

SOUTH GIPPSLAND HOUSING & SETTLEMENT STRATEGY

planisphere

ISSUES, OPPORTUNITIES & CONSTRAINTS PAPER

FOR THE SOUTH GIPPSLAND SHIRE COUNCIL

DECEMBER 2012



South Gippsland
SHIRE COUNCIL

Living for the people who live here

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The South Gippsland Shire Council acknowledges the traditional custodians of this land, Elders, past and present, their spirits and ancestors.

PROJECT CONTROL

NAME	NO.	PM APPROVED	PD APPROVED	DATE
Draft Issues & Opportunities Paper	1	CR	JLR	16/08/2012
Revised Draft Issues & Opportunities Paper	2	CR	JLR	26/10/2012
Revised Draft Issues & Opportunities Paper	3	CR	JLR	09/11/2012
Final Issues & Opportunities Paper	4	CR	JLR	19/12/2012

CONTENTS

1	Introduction.....	1
1.1	Introduction	2
1.2	Approach	4
2	The Shire in Context	5
2.1	Policy Context	6
2.2	Population Profile & Forecast Growth	10
2.3	Housing.....	15
2.4	Non-Residential Land.....	25
2.5	Environment & Heritage.....	27
2.6	Infrastructure & Servicing.....	33
3	The Settlements.....	36
3.1	Settlement Features, Role & Function	37
3.2	Towards a Settlement Hierarchy	57
3.3	Settlement Planning Principles	59
4	Investigation Areas.....	60
4.1	Rural Living Zone	61
4.2	Restructure Overlay	74
5	Urban Design Frameworks	93
5.1	Study Area	94
5.2	Arawata	95
5.3	Bena.....	97

5.4	Buffalo	99
5.5	Darlimurla	101
5.6	Dumbalk	103
5.7	Fish Creek	105
5.8	Jumbunna	108
5.9	Kardella	110
5.10	Kongwak	112
5.11	Koonwarra	114
5.12	Mirboo	116
5.13	Nerrena	118
5.14	Ruby	120
5.15	Stony Creek	122
5.16	Strzelecki	124
5.17	Walkerville	126
5.18	Yanakie	129

APPENDICES



1 INTRODUCTION

1.1 INTRODUCTION

South Gippsland Shire Council has appointed a consultant team led by Planisphere to prepare a *Housing and Settlement Strategy* for the municipality. The Strategy will provide an integrated and coherent framework for managing the future growth and development of the Shire's towns and localities.

This *Issues and Opportunities Paper* summarises the outcomes of initial investigations, consultation and a literature review undertaken by the consultant team. It identifies key issues, opportunities and constraints for the Shire's settlements and will provide the basis for the development of the Housing and Settlement Strategy.

The study team and their various roles are:

Planisphere	Project Management, Planning & Urban Design
Urban Enterprise	Economic Analysis, Land Demand & Supply Analysis
Equity Justice Access	Specialist Housing & Community Infrastructure Analysis

1.1.1 THE PROJECT

The purpose of the project is to develop a strategic framework to guide the structure, functioning and character of the Shire's settlements taking into account municipal, regional, state and national contexts and obligations.

Key project deliverables are:

Economic analysis, examining housing characteristics and trends, demographic and population forecasts, and demand and supply for residential, commercial/retail and industrial land.

Analysis of **specialist housing requirements** (e.g. community housing, aged care etc)

A **settlement hierarchy** to guide future council investment and decision making in land use planning

A **Housing and Settlement Strategy** which:

- Endorses currency of existing Structure Plans
- Identifies precincts to be rezoned to Rural Living Zone; and
- Identifies land in old crown townships to be restructured using the Restructure Overlay

A set of **Urban Design Framework's** for settlements without a strategic plans

1.1.2 STUDY AREA

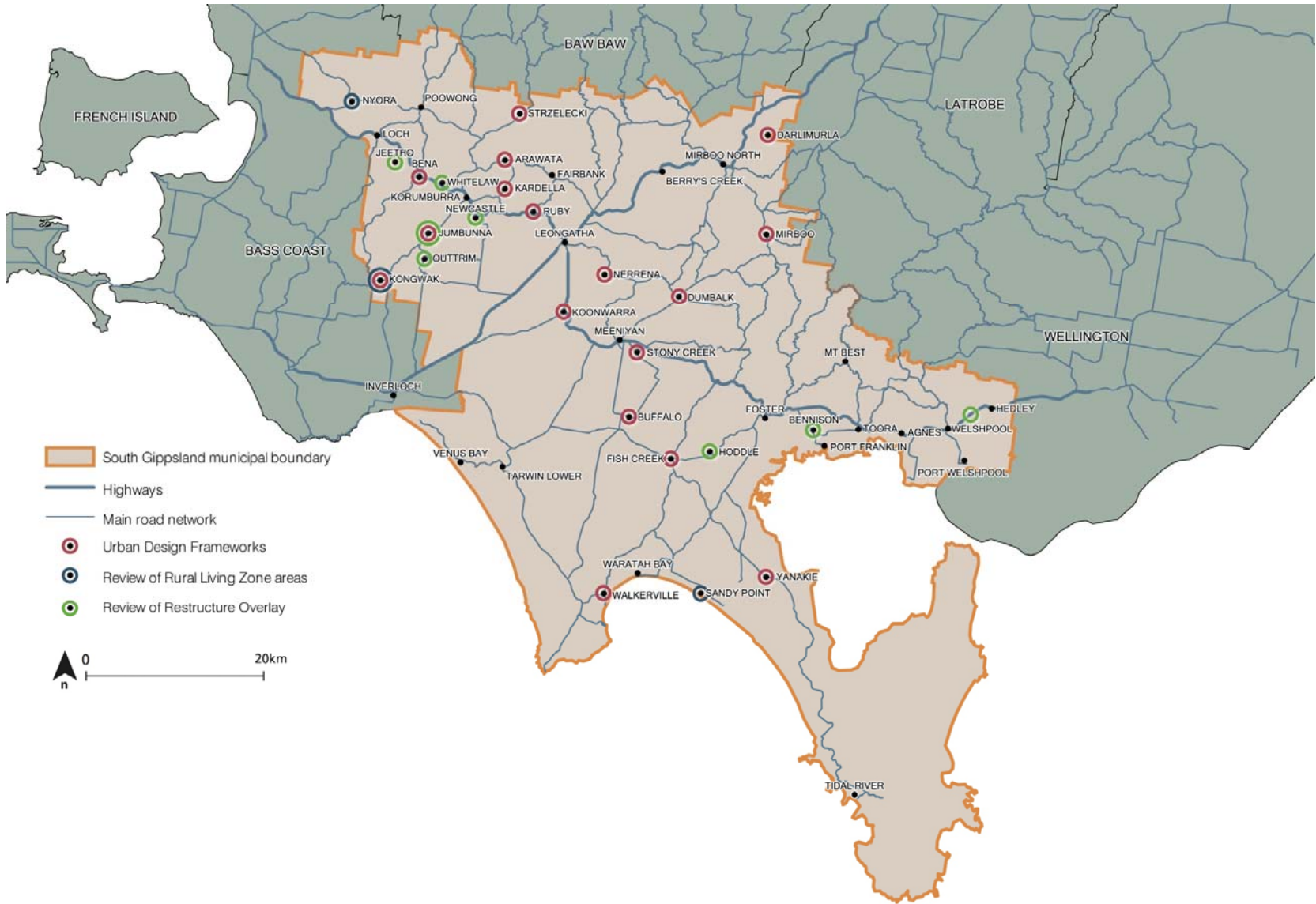
The South Gippsland Shire covers an area of approximately 3,297 square kilometres and is located approximately 100km south east of Melbourne. The Shire adjoins the south eastern growth corridor, which encompasses some of the fastest growing municipalities in Victoria such as the City of Casey and the Shires of Cardinia and Latrobe.

The project study incorporates all South Gippsland Shire settlements including smaller localities and dispersed dwellings in rural areas.

There are particular settlements and areas which will be investigated in detail to inform preparation of Urban Design Frameworks, potential application of the Restructure Overlay and rezoning to Rural Living Zone. The outcomes of these analyses will ultimately be presented in separate project reports.

Figure 1 illustrates the study area for the South Gippsland Housing and Settlement Strategy project.

FIGURE 1 - STUDY AREA



1.2 APPROACH

The project is being undertaken in the following four stages:

Stage 1: Inception & Background Review

Stage 2: Consultation & Analysis [current]

Stage 3: Draft Strategy

Stage 4: Final Strategy

1.2.1 CONSULTATION

Community stakeholder engagement is a critical component in the development of the South Gippsland Housing and Settlement Strategy.

Extensive stakeholder consultation has contributed to the preparation of the community infrastructure and specialist housing analysis. This included focus groups with Council, service providers and community members. Relevant stakeholders have also been engaged as part of the Economic Analysis.

A phase of government agency and community consultation was undertaken during October-November 2012 to test the emerging findings of the Issues and Opportunities Paper and input into the preparation of the Housing and Settlement Strategy, Urban Design Frameworks and Rural Living Zone and Restructure Overlay Analysis.

The program of community and stakeholder consultation can be viewed in the *Housing and Settlement Strategy Consultation Plan*.



2 THE SHIRE IN CONTEXT

2.1 POLICY CONTEXT

A range of State, regional and local policies, plans and other data sources are relevant to the planning, management and development of South Gippsland's settlements.

2.1.1 STATE POLICY

Relevant State policies are summarised below.

POLICY	OVERVIEW	KEY ISSUES / DIRECTIONS
Melbourne @ 5 Million	Strategic plan for the growth and development of metropolitan Melbourne	<ul style="list-style-type: none"> Promote growth in regional cities and towns as part of a networked cities model. Establishes urban growth boundary.
Victorian Coastal Strategy	Integrated management framework for the coast that is supported by regional coastal actions plans and the State Planning Policy Framework.	<p>Coastal towns in South Gippsland Shire are classified as having:</p> <p><i>Low Spatial Growth Capacity: Growth contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries.</i></p>

2.1.2 REGIONAL POLICY

Relevant regional policies are summarised below.

POLICY	OVERVIEW	KEY ISSUES / DIRECTIONS
Draft Gippsland Integrated Land Use Plan May 2012	Sets out the strategic priorities and infrastructure directions for the region. It represents regional stakeholders' aspirations and sets an agenda for regional development and long term strategic planning. [DPCD to send through revised edition]	<ul style="list-style-type: none"> Contains a settlement hierarchy, including Regional Centre, District Centre and Towns. Korumburra and Leongatha are identified as 'District Towns'. Leongatha is identified as having an adequate supply of land. Foster is identified as a settlement with moderate spatial growth capacity. Identifies commuters, retirees and second home owners, as a key driver of growth in the Shire. Encourage a diversity of housing options and access to affordable housing.
Gippsland Transport Strategy 2008-2020	Strategy to improve transport infrastructure and services in the Gippsland region.	<p>Relevant actions include:</p> <ul style="list-style-type: none"> Advancing heavy vehicle bypasses of Leongatha and Korumburra Investigate the expansion of Port Anthony and development of route from Barrys Beach to product destination. This may affect Toora and Foster in particular.

Gippsland Estuaries Coastal Action Plan	Addresses the ongoing health and management of estuaries along the Gippsland Coast, including Corner Inlet, Franklin River, Agnes River and Anderson Inlet.	Issues relevant to river health, include: <ul style="list-style-type: none"> – Inappropriate development along the coastal strip near Venus Bay, Coastal Acid Sulfate Soils (CASS) and land use pressures from Venus Bay and Sandy Point.
Gippsland Boating Coastal Action Plan 2012	Provides strategic guidance for managing recreational boating and recreational boating facilities and activities in Gippsland.	<ul style="list-style-type: none"> – Designates Port Welshpool and Port Albert as a 'Regional boating precinct'; McLoughlins Beach, and Yanakie as a 'District boating facility' and Venus Bay and Tarwin Lower as a 'Local boating facility'. It also identifies a series of 'basic' and 'informal' boat ramps within the Shire. – Recommends upgrading boating facilities (launching ramp, onshore support facilities etc) at Mahers Landing. – Recommends improved launching facilities at Tarwin Lower for canoes and kayaks. – Potential long term relocation of the Toora boat ramp. – Refers to the current proposal to develop a marina at Port Welshpool and re-open the Long Jetty with a recreational and tourism focus.

2.1.3 LOCAL POLICY

Relevant local policies are summarised below.

