and landscape values and nature-based recreation will be promoted and supported. Future population growth will be promoted within the existing zoned land and in the growth areas

defined on the *Waratah Bay Framework Plan* when required. It will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities.

### Local area implementation

- Ensure that any proposed use and development of land in Waratah Bay is generally in accordance with the *Waratah Bay Framework Plan* at clause 21.17-12.

### Settlement

- Provide an attractive and safe residential environment at Waratah Bay.
- 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; and
  - plans are included to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape.

### Environment

- Protect the environmental values of Cape Liptrap Coastal Park, the beaches and flora and fauna in and around Waratah Bay.
- Promote Waratah Bay as the gateway to Cape Liptrap Coastal Park and as a tourist destination for nature-based recreation.
- Promote environmentally sustainable principles within the Coastal Village.
- Develop a network of habitat corridors and vegetation linkages throughout the Coastal Village.

### Economy

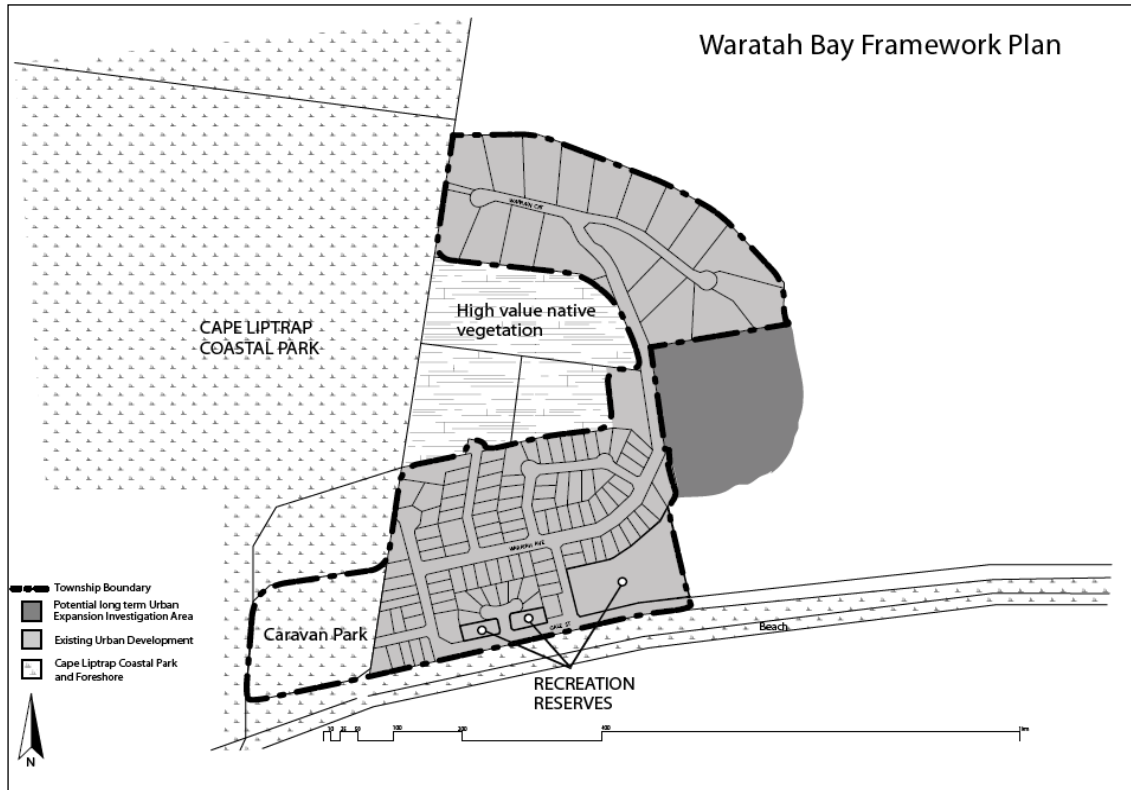
- Maintain the low level of commercial development within the Coastal Village.

### 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; and
  - maintaining the low-key, unobtrusive coastal character of the hamlet.

## 21.17-12 Waratah Bay Framework Plan

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Proposed  
C90



## 21.17-13 Yanakie

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Proposed  
C90

### Local area implementation

- Promote the use and development of land generally in accordance with the *Yanakie Framework Plan* at clause 21.17-14.

### Settlement

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

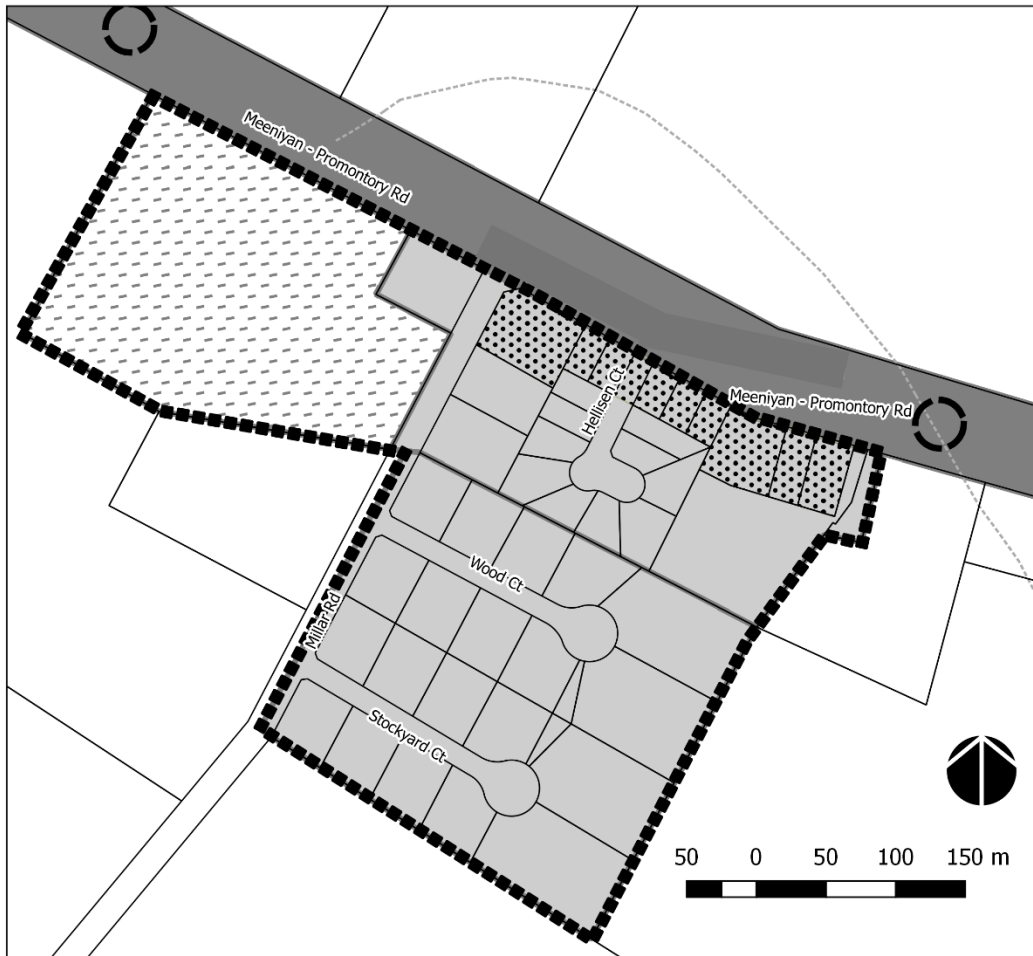
### Economy

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









21.17-14 Yanakie Framework Plan

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Proposed  
C90

Yanakie Framework Plan



Legend

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