

**21.15-14 Small towns**

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Proposed  
C108

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
- Ensure that prior to approval of any rezoning proposal that the sealing of Aerodrome Road leading to Leognatha Airport is completed to the satisfaction of Council and any agreement relevant to the property
- [Encourage the establishment of agricultural services that support the local economy and are complimentary to adjoining land uses to be directed towards the Agricultural Services Precinct located adjacent to the Koonwarra saleyards \(identified in 37.01\)](#)

**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
- Investigate the rezoning of the Leongatha Airport ~~and land north of the Koonwarra saleyards (bounded by Hogans Road, the Rail Trail and South Gippsland Highway)~~ for uses which complement and build upon these existing precincts while not compromising the industrial areas in Leongatha
- Rezone Council owned land adjacent to the waste management facility in Koonwarra-Inverloch Road to Public Conservation Resource Zone to recognise its significant vegetation and habitat

### 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*

[Leongatha Industrial Land Supply Study 2013 \(as amended\)](#)

### 21.15-15 Landscape character areas

05/06/2014  
C80

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).