POLICY	OVERVIEW	KEY ISSUES / DIRECTIONS
Council Plan 2010-2014	Sets out Council's organisational goals, outcomes, strategies, actions, resource requirements and performance measures for a four year period.	The Plan contains five strategic goals: <ul style="list-style-type: none"> – A vibrant, engaged community – A sustainable environment – A strong economy – Appropriate infrastructure – A leading organisation.
Municipal Strategic Statement	Sets out the Shire's land use and development vision and the policies and provisions by which it will be implemented utilising the South Gippsland Planning Scheme	Identifies the following municipal priorities: <ul style="list-style-type: none"> – Protecting the environment; – Cultural heritage and landscape values; – Economic development, particularly in relation to tourism and agriculture; – Promoting high quality living environments; improving transport; and – Facilitating community services. <p>Contains strategies for each of the townships within the Shire, either individually or together with adjoining or nearby townships</p>
Municipal Public Health & Wellbeing	Provides a framework for guiding Council decision making in relation to	Plan is currently under review. Actions are grouped under the following key headings:

Plan 2010-2012	community health and wellbeing.	<ul style="list-style-type: none"> - Advocacy and planning for health services - Health issues - Community resilience and wellbeing - Natural and built environment - Broader service system - Council's health services.
Overall Settlement Plan (2006)	Guides the growth and development of the Shire's settlements.	<ul style="list-style-type: none"> - Discourage growth in townships without reticulated sewerage. - Identifies Nyora and to a lesser extent Tarwin Lower as two settlements with existing population growth pressures.
Rural Land Use Strategy (2011)	Reviews the function, values and prospects of the varied rural areas of South Gippsland Shire and aligns these with planning controls that are responsive to local and regional requirements.	<p>Directs the application of the FZ:</p> <ul style="list-style-type: none"> - Minimum lot size for which no planning permit is required for a dwelling at 4oha - Minimum lot size for subdivision is 8oha <p>Applies the Rural Activity Zone to support tourism development in areas in proximity of Loch, Kardella, Yanakie, Koonwarra, Savages Road, Foster and Mirboo North.</p> <p>Resulted in the development of three new local policies:</p> <ul style="list-style-type: none"> - Rural Subdivision Policy - Rural Dwellings Policy - Rural Activity Zone Policy

Draft Economic Development & Tourism Strategy 2012-2017	The combined Economic Development and Tourism Strategy seeks to build on the Shire's strengths to enhance the economic well being and quality of life of its residents.	<ul style="list-style-type: none"> - The key economic sectors (and sub-sectors) in the Shire are tourism, agriculture, food manufacturing, retail (particularly accommodation and food services), education and health - Three major dairy processing facilities (located in Leongatha, Korumburra and Poowong) generate significant local employment and economic output; - Tourism strengths are almost exclusively nature-based, including Wilsons Promontory, Cape Liptrap Coastal Park, Agnes Falls and other coastlines and beaches. - There is a lack of supporting infrastructure, including accommodation (especially high quality establishments) and conference centres.
Open Space Strategy (2007)	Analyses the Shire's open public space, for long term strategic planning acquisition, and development of future reserves/facilities in order to provide a basis for Council policy and decision making.	<p>Establishes a four-tiered settlement classification system to guide future open space provision.</p> <p>The goals of the Strategy are:</p> <ul style="list-style-type: none"> - Leadership in local open space planning and design - Off-road cycle and walking trail development - Sports development - Environmental quality and sustainability - Asset and information

		management. Contains recommendations to refine the open space contributions policy.
Recreation Plan 2007	Provides the strategic directions for future planning of recreation facilities in South Gippsland Shire. This Plan considers the strategic development and management of infrastructure provided for recreation on open space and elsewhere.	<ul style="list-style-type: none"> – Ensure recreation planning plays a key role in land use and community facility planning – As a priority seek to extend the Great Southern Rail Trail, and provide information about cycling routes including the rail trails and associated facilities – Support the creation of end of journey facilities and activity hubs along trails, as well as links from rail trails to community facilities and town centres – Establish a hierarchy of sports facilities to guide levels of provision and maintenance – Connect and jointly promote existing facilities to enhance use. For example: connect facilities to rail trails, signposts, and encourage clubs providers, schools and committees to run joint development and outreach programs
Infrastructure Design Manual (2010)	Document Council's requirements for the design and development of infrastructure that is or will become municipal infrastructure	Provides standards and direction regarding: <ul style="list-style-type: none"> – Subdivision and planning permits – Outline development plans – Design requirements

		<ul style="list-style-type: none"> – Road, intersection, pavement and traffic calming, car parking measures – Mobility and access provisions – Drainage – Stormwater treatment.
Draft Domestic Wastewater Management Plan 2012-2022	Identifies risks to public health and the environment and ways to improve onsite wastewater management. The MDWMP informs local water authorities and the EPA about towns that may require installation of a reticulated sewerage system. It has policy linkages to planning, storm water management and water supply (water authority).	<ul style="list-style-type: none"> – Discourages urban growth in areas that are not provided with sewer – Identifies improvement options for the Shire's key settlements. – Nominates draft Catchments
Aquatic Strategy 2012	Identifies conditions and strategic directions for the six Council owned or managed public outdoor pools in South Gippsland Shire; Toora, Foster, Mirboo North, Poowong and Korumburra, and the regional indoor aquatic leisure centre SG SPLASH at Leongatha.	<ul style="list-style-type: none"> – Council must continue to support aquatic facilities in recognition of the significant health, education and social benefits they provide to residents and visitors to the municipality. – Consider the needs of other community services and facilities when assessing future capital requirements for aquatic facilities

2.2 POPULATION PROFILE & FORECAST GROWTH

Urban Enterprise has analysed the historical trends in housing and household data in South Gippsland Shire, which inform the type and mix of housing that will be required to meet the projected demand in the Shire over the period to 2031.

2.2.1 POPULATION & DEMOGRAPHIC TRENDS

In 2011 the Shire contained 27,500 residents.

AGE PROFILE

Residents in the older age brackets (55 - 64 years and 65+) were the only age groups to increase between 2001 and 2011. All other age groups remained steady or decreased, with the '10 - 19 years' and '30 - 44 years' age groups having the largest decrease between 2001 and 2011. This indicates an ageing population in South Gippsland Shire.

The median age in South Gippsland Shire increased from 39 years to 44 years of age between 2001 and 2011. This increase was considerably higher than the regional Victorian average. This also corresponds to the trend towards an ageing population in the Shire.

HOUSEHOLD COMPOSITION

Smaller households, such as couples without children and lone person households, have been the most dominant household types in South Gippsland Shire since 2001.

The average household size in the Shire decreased from 2.6 persons per household in 2001 to 2.4 persons in 2011. This trend is in-line with the regional Victorian average.

SOCIO-ECONOMIC CHARACTERISTICS

When compared to regional Victoria in 2011, South Gippsland had slightly more lower-income households (less than \$999 per week) and fewer high-income households (\$2,000 or more per week).

Median household income increased from \$623 in 2001 to \$919 per week in 2011 in South Gippsland Shire. When compared to regional Victorian, South Gippsland had a lower median weekly household income between 2001 and 2011.

2.2.2 POPULATION & HOUSING GROWTH

POPULATION & HOUSING GROWTH SCENARIOS

Three population and dwelling projection scenarios have been prepared for the period between 2011 and 2031, as summarised at Table 1 below. Projected population growth under the three scenarios is illustrated at Figure 2.

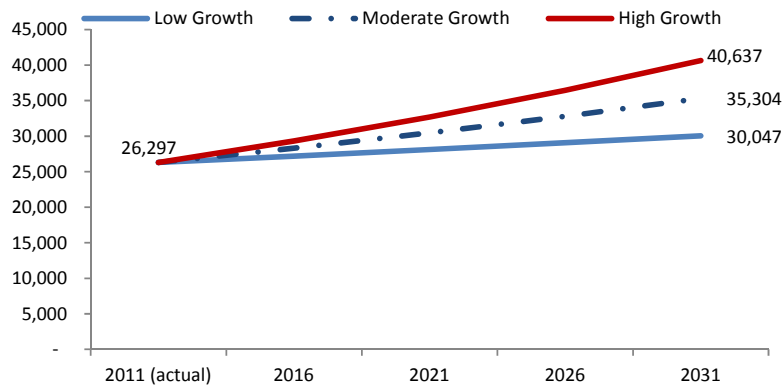
Under these scenarios it is projected that between 1,935 (low growth scenario) and 7,369 (high growth scenario) new dwellings will be required over the next twenty years. This equates to a net increase of between 93 and 368 dwellings per annum.

Table 2 provides an overview of population and dwelling projections by key settlement in the Shire.

TABLE 1 - SOUTH GIPPSLAND SHIRE POPULATION & HOUSING GROWTH SCENARIOS

SCENARIO	GROWTH RATE	POPULATION		OCCUPIED DWELLINGS		SOURCE
		2011	2031	2011	2031	
Low	0.67%	26,297	30,047	10,882	12,817	VIF 2012
Moderate	1.48%		35,304		15,774	ID Forecast
High	2.2%		40,637		18,251	Urban Enterprise 2012

FIGURE 2 - LOW, MODERATE & HIGH POPULATION PROJECTION SCENARIOS FOR SOUTH GIPPSLAND SHIRE 2011-2031



Source: Forecast ID, VIF 2011 and ABS Census

LOW GROWTH SCENARIO

The low growth scenario, based on VIF 2012, projects an increase of 3,750 residents between 2011 and 2031, at 0.67% per annum on average. This equates to 1,935 new dwellings (occupied) required over the next 20 years, or 97 new dwellings each year.

MODERATE GROWTH SCENARIO

The moderate growth scenario, based on ID forecast, projects that South Gippsland Shire will grow to 35,304 residents by 2031 (at 1.48% per annum.); an increase of 9,007 persons between 2011 and 2031. Based on this growth rate, South Gippsland is estimated to require 4,892 new dwellings (occupied) in the next 20 years or 245 new dwelling on average each year.

It is considered that this growth rate is the most realistic and appropriate growth for South Gippsland Shire over the next 20 years.

HIGH / ASPIRATIONAL GROWTH SCENARIO

The high or aspirational growth scenario, prepared by Urban Enterprise, projects that the Shire will grow to 40,637 residents by 2031, at approximately 2.2% per annum. This equates to an additional 14,340 persons between 2011 and 2031. Based on this growth, South Gippsland would require 7,369 new dwellings (occupied) or 368 new dwellings each year between 2011 and 2031.

TABLE 2 - KEY SETTLEMENTS POPULATION & DWELLING PROJECTIONS

KEY SETTLEMENT	POPULATION 2011	POPULATION 2031	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY
LEONGATHA				
Low Growth	5322	6092	374	19
Moderate Growth		7158	945	47
High Growth		8240	1423	71
KORUMBURRA				
Low Growth	4373	4997	299	15
Moderate Growth		5871	756	38
High Growth		6758	1139	57
FOSTER				
Low Growth	1677	1916	132	7
Moderate Growth		2251	333	17
High Growth		2591	502	25

KEY SETTLEMENT	POPULATION 2011	POPULATION 2031	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY
NYORA				
Low Growth	1332	1522	80	4
Moderate Growth		1788	202	10
High Growth		2058	305	15
VENUS BAY				
Low Growth	589	673	49	2
Moderate Growth		791	124	6
High Growth		910	186	9

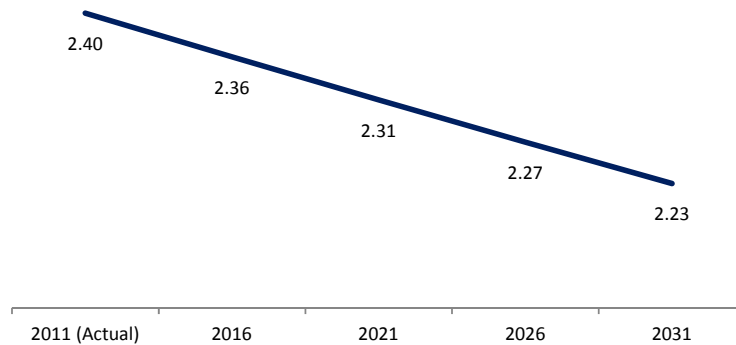
Source: ABS Census, VIF 2011 & ID Forecast.

Also Note: Development in Nyora is constrained by current zoning. The above is dependent on rezoning of land in Nyora.

PROJECTED HOUSEHOLD SIZE

Victoria in Future 2012 (VIF) projected a decrease in average household size for South Gippsland Shire between 2011 (2.40) and 2031 (2.23).

FIGURE 3 - PROJECTED AVERAGE HOUSEHOLD SIZE 2011-2031

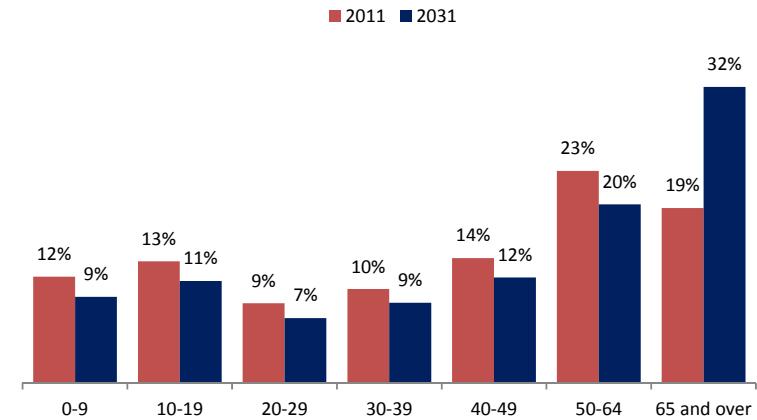


Source: VIF 2011

PROJECTED AGE STRUCTURE

VIF 2012 projects that the category of residents 'aged 65 years and over' will increase significantly over the next 20 years. This further reinforces the trend towards an ageing population in South Gippsland Shire.

FIGURE 4 - PROJECTED AGE STRUCTURE 2011-2031



Source: VIF 2011

2.2.3 ISSUES & OPPORTUNITIES

ISSUES

Smaller households, such as couples without children and lone person households are the most dominant household types in the Shire.

The municipality has many pockets of socio-economic disadvantage.

The Shire's population is ageing - this is reflected in the projected age structure and household size for the Shire.

Growth scenarios project that the population of the Shire will increase by between 3,750 and 14,340 residents over the next twenty years.

It is projected that between 1,935 and 7,369 new dwellings are required over the next twenty years. This equates to a net increase of between 93 and 368

dwellings per annum.

The majority of population and housing growth is likely to occur in the townships of Leongatha, Korumburra, Foster, Nyora, Mirboo North and Venus Bay.

OPPORTUNITIES

To encourage the provision of smaller dwelling types in the Shire, to cater to smaller household sizes and types.

To encourage the development of accommodation to support an ageing population.

To develop mechanisms to support housing affordability.

2.3 HOUSING

Urban Enterprise has analysed the historical trends in housing and household data in South Gippsland Shire, which inform the type and mix of housing that will be required to meet the projected demand in the Shire over the period to 2031.

2.3.1 HOUSING PROFILE

In 2011 the South Gippsland Shire contained 10,882 occupied private dwellings.

DWELLING TYPE

Separate houses remained the most significant occupied dwelling type in South Gippsland Shire between 2001 and 2011.

In 2011 94% of all dwellings were separate houses, 2% were semi detached and 2% were apartments. The proportion of separate houses in South Gippsland was significantly higher than the regional Victorian average (94% compared to 88%) in 2011.

The settlements of Venus Bay and Nyora had the highest proportion of occupied separate houses, while Leongatha and Foster provided the largest proportion of occupied apartments in 2011.

NUMBER OF BEDROOMS

The majority of houses in South Gippsland Shire had three or more bedrooms in 2011. This had been the trend in the Shire since 2001.

Considering the significant presence of smaller households in the Shire and the trend towards smaller household size, it highlights the need to provide more diverse housing choices, in particular, semi-detached houses and apartments.

Foster had the highest proportion of one - bedroom apartments in South Gippsland Shire in 2011.

The proportion of apartments being rented decreased between 2001 and 2011. However, the proportion of rented semi-detached dwellings increased considerably from 49% in 2001 to 66% in 2011. This suggests an increasing demand for town houses or smaller dwellings for rent, potentially by families comprising of couples without children.

UNOCCUPIED DWELLINGS

Venus Bay had 275 occupied private dwellings and 1,281 unoccupied dwellings in 2011. Unoccupied dwellings made up 82% of total dwellings in the township. This reflects the significant holiday home market.

TENURE

The South Gippsland Shire dwelling stock is characterised by high levels of dwelling ownership. In 2011 19% of properties were rental properties. This is significantly lower than the national (29.6%) and State (26.5%) context.

HOUSING AFFORDABILITY

It is commonly accepted by most Governments and industry groups that paying more than 30% of a household income in housing costs (particularly if that household's income is in the lower 40% of the income distribution) is the definition of housing stress, that is low housing affordability.

According to analysis undertaken by Equity Justice Access there does not appear to be a housing affordability issue associated with home ownership in the Shire. However the data indicates that the majority of all rental dwellings (88%) are considered 'unaffordable' compared to the incomes of those currently renting them, with 9 of every 10 renters experiencing levels of rental stress.

2.3.2 SPECIALIST HOUSING

Equity Justice Access has provided an analysis of specialist housing in the Shire.

There are some population groups with particular housing needs in terms of design, location, tenure and cost. Specialised housing needs refers to housing needs that are not currently met, or likely to be met, in an adequate and appropriate manner in the private rental and mortgage housing market (e.g. older people, younger people and singles).

The following provides an analysis of the current supply, distribution and characteristics of specialist housing in the Shire.

PUBLIC HOUSING

In Gippsland there are three Public Housing Offices, Morwell being the closest to the South Gippsland Shire. At the time of writing, this office had a total of 970 persons approved and waiting on the public housing waiting list (this includes persons who reside outside the South Gippsland Shire).

According to 2011 Census data, there are 158-160 dwellings owned by the Office of Housing in the Shire. This total comprises:

- 94 detached houses
- 44 semi-detached houses
- 64 flats or units
- 4 other dwellings.

Public housing provided in the Shire represents 0.95% of the total dwelling stock. This is a significantly smaller proportion of stock than the Victorian average (1.62%).

SOCIAL HOUSING

Social housing provides an important mechanism for housing those low waged persons struggling in the current housing market and ineligible for public housing.

Housing stock is accessible to those who apply to housing associations or transitional housing managers. Each manages their own systems and there is limited crossover between associations, or between public housing waiting lists. As such, applicants in this system may have to make multiple applications before being successfully housed.

According to the Census, there are 140 community housing owned and operated dwellings in the Shire. However, only 32 of these dwellings are provided by housing associations and providers registered with the Housing Registrar. The rest are operated by service groups including the RSL and Lions Club.

Of the 32 dwellings:

- Around half are provided for longterm tenancies for people who are low waged or pensioners and income eligible;
- 14 units provided in Office of Housing owned stock and managed by a Registered Housing Provider, namely the Aboriginal Housing and Red Shield Housing. Of these units:
 - 6 are provided for long term housing,
 - 7 are for transitional housing and
 - One is for crisis accommodation.

The National Rental Affordability Scheme (NRAS) commenced in 2008 as a long term commitment by National and State governments to invest in affordable rental housing. This scheme aims to stimulate the construction of 50,000 new affordable private rental homes across Australia. Importantly there are no NRAS allocations for any townships in the South Gippsland Shire. The nearest allocations are in the Shires of Latrobe and Bass Coast.

RETIREMENT VILLAGES

There is only one retirement village in the Shire, namely the Mountain View Retirement Village located in Leongatha. The facility currently has 45 units built in three configurations, all offering single storey two bedroom accommodation. Once fully constructed this facility will contain 50 units.

NURSING HOMES

There are nine nursing homes in the Shire, offering a range of high and low care beds. These facilities are located in Foster, Korumburra, Leongatha, Mirboo North and Toora. The existing nursing home in Toora is proposed to be relocated to Foster.

Nursing Homes are licensed by the Commonwealth of Australia. Beds and care packages in the system are allocated on the basis of 113 places per 1,000 persons aged 70 years and over. Furthermore Aged Care allocations are distributed according to population aged over 70 years by Statistical Local Area. On this basis, it is assessed that there is currently a shortage of 168 beds within the municipality, comprising low care and high care beds.

SUPPORTED RESIDENTIAL SERVICES

The Shire contains a higher proportion of people requiring assistance with core activities (5.31%) compared to the State (4.77%). Supported Residential Services (SRS's) provide accommodation and support for people who need assistance in everyday life.

SRS's are privately operated services. They do not receive government funding but must be registered with the State Government and monitored to ensure they provide appropriate standards of personal support and accommodation.

There is one Supported Residential Services funded service in Loch for adults with disabilities, and managed by Accommodation and Care

Solutions. There are six SRS's in the Gippsland region, located in Bairnsdale, Sale, Eagle Point, Traralgon, Morwell and Warragul.

CARAVAN PARKS

There are thirteen Caravan Parks currently listed in the South Gippsland Shire's official records and sixteen searchable on the internet.

As well as catering to the tourist market, many caravan parks also house persons for whom a caravan is an accessible form of housing, or as a result of a referral to a caravan park in the absence of any other appropriate housing option.

Some parks specialise in offering accommodation to the retirement market. Moveable dwellings offer a level of attraction as they allow for downsizing, a level of portability and a casual lifestyle.

There is a need to further investigate the likelihood that caravan parks form part of the permanent housing stock, and that in a defacto sense they are providing single bedroom and smaller footprint affordable housing for those outside the private rental market.

DE-FACTO EMERGENCY HOUSING

Consultation identified the role of McCartins pub and motels located in Leongatha and Meeniyan in providing short term and crisis housing.

This indicates that there is currently a gap in the Shire's housing stock in terms of emergency housing.

2.3.3 PROPERTY MARKET

This section provides a summary of the key findings from the property market analysis for South Gippsland Shire.

In 2011, median property values in South Gippsland had doubled when compared to 2002. Median property values for houses and vacant land in

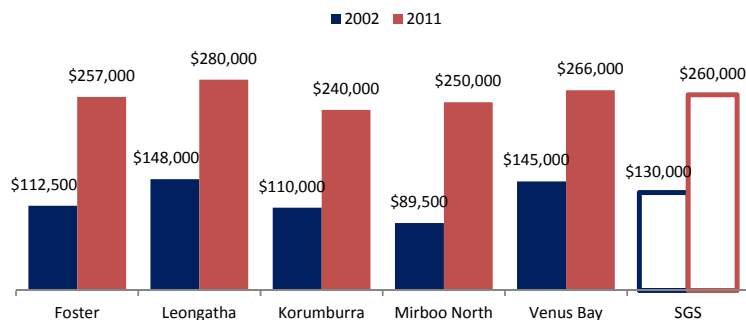
South Gippsland were lower than the regional Victorian average in 2011, while the median apartment value was higher than the regional average. These trends are discussed in greater detail below.

HOUSE VALUES

South Gippsland Shire had a higher average annual growth in median house price compared to the regional average between 2002 and 2011.

In 2011, Leongatha and Venus Bay had the highest median house prices among all key settlements in South Gippsland Shire. However, Mirboo North had the most significant increase in median house price between 2002 and 2011, at 12% per annum.

FIGURE 5 - MEDIAN HOUSE PRICE - SOUTH GIPPSLAND SHIRE AND KEY TOWNSHIPS 2002-2011



Source: Guide to Property Values, 2011

UNIT/APARTMENT VALUES

Average median value for units/apartments in Leongatha was higher than the Shire's average, at \$275,000 in 2011. This figure is high due to much of the development being recent and since 2002.

Median units/apartments value in Leongatha also experienced a significant average annual growth at 10% p.a. between 2002 and 2011.

VACANT LAND

Leongatha also had the highest median vacant land value among the key townships in South Gippsland Shire in 2011, at \$116,000.

However, Mirboo North had the most significant average annual growth in median vacant land value, at 18% p.a., significantly higher than all other townships and the Shire's average between 2002 and 2011.

CONSULTATION OUTCOMES

Below is a summary of the comments made by Real Estate agents in regards to the property market in South Gippsland Shire:

Residential property market (volume of sales) is growing steadily in general in South Gippsland Shire, with Foster and areas in vicinity to the coastline experiencing stronger growth.

The majority of housing supply in South Gippsland Shire is 3 bedroom houses. These are in most demand at present. However, it is noted that there is a growing demand for 4+ bedroom dwellings and smaller dwellings (i.e. around 180 - 400 sqm blocks), and the Shire has a limited supply of these dwelling types.

Many residential parcels have been subdivided into smaller lots in Leongatha and Korumburra, making the development of larger dwellings (4 or 5+ bedrooms) restricted.

The demographic of buyers varies between the larger urban settlements (Leongatha and Korumburra) and the smaller settlements:

- People purchasing a house in Leongatha or Korumburra are mostly local residents, including young families, with higher education qualifications and higher income.

- Smaller settlements such as Mirboo North and Foster typically attract 'tree-changers', local retired farmers, baby boomers or retirees from metropolitan Melbourne or Mornington Peninsula and surrounds, who are looking for either lifestyle properties, or smaller residential blocks/houses that are easy to maintain.

In general, young couple families prefer larger dwellings (4 beds +) in the Shire, while older couples or retirees prefer smaller dwellings with easily maintained gardens and good accessibility.

There is a strong demand for lifestyle properties in the Shire, especially in localities close to the coast.

There has been increasing development or expansion of health/aged care facilities in the Shire. These facilities are in high demand due to an ageing population.

Overall, it is the belief of real estate agents that there is insufficient supply of vacant residential land in the Shire.

There is a general feeling of uncertainty regarding the proposed changes to the rural/farming zones in the Shire.

2.3.4 DWELLING APPROVALS

South Gippsland Shire had 815 new dwelling approvals between 2007 and 2011, at an average of 163 new dwellings each year. It is highlighted that this is based on Council's building permit data and as such some of the approved dwellings may not have actually been built.

Approximately half of the new dwellings approved were in the Residential 1 Zone (R1Z). A further 41% of new dwellings approved were in Low Density Residential and Township Zones.

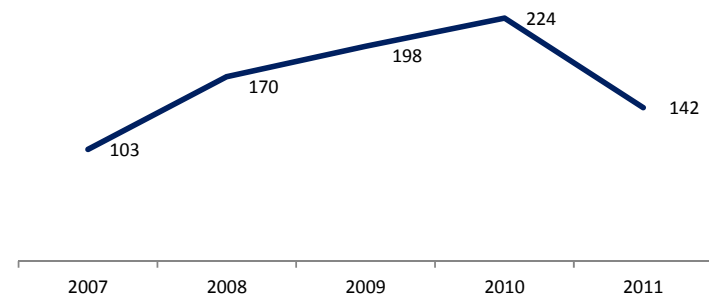
New dwelling approvals in South Gippsland Shire increased between 2007 and 2010, peaking at 224 approvals in 2010. Since 2010, the number of new dwelling approvals decreased significantly to 117 in 2011.

TABLE 3 - NEW DWELLING APPROVALS 2007-2011

	R1Z	RLZ	LDRZ	TZ	TOTAL
2007	55	5	8	35	103
2008	83	8	22	59	172
2009	97	16	28	57	198
2010	139	16	22	47	224
2011	55	8	24	31	117
Total	429	53	104	229	815
% of Total	53%	7%	13%	28%	100%
Average per year	86	11	21	46	163

Source: South Gippsland Shire Council

FIGURE 6 - NEW DWELLINGS CONSTRUCTED 2007-2011



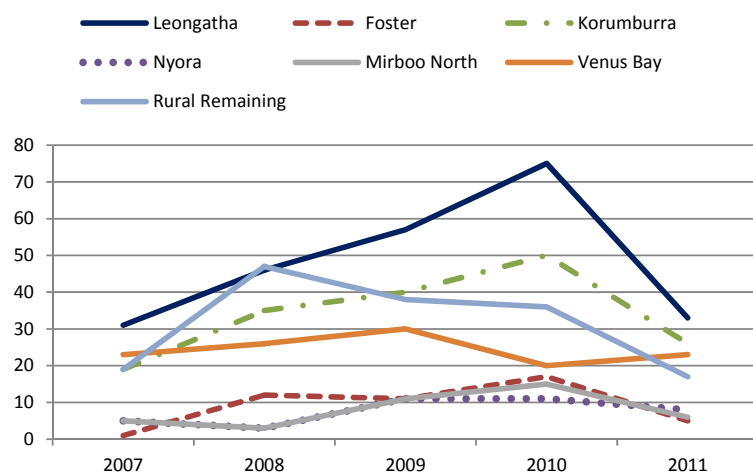
DWELLING APPROVAL BY TOWNSHIP

50% of new dwellings approved in the R1Z were in Leongatha, Korumburra and Foster between 2007 and 2011.

New dwellings in other townships were mainly rural (larger) dwellings.

The remaining rural townships and localities had 155 new dwellings approved in other residential zones (e.g. Township Zone, Low Density Residential Zone and Rural Living Zone) between 2007 and 2011, which accounted for 19% of all dwellings approved in the Shire.

FIGURE 7 - NEW DWELLING APPROVALS BY KEY SETTLEMENTS 2007-2011



Source: South Gippsland Shire Council

2.3.5 ESTIMATED RESIDENTIAL VACANT LOT SUPPLY

This section provides a summary of the existing vacant lots available for future residential development in South Gippsland Shire and the number of lots that could be potentially created in the future through planning process.

It is estimated that South Gippsland Shire has approximately 2,100 existing residential vacant lots. Based on planning permits assessment and key sites identified in townships Structure Plans, 1,305 lots could be potential created through the planning process in the Shire. This equates to a total supply of 3,405 vacant lots available in South Gippsland Shire.

TABLE 4 - SUMMARY OF RESIDENTIAL VACANT LOT SUPPLY

	EXISTING				POTENTIAL				TOTAL	TOTAL
	R1Z	LDRZ	RLZ	TZ	R1Z	LDRZ	RLZ	TZ		
Leongatha	391	54			455	435			435	880
Korumburra	290	15			305	81	45		126	431
Mirboo North	60				60	180			180	240
Foster						50	38		88	88
Nyora				26	26			30	30	56
Venus Bay	933				933					933
Toora	24				24			56	56	80
Meeniyan	5			11	16	25			25	41
Poowong	30				30	26 R1z + 140 lots			166	196
Sandy Point				12	12					12

	EXISTING				TOTAL	POTENTIAL				TOTAL	TOTAL
	R1Z	LDRZ	RLZ	TZ		R1Z	LDRZ	RLZ	TZ		
Loch	32				32	53	15			68	100
Port Franklin	16				16	13				13	29
Welshpool	20				20	54				54	74
Port Welshpool	88				88	64				64	152
Tarwin Lower	68				68						68
Bena & Dumbalk	5	5		15	25						25
South Gippsland Shire					2,100					1,305	3,405

Source: South Gippsland Shire 'Attachment 4 - Background Document'

IMPLICATIONS FOR FUTURE GROWTH

If no lots were created in future, there will be a sufficient supply of vacant residential lots in South Gippsland Shire for 22 years (to 2033) based on low growth, 9 years (to 2020) based on moderate growth and 6 years (to 2017) based on high growth scenarios.

If there are 1,305 lots to be created in future, there will be sufficient supply of vacant residential lots in South Gippsland Shire for 35 years (to 2046) based on low growth, 14 years (to 2025) based on moderate growth and 9 years (to 2020) based on high growth.

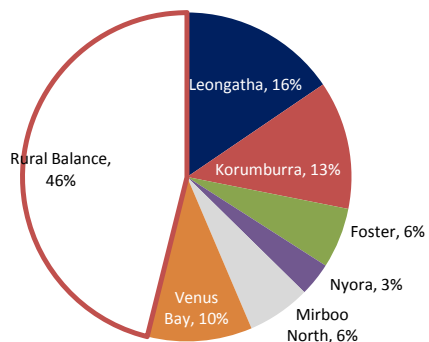
TABLE 5 - SUMMARY OF SUPPLY VS. DEMAND

	EXISTING VACANT LOTS	POTENTIAL LOTS	
R1Z Lots	751	850	
Rural Lots	1,349	455	
Sub-total	2,100	1,305	
Total R1Z + Rural Lot Supply	3,405		
GROWTH SCENARIOS	LOW	MODERATE	HIGH
Est. New Dwellings Required	97	245	369
Years of supply based on existing vacant lots	22	9	6
Years of supply based on existing + potential lots	35	14	9

2.3.6 SETTLEMENT PATTERN & CHANGE

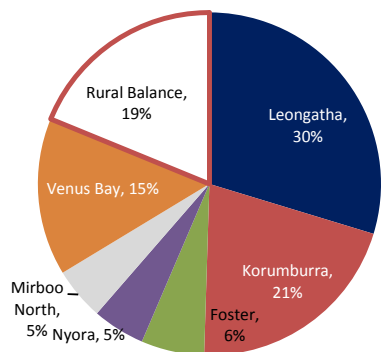
In 2011, Leongatha had the highest proportion of dwellings (16%) in South Gippsland Shire, followed by Korumburra (13%). When compared to neighbouring local government areas, settlement patterns in South Gippsland are more dispersed.

FIGURE 8 - EXISTING DWELLINGS BY TOWN (2011)



Source ABS Census, 2011

FIGURE 9 - NEW DWELLINGS BY TOWN 2007-2011

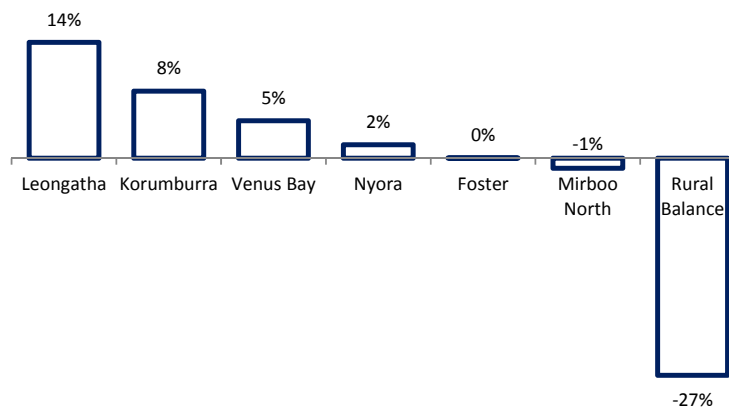


Source: South Gippsland Shire

By analysing the difference between existing dwelling patterns and the patterns of new dwelling growth in South Gippsland Shire, we are able to identify which settlements experienced the highest growth pressures between 2007 and 2011, relative to their existing proportion of the Shire's dwelling stock.

In 2011, dwellings in Leongatha accounted for 16% of the Shire's total; however 30% of the Shire's new dwellings were constructed in Leongatha in the past 5 years. This equates to a difference of 14%, which was the highest positive difference between existing dwelling stock and recent proportion of growth in dwellings, indicating that Leongatha is currently experiencing the highest growth pressure of all key settlements. Korumburra experienced the second highest growth pressure in new dwellings, followed by Venus Bay.

FIGURE 10 - GROWTH PRESSURES, KEY SETTLEMENTS IN SOUTH GIPPSLAND SHIRE 2007-2011



Source: Urban Enterprise 2012

2.3.7 ISSUES & OPPORTUNITIES

ISSUES

There is currently a lack of housing diversity across the Shire; detached houses are the predominant housing type.

The majority of houses in South Gippsland Shire had three or more bedrooms.

There is a potential mismatch between demographic profile and housing stock. 'Lone person' and 'couples without children' households are the predominant household types, yet the local housing stock is dominated by detached three bedroom dwellings.

There are a high proportion of unoccupied dwellings in high amenity coastal locations (e.g. Venus Bay).

There is an increasing demand for town houses in the rental market.

Anecdotally, there is a growing demand for 4+ bedroom dwellings and smaller dwellings (i.e. around 180 - 400 sqm blocks), and the Shire has limited supply of these dwelling types.

Many residential parcels have been subdivided into smaller lots in Leongatha and Korumburra, restricting the potential to develop larger dwellings (4 or 5+ bedrooms).

Approximately half of the new dwellings approved were in Residential 1 Zone. A further 41% of new dwellings approved were in Low Density Residential and Township Zones

The majority of residential development in the Shire comprised new dwellings in R1Z in Leongatha, Korumburra and Foster between 2007 and 2011.

The location of existing dwellings in South Gippsland is highly dispersed. Other Gippsland municipalities are generally more centralised (e.g.

Wellington and Latrobe).

There is housing growth pressure in Leongatha, Korumburra, Venus Bay and Nyora.

There is limited housing growth pressure in the Shire's 'rural balance' localities.

There is between 6 and 22 years of land supply for residential development, based on the existing supply of residential lots.

There is between 9 and 35 years of land supply for residential development, based on existing and potential supply of residential lots.

There is currently a shortage of affordable rental properties in the Shire.

Housing stress occurs to a greater extent in the rental market in the Shire, particularly for lower income households.

Public and social housing represents only a marginal percentage of dwelling stock in the Shire.

There is currently a shortage of nursing homes, emergency housing and Supported Residential Services across the Shire.

A proportion of the local population is permanently housed in caravan parks.

OPPORTUNITIES

The Shire has a relatively strong property market, having experienced 8% growth trend, which is slightly higher than the regional Victoria average.

There is a strong demand for lifestyle properties in the Shire, especially in localities close to the coast.

There is a strong residential property market in the Shire. Median property values have doubled in 2011 compared to 2002.

Leverage and/or partner with social housing providers to increase the supply of social housing in the Shire.

Encourage the development of retirement villages throughout the Shire's major townships to support and provide housing choice to the ageing population.

Determine an appropriate spatial allocation for nursing homes across the Shire which reflects an area's current and projected demographic profile as well as the settlement role and function.

2.4 NON-RESIDENTIAL LAND

This section provides an overview of the demand and supply for commercial, industrial and tourism land in South Gippsland Shire over the next 20 years, based on analysis undertaken by Urban Enterprise.

2.4.1 DEVELOPMENT TRENDS

Analysis of Council's building permit data indicates that between 2007 and 2011, there were:

- 6 building permits approved in the Business 1 Zone (B1Z)
- 13 building permits approved in Industrial 1 Zone (IN1Z)
- 2 building permits approved in Mixed Use Zone (MUZ) and
- 1 building permit approved in Township Zone (TZ).

Most B1Z and IN1Z building permits approved were in Leongatha (57% of South Gippsland Shire).

2.4.2 EXISTING SUPPLY

The following findings are taken from previous reports (Structure Plans, UDFs etc.):

- 3 hectares of land at the railway station has been identified as the most appropriate location for Leongatha town centre expansion. A further 1.5 hectares north of the town centre could also be potentially suitable.
- There were 40 hectares of vacant industrial land in Leongatha in 2008, some of which is subject to development constraints.
- In 2007, there were 33.3 hectares of vacant industrial land in Korumburra.

- A recently approved development plan on 6 hectares of land could create 47 lots within the existing industrial estate. Further to this, the former saleyard site in Korumburra has been rezoned to IN3Z.
- Nyora has an existing retail floorspace of 120 sqm. There were 6 vacant lots, or approximately 0.84 hectares, in the existing industrial zones in Nyora.
- Council has indicated that there were 12 commercial properties in Venus Bay, with a limited supply of vacant properties for development.
- There is an existing supply of industrial land close Barry's Beach. This could be a strategic resource for future development in the event the port is further developed.

2.4.3 ESTIMATED DEMAND

Based on the analysis of building permit data and previous reports:

- It is estimated that Leongatha would require 1.07 hectares of land for commercial office space, 5 hectares for retail activities and 8 hectares for 'out of centre' bulky good retailing by 2020.
- Leongatha would require an additional 30 hectares for industrial land to accommodate demand to 2026.
- The existing supply of commercial land identified in Leongatha is insufficient to meet demand to 2020. However, Leongatha may have sufficient vacant industrial land to accommodate demand, if all 40 hectares of existing vacant industrial land are suitable for development.
- The Korumburra Structure Plan indicates that the township will require an additional 0.8 hectares of land to meet demand through to 2021.

- The 2007 Essential Economics report indicates there is a potential demand for an additional 25 hectares of industrial land through until 2026. Based on the projected demand, existing industrial land supply in Korumburra is sufficient to meet the demand to 2026.
- Council has suggested that there would be sufficient supply of land for future commercial and industrial development in Mirboo North.
- It is estimated that Nyora would require an additional 2,000 sqm of retail floorspace and 2.78 hectares of industrial land to meet forecast demand. Current supply in Nyora does not meet projected demand.

2.4.4 CONSULTATION OUTCOMES

Below is a summary of the comments made by Real Estate agents in regards to the non-residential property market in South Gippsland Shire:

There is limited supply and demand of retail, commercial or industrial premises/land in South Gippsland.

Overall, growth in these sectors has been slow in the Shire.

Real estate agents do not expect significant opportunities for larger retail, commercial or industrial development in the Shire at present or in near future. However, the redevelopment of the old butter factory in Toora may present commercial opportunities in the local area and surrounds.

2.4.5 ISSUES & OPPORTUNITIES

ISSUES

Retail is needed to support residential growth, in particular in Leongatha and Korumburra.

There is low non-retail commercial demand. However, this land use should support retail and residential growth areas.

Anecdotally, there is limited supply and demand of retail, commercial or industrial premises/land in South Gippsland. Overall, growth in these sectors has been slow in the Shire

OPPORTUNITIES

There is identified demand for industrial land/activities in Leongatha as identified in previous reports. Given recent building approval data, Leongatha appears to be the main location for industrial development and growth in the Shire.

Organic industrial growth and employment should follow population growth and nodes, i.e. Leongatha and Korumburra

There may be strategic opportunities for industrial and commercial development in Port Welshpool and Port Franklin.

Given the role of these towns in the regional and local context, there may be tourism opportunities in Mirboo, Wilsons Promontory, Foster and Venus Bay.

The redevelopment of the old butter factory in Toora may present commercial opportunities in the local area and surrounds

2.5 ENVIRONMENT & HERITAGE

The Shire is characterised by a diverse landscape of ranges, plains, low lying land and coastal areas, as well as vast agricultural areas. These make a significant contribution to the liveability, character and identity of the Shire, as well as driving many facets of the local economy.

The Shire is also vulnerable to three main natural hazards - bushfire, flood and coastal climate change. These environmental risks will have a significant impact the future location and form of settlement growth.

2.5.1 ENVIRONMENTAL FEATURES

Figure 11 illustrates the location and distribution of key environmental, landscape and heritage features across the Shire.

WATER CATCHMENT

The Shire is located in the West Gippsland region, across the Bunurong and Corner Inlet catchments.

Significant waterways and waterbodies located in the Shire include the Tarwin River, Bass River, Tarra River and importantly the Ramsar listed Corner Inlet wetland.

Information from South Gippsland Water revealed that any future developments within the Tarwin Lower catchment area can pose significant risk to the potable water supply for Dumbalk and Meenyan. Appropriate policy response is being developed by the State government.

VEGETATION

Wilson's Promontory National Park and coastal areas to the north and to the north-west of the National Park contain large areas of native vegetation. Native forests and plantation forestry occur in the Strzelecki Ranges.

The most common habitats are wet forest, dry sclerophyll woodland, coastal Banksia woodland, heath and grasslands.

PARKS & RESERVES

The Shire contains a network of parks and reserves, protecting ecosystems and significant environmental assets. These areas are of State, National and International natural significance, and include Wilson's Promontory National Park, Cape Liptrap Coastal Park and the Strzelecki Ranges

The Parks and Reserves are managed by a range of agencies and organisations including Parks Victoria, Council and local volunteer committees of management.

MARINE PARKS

Two declared marine parks are declared immediately adjacent to the Shire, namely the Corner Inlet and Nooramunga Marine Parks. These are associated with internationally recognised RAMSAR wetland areas.

Jetties and boat ramps at Port Franklin and Toora are located within the parks. Port Welshpool and Barry Beach ports are located between the two marine parks but are not included in either.

2.5.2 LANDSCAPE

The *Coastal Spaces Landscape Assessment Study (2006)* assessed the coastal landscapes of the Shire and identified six perceptibly different Character Areas, namely:

- Bunurong Coast and Hinterland
- Tarwin Floodplain
- Waratah Bay / Corner Inlet
- Cape Liptrap
- Welshpool Hills and Mt Hoddle

- Venus Bay Dunes.

Council's Municipal Strategic Statement contains a series of objectives and strategies to protect the character and manage future land use and development in these significant areas.

There are also State and regionally significant coastal landscapes located within the Shire including Venus Bay Peninsula and Anderson Inlet, Cape Liptrap and Waratah Bay, and Corner Inlet Amphitheatre. The Significant Landscape Overlay has been applied to these areas to protect landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved.

2.5.3 HERITAGE

South Gippsland has a rich and diverse cultural heritage, which demonstrates the history of area from the occupation of the land by aboriginal people from the Gunnai, Bun wurrung and Wurundjeri clans through to the post-contact era.

Over 1,200 cultural heritage places have been identified in the Shire including buildings, structures, monuments, trees, landscapes and sites of aboriginal or archaeological significance. All places are of local significance and some, such as Korumburra Railway Station, are of State or National significance.

POST-SETTLEMENT HERITAGE

The post-contact cultural heritage places in the Shire illustrate the historic themes that were important in the development of the area and provide an historical explanation of the existing physical fabric and land use patterns.

The majority of places reflect four of the key historic themes, which had the greatest influence upon the distinctive pattern of towns and settlements throughout the Shire:

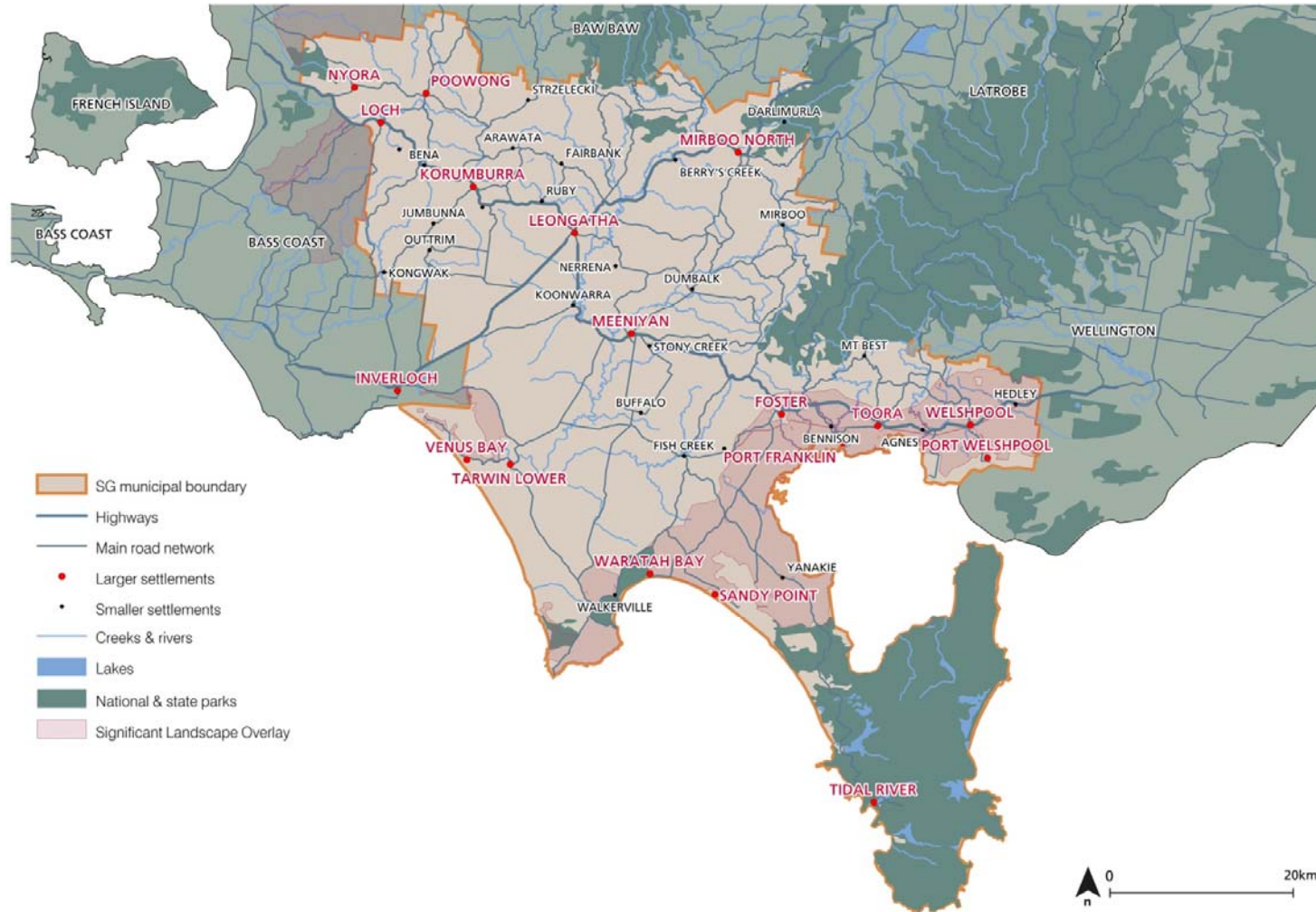
- Early pastoralism and settlement
- The development of railways
- The development of agricultural industries (particularly dairying)
- Coal and gold mining, which had a significant influence at Korumburra and Foster respectively.

ABORIGINAL CULTURAL HERITAGE

Few places of aboriginal cultural heritage remain from the pre-contact period, and almost none from the post-contact period. The remaining places are therefore highly significant in demonstrating the indigenous history of the Shire.

Examples include the evidence of shell middens along the coast, artefact scatters in these areas and elsewhere, and scarred trees. The Venus Bay Urban Design Framework identified a site on its eastern edge that is a site of 'strong' aboriginal significance. Aboriginal culture is also reflected in place names derived from the local language groups including Woorayl, Bunurong, and Gunyah Gunyah.

FIGURE 11 - ENVIRONMENTAL FEATURES



2.5.4 ENVIRONMENTAL RISKS

Figure 12 illustrates those areas of the Shire subject to environmental risks.

BUSHFIRE

Significant areas of the Shire are covered by the Bushfire Management Overlay. Bushfires have had a significant effect on the Shire and its industries in recent years including the Wilsons Promontory fires of 2005 and 2009, and the 'Black Saturday' fires in 2009.

The 2009 Victorian Bushfires Royal Commission investigated the bushfires which swept through parts of Victoria in late January and February 2009. The recommendations of the Commission, coupled with subsequent changes to the State Planning Policy Framework and the Building Regulations, mean that bushfire threat must be given a high priority when considering the strategic future direction for bushfire prone settlements and rural areas. In particular bushfire threat will influence planning for growth and the vulnerability of settlements.

Bushfire mapping for South Gippsland Shire is currently under review. It is understood that updated bushfire mapping will be available from the Department of Planning and Community Development before the end of 2012.

FLOOD

The *South Gippsland Planning Scheme* applies the Land Subject to Inundation Overlay (LSIO) and the Environmental Significance Overlay Schedule 6 (ESO6) to land subject to flooding for the purpose of protecting human lives and preventing economic loss.

In September 2011, Council resolved to take steps to formally prepare and exhibit a Planning Scheme amendment that will update the overlays and replace the ESO6 with the Floodway Overlay (FO) or LSIO according to the

latest flood data available. This amendment is being progressed in consultation with West Gippsland Catchment Management Authority, Melbourne Water and the Department of Planning and Community Development.

Vulnerability to flooding will have implications for future settlement planning in the Shire. The Strategy should ultimately seek to minimise flood risks to life, property and community infrastructure and protect the environmental significance of floodplains.

COASTAL SEA LEVEL RISE

Policy direction on coastal inundation and erosion caused by climate change is detailed at Clause 13.01 of the State Planning Policy Framework, and includes the following relevant strategies which impact potential land use and development in coastal areas:

In planning for possible sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).

Plan for possible sea level rise of 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

For new greenfield development outside of town boundaries, plan for not less than 0.8 metre sea level rise by 2100.

Ensure that land subject to coastal hazards are identified and appropriately managed to ensure that future development is not at risk.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, bushfire and geotechnical risk.

Council has not prepared any specific controls or policies to address storm surge and climate change induced coastal inundation.

Council practice is for the use and development of land in coastal areas where the lot or its access is below 5 metres Australian Height Datum (AHD) to be conditional on a section 173 agreement requiring a Coastal Climate Change Management Plan or/and a detailed Coastal Hazard Vulnerability Assessment being registered on title

EROSION

There are extensive areas of the municipality which are prone to erosion, effected by the Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion.

The incidence of landslip and erosion, particularly within the steep areas of the Shire, impacts the development and use potential of land. Erosion can reduce agricultural productivity, limit development potential, contribute to silting of water bodies, and reduce the capacity of the land to treat wastewater.

2.5.5 ISSUES & OPPORTUNITIES

ISSUES

Development is constrained in the western section of the municipality due to steep slopes and environmental values.

The Shire contains State and regionally significant coastal landscapes, limiting and restricting development potential in particular locations.

Few places of Aboriginal cultural heritage remain from the pre-contact period and almost none from the post-contact period.

Much of the land in the Shire is environmentally significant. Many areas are affected by multiple Environmental Significance Overlays (e.g. erosion prone, coastal locations, natural values etc).

There are several areas of the municipality, particularly adjoining Corner

Inlet, prone to inundation.

Some areas of the municipality are susceptible to erosion. This can limit future development potential.

Council has not prepared any specific controls or policies to address storm surge and climate change induced coastal inundation.

Areas along the coast, within and adjoining National Parks and reserve and locations to the east of the Shire are bushfire prone, affected by the Bushfire Management Overlay.

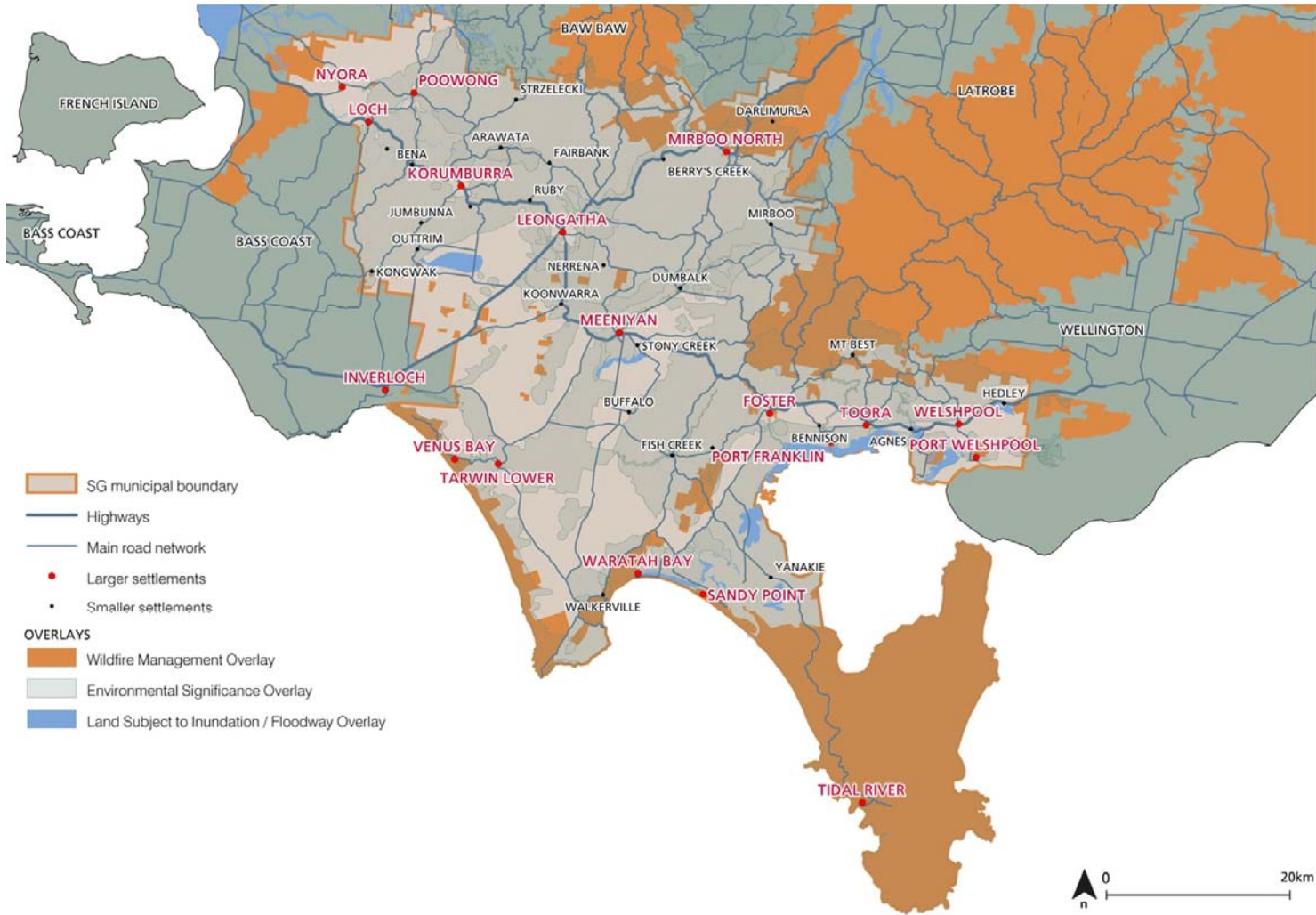
Many areas of the municipality are bushfire prone, limiting the potential for future growth and development.

OPPORTUNITIES

Protect and reinforce significant environmental and landscape assets across the Shire to enhance the liveability, character and identity of the Shire.

Protect and reinforce cultural heritage places in the Shire including buildings, structures, monuments, trees, landscapes and sites of aboriginal or archaeological significance.

FIGURE 12 - ENVIRONMENTAL RISKS MAP



2.6 INFRASTRUCTURE & SERVICING

Access to development, transport and community infrastructure significantly contributes to the role and function of the Shire's settlements as well as their future growth potential.

2.6.1 DEVELOPMENT INFRASTRUCTURE

RETICULATED SEWERAGE

The towns of Leongatha, Korumburra, Foster, Mirboo North, Toora, Welshpool, Port Welshpool and Waratah Bay are the only settlements in the Shire serviced by reticulated sewerage.

South Gippsland Water is preparing for the introduction of sewage schemes to Loch, Nyora and Poowong by 2017 which will have significant implications for the growth potential for these towns.

It is noted that wastewater treatment facilities in some areas are approaching maximum capacity. Moreover effluent disposal is a major problem in the smaller coastal towns, particularly in the peak holiday periods and associated influx of population.

On-site waste disposal from rural dwellings within the Tarwin Lower Catchment area is also putting pressure on the quality of potable water supply for Dumbalk and Meeniyen.

Council has recently issued a Domestic Waste Water Plan for public exhibition.

RETICULATED WATER

The towns of Leongatha, Korumburra, Foster, Mirboo North, Toora, Meeniyen, Poowong, Loch, Koonwarra, Fish Creek, Dumbalk, Welshpool,

Port Franklin, Agnes, Port Welshpool and Ruby are serviced by reticulated sewerage.

ELECTRICITY

All settlements in the Shire are connected to electricity.

NATIONAL BROADBAND NETWORK

The Commonwealth Government is currently implementing a new high-speed National Broadband Network (NBN). This will provide 93 per cent of Australian premises with access to a high-speed fibre network capable of providing broadband speeds of up to 1 gigabit per second.

Whilst the NBN cable is laid through the main townships across the Shire there is no timeframe for the retail provisions of the service.

2.6.2 TRANSPORT INFRASTRUCTURE

ROAD

The Shire is serviced by three highways connecting its towns to the wider region and Melbourne:

- **South Gippsland Highway** extending north-west to south-east of the Shire
- **Bass Highway** provides a key north-south linkage
- **Strzelecki Highway** comprises the primary north to east link.

Meeniyen Promontory Road, the Foster Promontory Road, and the Inverloch - Venus Bay Road are important road connections during peak holiday and tourist periods, providing access to the coastal towns and Wilsons Promontory.

The Shire's highways and many local roads are facing increasing usage due to expansion in the tourism, forestry and other industries. There is also

significant heavy vehicle traffic on roads associated with dairy and agricultural transport.

Council has recently secured funding to undertake a planning study and detailed design for the construction of a heavy vehicle alternate route for the Leongatha town centre. This project will increase the accessibility of heavy vehicles to key industrial areas and improve the amenity and safety of the town centre.

RAIL

The Shire is not currently serviced by passenger rail. The nearest V-line train stations are located in Warragal and Morwell.

The South Gippsland Railway runs a collection of historical diesel locomotives and railcars between Leongatha, Korumburra and Nyora along a 36-kilometre section of former Victorian Railways mainline. This is a popular tourist attraction in the region.

BUS

V-Line buses along the South Gippsland Highway connect commuters to and from Melbourne. There are also services connecting the Shire to the Latrobe Valley via Mirboo North.

There has recently been an upgrade of bus stops facilities and an increase of V/Line coach services between townships on the South Gippsland and Bass Coast Highways. Notwithstanding, two key outstanding issues to be addressed include:

- Relocation of the interchange from Koo Wee Rup to Pakenham, which would not only improve the flow of other regional bus services utilising the interchange;

- Development of an exchange between Korumburra and Melbourne on the Yarram- Melbourne route.

Council provides community transport in some townships.

WALKING & CYCLING

The Shire is serviced by a network of on- and off-road walking and cycling tracks. The most significant of these is the Great Southern Rail Trail which extends between Leongatha and Foster, and Yarrum and Port Albert along the former Great Southern Railway line. There has recently been funding to extend from Foster through to Toora (est. completion date 2013) and then from Toora through to Welshpool.

The protection, maintenance and improvement of the trail is overseen by a Committee of Management (COM), made up of community volunteers, with support from Council.

2.6.3 ISSUES & OPPORTUNITIES

ISSUES

There are several townships within the Shire that are not serviced by reticulated sewerage and/or water.

Wastewater treatment facilities in some areas are approaching maximum capacity.

Effluent disposal is a major problem in the smaller coastal towns, particularly in the peak holiday periods due to the associated influx of population.

The Shire's highways and many local roads are facing increasing usage due to expansion in the tourism, forestry and other industries.

There is significant heavy vehicle traffic on many of the Shire's key roads associated with dairy and agricultural transport.

There is no passenger rail servicing the Shire.

OPPORTUNITIES

Development and expansion opportunities associated with the introduction of sewage schemes to Loch, Nyora and Poowong by 2017.

The Great Southern Rail Trail is an important walking and cycling connection, as well as tourist attraction.

The South Gippsland Railway is a popular tourist attraction in the region.



3 THE SETTLEMENTS

3.1 SETTLEMENT FEATURES, ROLE & FUNCTION

The purpose of the Settlement Strategy is to ensure that future growth patterns and locations are appropriately planned for and accommodated in a strategic manner. This will enable the local economy and population to continue to grow without compromising the environmental and social values of the region. A key project output is a settlement hierarchy, which will define the current and future role and function of the Shire's townships. This framework will assist with an integrated approach to settlement planning.

3.1.1 GROWTH DRIVERS

Settlement in the Shire is highly dispersed, with Leongatha, Korumburra and Foster containing the majority of the population. The majority of housing growth is taking place in the vicinity of the South Gippsland Highway with proximity to employment in metropolitan Melbourne, Wonthaggi and Warragul - 'commuter corridor' - of the north west of the Shire, in the towns of Leongatha, Korumburra, Loch, Nyora and Poowong. Demand for dwellings in this area is largely driven by local families attracted by relatively low property prices and large dwellings.

There is also a strong lifestyle property market in South Gippsland, driven largely by the tree-change and retirement demand sectors. These residents are driving demand for larger rural living and lower density residential properties, particularly in areas of high amenity and environmental value, such as Foster, Mirboo North and smaller coastal settlements.

The second home or holiday home market also plays a significant role in the Shire, with Venus Bay a particularly popular holiday home location. Demand for holiday homes in the Shire is expected to continue into the future.

RESIDENTIAL GROWTH

Demand for residential dwellings is expected to range from between 2,000 to 7,000 occupied dwellings over the next 20 years in the Shire, with a 'most likely' or moderate projection of approximately 5,000 new dwellings required. The key residential locations for the Shire are Leongatha and Korumburra.

COMMERCIAL AND INDUSTRIAL GROWTH

Commercial and industrial development has centred on Leongatha in recent years, driven largely by the key employment and economic generator of the Murray Goulburn food processing plant. Similarly, the milk processing facilities in Korumburra and Poowong, and Poowong Abattoir are significant employers in the north west of the Shire, and these provide an employment and economic anchor for supporting development and residential demand in these areas.

Commercial growth should be focussed on the towns of Foster, Leongatha and Korumburra, with industrial growth in particular to be concentrated on Leongatha and the port areas in Corner Inlet.

The Shire contains significant natural and cultural assets which provide the basis for a strong tourism industry. Key attractions include the Shire's coastal areas, marine and national parks, particularly Wilsons Promontory. Settlement planning should seek to balance the development pressures and opportunities associated with the tourism industry.

The Shire contains port facilities at Barry's Beach and Port Welshpool. There is potential to promote future growth at these locations associated with their strategic location and existing infrastructure.

3.1.2 CONNECTIONS BETWEEN SETTLEMENTS

Table 6 provides a summary of the key features, growth pressures, capacity and constraints associated with the settlements of South Gippsland Shire.

The content of this table will be refined through consultation with Council, key stakeholders and the community, and will provide the basis for developing the South Gippsland Settlement Hierarchy.

The initial analysis does provide some indication of the role and function of the existing settlements and the relationship between settlements. In particular, it indicates:

- There are strong linkages to townships outside of the Shire for retail, community and health services as well as employment. This includes Wonthaggi, Inverloch and towns in the Latrobe Valley.
- Leongatha is the principal service centre within the Shire, containing the widest range of retail, commercial, community and recreational facilities and services.
- Korumburra is the Shire's secondary service centre in the Shire, and located only 100 kilometres from metropolitan Melbourne. It also contains a variety of services and facilities.
- Other key service centres include Foster and Mirboo North.
- There are several townships along the coast which support part-time and seasonal populations.
- The introduction of reticulated sewerage to Loch, Meeniyan, Nyora and Poowong, coupled with their strategic location in proximity to the Urban Growth Boundary, has the potential to change their future role, function and growth rate.
- There are several smaller rural settlements throughout the Shire that have limited existing physical and social infrastructure.

TABLE 6 - SETTLEMENT ROLE, FEATURES & FUNCTIONS

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Leongatha	<p>Primary service centre</p> <p>Residential growth node</p> <p>Employment centre</p> <p>Civic centre</p>	<p>Largest township in Shire</p> <p>Regional industrial service centre with a significant dairy industry</p> <p>Urban density township (600 - 750 sqm)</p> <p>3 bedroom houses make up 56% of housing stock</p> <p>The key markets for housing in Leongatha are young couples/families from the local area, metropolitan Melbourne, Latrobe Valley and surrounds</p> <p>Highest demand for new dwellings in the Shire - dwelling approvals accounted for 30% of the Shire's total (2007-2011).</p> <p>Commercial service centre, over half of the new commercial and industrial development was in Leongatha in the past 5 years.</p>	<p>Expand to a regional service centre</p> <p>R1Z development most in demand</p> <p>Increasing demand for smaller dwellings (400sqm or less) and larger dwellings (4 beds+)</p> <p>High demand for commercial and industrial land</p> <p>Require s 1ha commercial land, 5ha retail land, 8ha for 'out of centre' bulky goods development and 30 ha industrial land</p>	<p>Situated along South Gippsland Hwy</p> <p>Council Office</p> <p>Reticulated sewerage and water supply</p> <p>Electricity and gas</p> <p>CFA brigade</p> <p>SES Leongatha</p> <p>Police</p> <p>Ambulance</p> <p>Community & Visitor Centre</p>	<p>Early Years</p> <p>3 x children's centres</p> <p>2 x pre-school</p> <p>3 x playgroup</p> <p>Education</p> <p>1 x primary school</p> <p>1 x secondary school</p> <p>4 x private school</p> <p>1 x TAFE</p> <p>Adult education & employment services</p> <p>Medical</p> <p>Leongatha Hospital</p> <p>1 x Maternal Child & Health</p> <p>Specialist medical (e.g. dentist, GP)</p> <p>Meeting Spaces</p> <p>Range of meeting spaces (e.g., Senior Citizens Club, Bowls Club, Church Halls)</p> <p>Social Services</p> <p>10 x social services (e.g. Probus, Red Cross, Rotary)</p>	<p>391 existing R1Z lots</p> <p>54 existing LDRZ lots</p> <p>435 potential R1Z lots</p>	<p>Lack of housing diversity</p> <p>Vacant industrial land subject to a range of environmental constraints (e.g. erosion and flooding)</p> <p>Land surrounding township is erosion and flood prone</p>

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
					Specialist Housing 2 x Nursing homes 1 x Caravan park 1 x Crisis housing unit 1 x Caravan Park 1 x Transitional housing units Open Space & Recreation 1 x Indoor swimming pool Tennis Velodrome Squash Centre Indoor Soccer Recreation Reserves		
Korumburra	Secondary service centre Residential growth node Employment contributor	Second largest urban settlement in the Shire. Significant industrial and dairy sector. Urban density township (600 - 750 sqm) 3 bedroom houses make up majority of dwelling stock Contains a number of lifestyle properties. The key markets for housing	Demand for R1Z and LDRZ land Require smaller dwellings Demand for commercial/industrial land	Situated along South Gippsland Hwy Reticulated water supply, sewerage, gas and electricity CFA brigade Police Station Ambulance Station Tourist Information Centre	Early Years 1x Maternal Child & Health 1 x Kindergarten 1 x Childcare 4 x Playgroups Education 1 x Primary school 1 x Secondary school 1 x Private school	290 vacant R1Z lots 8.1ha R1Z land un-subdivided (81 lot yield) 15 vacant LDRZ lots 12ha un-subdivided LDRZ land 25 vacant RLZ	Limited larger land parcels Vacant industrial land subject to a range of environmental constraints Land surrounding township is erosion prone

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
		<p>are similar to Leongatha's, with more of the work force in the industrial / manufacturing sector and a higher number of retirees compared to Leongatha.</p> <p>Second highest new dwelling growth in the Shire in the past 5 years (21% of total Shire).</p> <p>The majority of growth occurred in R1Z, some in other residential zones.</p> <p>Accounted for 26% of new commercial and industrial development in Shire</p>		<p>V-line bus service</p> <p>Community transport</p>	<p>(combined)</p> <p>Library</p> <p>Medical</p> <p>Dentist</p> <p>Medical Centre</p> <p>Korumburra Hospital</p> <p>Meeting Spaces</p> <p>Range of meeting spaces (e.g. Senior Citizens Club and Italian Social Club)</p> <p>Social Services</p> <p>6 x service clubs (e.g. Probus, Lions, Rotary)</p> <p>Open Space & Recreation</p> <p>Recreation Reserve</p> <p>Swimming pool</p> <p>Football oval</p> <p>Tennis courts</p> <p>Indoor Recreation Centre</p> <p>Specialist Housing</p> <p>1 x Nursing home</p> <p>1 x Caravan Park</p> <p>7 x Community housing</p>	<p>lots</p> <p>70.4ha vacant, un-subdivided RLZ land (95-100 lot yield)</p>	

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Foster	Local centre Lifestyle residential node Local community hub	Rural township with a significant retiree and tourist population. Most prevalent dwelling type is separate houses with 3 bedrooms. Contains the largest proportion of apartments/units in the Shire (10% in 2011). Key housing markets are retirees and 'tree-changers' from Melbourne or Mornington Peninsula and surrounds. There is an increasing demand for smaller dwellings due to the ageing population (91% dwelling approvals in R1Z in past 5 years). There is high demand for aged care services and facilities in the township.	Demand for smaller dwellings (180 - 400 sqm) Some demand for high and low aged care facilities Demand for more retail services	Reticulated water and sewerage, ample water supply during drought Situated along South Gippsland Hwy Connection to Great Southern Rail Trail V-line bus service	Early Years Maternal & Child Health Education 1 x Childcare 1 x Pre-school 1 x Primary school 1 x Secondary school Medical Foster Hospital Dentist Community Health Centre Meeting Spaces Range of meeting spaces (e.g. Senior Citizens Club, RSL) Arts Centre Social Services Service clubs (e.g. Probus) Open Space & Recreation Swimming pool Tennis court Recreation Reserve Specialist Housing Caravan Park Aged Care	50 R1Z lot subdivision application (2010) - approved and at Panel	Limited vacant retail/commercial land Some areas are subject to inundation and flooding North and west of township are bushfire prone Area surrounding township has significant landscape character

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Mirboo North	Local centre Lifestyle and retirement residential node Local community centre	Lifestyle retirement location due to flat topography and high amenity environment. Mirboo North also serves as a satellite town to Morwell, Traralgon etc, as many residents live in Mirboo North and work in the Latrobe Valley. Has experienced the highest annual growth in land and house values in the Shire over the past 10 years (18% and 12% p.a. respectively) New dwellings were half R1Z and half rural lifestyle properties between 2007 and 2011.	Demand for smaller dwellings and lifestyle properties Demand for aged care facilities Opportunities for some additional retail floorspace	Reticulated water and sewerage supply Electricity CFA brigade V-Line bus service	Maternal and Child Health Playgroup Children's Centre (includes pre-oschool) Primary School Secondary School Community Health Centre Medical Centre Skate park Recreation Reserve Swimming pool Meeting spaces (e.g. Senior Citizens Centre, RSL)	60 existing res lots 180 potential lots (2004 Structure Plan) 4ha on Berry Creek Rd rezoning to R1Z 18.5ha industrial land un-subdivided (western entrance to town)	Limited vacant retail/commercial land No reticulated gas Areas surrounding township are of natural significance, erosion prone North and west of township is bushfire prone Sewerage treatment plant buffer to northeast of township

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Nyora	Local centre Rural residential node Local community centre	Rural residential town that has the highest proportion of separate houses with 4+ bedrooms in the Shire (2011). All new dwellings were on properties located in the Rural Living Zones in the past 5 years (5% of total Shire). The town has limited retail/commercial services. Residents rely on Korumburra and Leongatha for essential services.	Demand for lifestyle properties and some standard density/ commuter lots.	Located along South Gippsland Hwy Reticulated water supply Reticulated sewerage by 2017. Electricity CFA brigade Police station	Community Hall Playgroup Primary school	26 existing rural lots 30 potential TZ lots 463 ha of land from township expansion (2010) - can create 4,167 urban lots	No reticulated gas and sewerage (sewerage expected to be introduced in 2017)
Venus Bay	Lifestyle / day trip destination Holiday home / retirement residential node Small community hamlet	Coastal lifestyle/tourist-based township. 82% of dwellings were holiday homes in 2011. Existing housing stock is dominated by larger dwellings and there has been a strong demand in lifestyle properties over the past 5 years (15% of total Shire). The town has limited and fragmented retail services. Local residents rely on Inverloch/Wonthaggi for services.	Demand for a consolidated small retail hub	Electricity CFA brigade Local boat ramp (2 lanes) Jetty	Playgroup Community centre Tennis courts Skate Park	933 existing TZ lots	No reticulated water or sewerage. Fragmented retail services, no town centre. Prone to coastal processes Land to southeast is flood prone Significant landscape character Bushfire prone

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Poowong	<p>Small agricultural service town</p> <p>Local processing hub</p> <p>Local sporting hub</p>	<p>Poowong is a service town for surrounding agricultural communities.</p> <p>Has low population growth which is mainly local retirees and families.</p> <p>Housing in Poowong is mostly in the other residential zones and there has been some growth in new dwellings in the past 5 years.</p> <p>Limited supply of retail and commercial services.</p> <p>Meat Works large employer</p>	<p>Some demand for additional retail floorspace</p> <p>The Structure Plan (2011) identified pockets of land appropriate for long term residential development.</p> <p>These areas should be considered for urban style development.</p>	<p>Reticulated electricity and water supply</p> <p>Reticulated sewerage by 2017</p> <p>CFA brigade</p> <p>Serviced by V/Line coach</p>	<p>Primary school</p> <p>Pre-school</p> <p>Maternal Child and Health</p> <p>Library</p>	<p>30 existing vacant lots</p> <p>Rezoning TZ to R1Z - can create 126 new lots</p> <p>Development Forecasts - 55 potential lots</p> <p>85 lots subdivision proposal</p>	<p>No gas and sewerage (introduced in 2015)</p> <p>Sloping land</p> <p>Processing industry presents constraints on residential development</p> <p>Land to south prone to inundation</p> <p>Erosion prone land</p>

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Toora	Farming town Rural residential node Small industrial hub	Strong rural setting. Home to local farmers and consists of larger dwellings. The town attracts some visitors travelling along the South Gippsland Hwy and has a motel, caravan park and some food and drink premises to service visitors. The town experienced a declining population between 2001 and 2006, mainly due to the closure of the milk factory and Foster's abattoir.	The re-development of the former butter factory, and the proposed port facilities at Barry Point and Port Welshpool would significantly benefit Toora in future.	Reticulated sewerage, water supply and electricity CFA brigade Boat ramp (2 lanes) Jetty V-line bus service	Primary school Kindergarten Playgroup Meeting Space Post Office Medical centre Lions Club Swimming pool (heated) Tennis courts 1 x Caravan Park 1 x Supported housing 1 x Aged Care GSRT Hotel incl. Backpacker accommodation Public Park with BBQ facilities Recreation Reserve Skate Park	24 existing vacant rural lots 5.6ha un-subdivided TZ land (yield 56 lots)	No gas supply. Prone to impacts from coastal processes Land to north is erosion prone Sewerage treatment plant buffer to south of township Significant landscape character
Loch	Rural/ heritage town Lifestyle residential node Local community centre	Low density or lifestyle rural residential town. Key housing markets are local retirees and larger traditional families. Has a range of retail and food and drink premises, which are mainly supported by visitors.	Provision of reticulated sewerage will allow for small lots Retail/commercial development dependent on tourism in town	Reticulated water supply Reticulated sewerage by 2017 Electricity CFA brigade	Primary school Preschool Medical centre	32 existing vacant lots Replacement of TZ can create 53 R1Z lots and 15 LDRZ lots	No sewerage or gas Some areas prone to inundation (north, west and east of town) Erosion prone land to east and south

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Fish Creek	Small coastal town Holiday home / lifestyle residential node	Coastal tourist-based township that attracts visitors travelling to Wilsons Prom. Small permanent resident population. Approx. 30% of dwellings are holiday homes. 4 new dwellings were constructed between 2007 and 2011. Contains a range of accommodation, eateries and tourist-based retail services and facilities. Contains strong arts and crafts culture (e.g. galleries, shops)	Limited growth pressure in township.	Reticulated water Contains a range of retail and community facilities. V-line bus service	Primary school Kindergarten Part-time dental clinic Bus depot CFA brigade Community Hall Recreation Reserve (netball, football, cricket, clubhouse and lawn bowls facilities) Oval and BBQ facilities Tennis Courts	To be assessed as part of this study.	No reticulated gas or sewerage Waste disposal issues in some parts, associated with soil capacity. Erosion prone land Fish Creek is flood prone

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Meeniyan	Small rural town Lifestyle residential Tourism service node	Small local resident population. Large majority of dwellings are lifestyle/rural properties with 3+ bedrooms. Strong presence of families. Some growth in new dwellings in the last 5 years. Meeniyan has a range of retail and trade services that service neighbourhood localities and visitors to Wilsons Prom. Small industrial activities are present in town to support local employment.	Create smaller residential allotments (500 -1,000sqm) Demand for strengthened commercial and retail centre	Reticulated electricity, water supply and sewerage CFA brigade Police station Connection to Great Southern Rail Trail V-line bus service	Community Hall Preschool Primary school Playgroups Service Clubs (e.g. Red Cross, CWA) Recreation Reserve Tennis courts Basketball/Volleyball	Initial proposed rezoning from TZ to R1Z - can create 25 urban lots	No reticulated gas Significant vegetated, swampy and sloping land Inadequate supply of existing vacant residential land/urban lots Erosion prone land Flood prone land to north of township
Mirboo	Small rural locality	Small rural residential village Contains a local centre of retail, community and education services.	None identified	Electricity	Community Hall	To be assessed as part of this study.	No reticulated gas, sewerage and water supply Township and surrounds located in water catchment Erosion prone land

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Dumbalk	Small rural settlement	<p>Contains mainly lifestyle/retirement separate dwellings.</p> <p>Town has limited basic order services and relies on Leongatha and Mirboo North for key services and facilities.</p> <p>3 new dwellings were constructed between 2007-2011.</p>	None identified.	<p>Electricity</p> <p>Reticulated water</p> <p>Some community and retail facilities (e.g. café, general store, rural produce store)</p> <p>CFA brigade</p>	<p>Community Hall</p> <p>Recreation Reserve</p>	<p>Up to 10 undeveloped lots in TZ</p> <p>Up to 5 LDRZ lots</p>	<p>No reticulated sewerage or gas</p> <p>Land surrounding township is flood and erosion prone.</p> <p>No/or very poor mobile phone coverage</p>
Welshpool	<p>Small service town</p> <p>Rural residential node</p>	<p>Dwellings are mainly separate houses with 3+bedrooms.</p> <p>Key housing market is local older couple families.</p> <p>Some holiday home may be present.</p> <p>There were 6 new dwellings constructed in Welshpool since 2007.</p>	None identified	<p>Reticulated sewerage, water supply and electricity</p> <p>CFA brigade</p> <p>V-line bus service</p>	<p>Pre-school</p> <p>Primary school</p> <p>Playgroup</p> <p>Community Hall</p> <p>Bowls Club</p> <p>Tennis Courts</p> <p>Recreation Reserve</p>	<p>20 existing vacant residential lots</p> <p>5.4ha un-subdivided TZ land</p> <p>Largely vacant industrial zoned land, south of town</p>	<p>No reticulated gas</p> <p>Significant landscape character</p>

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Port Welshpool	Tourist-based coastal town Retirement location Local / regional port hub	Tourist-based town that has port facilities of local and regional significance. The rural town had a large proportion of retiree households in 2011. Port Welshpool had 15 new lots in 2007, ranking the 5th highest new dwelling growth among rural towns in the Shire.	Possibility of a marina development may allow for residential / employment / tourism growth Demand for lifestyle properties Demand for some aged care services/facilities	Electricity Reticulated sewerage and water District boat ramp (3 lanes) Jetty – Long jetty – Marginal Warf – Catwalk Jetty – Fishermans Jetty Police station	Bowls Club Tennis Courts Skate Park Playground	88 existing vacant residential lots 6.4ha un-subdivided TZ land Significant amount of un-used/vacant industrial zoned land	No reticulated gas Prone to impacts of coastal processes Significant landscape character Land to north and west of township is bushfire prone
Tarwin Lower	Small rural settlement Local retail service hub	Rural settlement that provides basic services to surrounding rural areas including Venus Bay. Dwellings are mostly separate houses (3 beds +) with some holiday homes. A local retirement/lifestyle destination. 14 new rural dwellings were constructed since 2007.	Demand for lifestyle properties	Electricity Local boat ramp (1 lane) Jetty	Playgroup Maternal & Child Health Tennis Courts	68 vacant lots (low + conventional) (2006)	Proposed flood amendment may pose residential development constraints. No reticulated gas, sewerage and water supply. Flood prone land

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Sandy Point	Holiday coastal settlement Small residential node	<p>Large majority of dwellings were large beach holiday houses (90%).</p> <p>Only a small proportion of permanent residential population.</p> <p>The town relies heavily on Leongatha for major retail, commercial and industrial services.</p> <p>Provides accommodation for tourists to surrounding coastal towns/parks.</p>	Proposal for rezoning of Farming Zone land to create Rural Living Zone allotments	Electricity CFA brigade Informal beach launch	Community hall	139 vacant TZ lots	No reticulated sewerage and water supply Impacts of coastal processes
Waratah Bay	Holiday coastal settlement Entry point for tourists to the beach and Cape Liptrap Coastal Park	<p>Small permanent population. Static population - only 6 dwellings constructed 2007-2011.</p> <p>Located in close proximity to Wilsons Promontory National Park.</p> <p>Provides accommodation for tourists visiting nearby National, State and marine parks.</p> <p>Peak tourist times are from Melbourne Cup - Easter.</p> <p>Limited local services and facilities (e.g. kiosk).</p>	Limited growth pressure on township.	Electricity Reticulated sewerage	Recreation reserve	33 vacant TZ lots	<p>No reticulated water or gas</p> <p>Few services</p> <p>Flooding and inundation in low lying parts of the town and Waratah Bay</p> <p>Areas to the north and west of the town is bushfire prone (affected by the BMO)</p> <p>Significant natural and landscape values</p>

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Port Franklin	Small coastal settlement	Small isolated coastal settlements. Contains some holiday homes. Contains a small permanent residential population. Located in close proximity to Foster. Contains 80 private dwellings, 50 of which were occupied.	Limited growth pressure on township.	Electricity Reticulated water Jetty	Recreation reserve Community hall	16 vacant residential lots 5.3ha of un-subdivided land in the Township Zone.	No reticulated sewerage or gas Franklin River is a physical constraint to future expansion of township. Franklin River and immediate surrounds is flood prone. Areas adjoining the coast are prone to inundation. Impacts of coastal processes
Mt Best, Agnes & Hedley	Rural settlement	Small rural residential settlements. Mt Best and Hedley contain basic community infrastructure Hedley contains old Crown subdivision	Limited growth pressure on localities.	Electricity Agnes - reticulated water	Mt Best Community Hall Hedley Community Hall Mt Best Tennis courts CFA (Hedley)	None identified.	No reticulated sewerage or gas Mt Best and Hedley no reticulated water. Heavily vegetated in areas.
Arawata	Rural settlement	Small rural residential settlement.	Limited growth pressure on township.	Electricity	None identified.	To be assessed as part of this study.	No reticulated sewerage or gas

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Bena	Rural settlement	Small rural residential settlement High proportion of residents employed in agricultural and manufacturing sectors. VicTrack proposal to rezone land to township zone to facilitate future sale of land and 5 lot subdivision.	Limited growth pressure on township.	Wayside shop	Tennis courts Local park	To be assessed as part of this study.	No reticulated sewerage or water.
Berrys Creek	Rural settlement	Small rural settlement. Dairy community.	Limited growth pressure on township.	Electricity	Community Hall Mossvale Park Recreation Reserve	To be assessed as part of this study.	No reticulated sewerage or gas
Buffalo	Rural hamlet	Small rural settlement Located between Meeniyah and Fish Creek.	Limited growth pressure on township.	Electricity Part of the Great Southern Rail Trail General store Serviced by V-Line bus	Community Hall Recreation Reserve Tennis Courts	To be assessed as part of this study.	No reticulated gas, sewerage or water
Darlimurla	Rural settlement	Located northeast of Mirboo North. Affected by bushfire in 2009.	Limited growth pressure on township.	Electricity	Community Hall	To be assessed as part of this study.	No reticulated gas, sewerage or water
Kardella	Rural settlement Dormitory suburb of Korumburra	Located in close proximity (5km northeast) of Korumburra	Limited growth pressure on township.	Electricity	None.	To be assessed as part of this study.	Does not contain distinct township core or business activities

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Kongwak	Rural settlement	Located on route to Wonthaggi and Inverloch. High proportion of residents employed in the agricultural, construction and health care industries.	Limited growth pressure on township.	Electricity	CFA Post Box Pioneer Park RN Scott Reserve (tennis court) Primary School Community Hall	To be assessed as part of this study.	No reticulated water, sewerage or gas
Koonwarra	Rural settlement	Small rural settlement. Majority of residents employed in the agricultural industry, followed by construction. Strong linkages to Leongatha.	Limited growth pressure on township.	Located on South Gippsland Highway Electricity Reticulated water Connected to great South Coast Rail Trail	Recreation reserve CFA brigade Community Hall	To be assessed as part of this study.	No reticulated sewerage or gas Erosion prone land Some areas flood prone
Nerrena	Rural settlement	Small rural settlement. Located south-east of Leongatha.	Limited growth pressure on township.	Electricity	Community Hall Recreation Reserve CFA brigade	To be assessed as part of this study.	No reticulated water, sewerage or gas.
Ruby	Rural settlement	Small rural settlement. Located between Leongatha and Korumburra.	Limited growth pressure on township.	Located on South Gippsland Highway. Electricity Some properties serviced by reticulated water	Community Hall CFA	To be assessed as part of this study.	No reticulated water (part of settlement), sewerage or gas.

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Stony Creek	Rural settlement	Small rural settlement. Located between Meeniyah and Foster. Dairy community. Contains the Stony Creek Racing Club - regular meet dates throughout the year, including the Stony Creek Cup.	Limited growth pressure on township.	Located on South Gippsland Highway Electricity Connected to great South Coast Rail Trail	Community Hall Recreation Reserve Tennis Court	To be assessed as part of this study.	No reticulated water, sewerage or gas.
Strezelecki	Rural settlement	Located at the north of the Shire, east of Poowong.	Limited growth pressure on township.	Electricity	Tennis court Local church Public hall Seabrook Park picnic ground	To be assessed as part of this study.	No reticulated water, sewerage or gas.
Walkerville	Rural settlement Coastal tourism role	Settlement is divided into two parts; North Walkerville and South Walkerville. Contains small recreation reserve, including a camping ground and picnic reserve.	Limited growth pressure on township.	Electricity 2 x boat ramp (1 lane)	Community hall Foreshore reserve	To be assessed as part of this study.	No reticulated water, sewerage or gas.

TOWNSHIP	CURRENT ROLE	INFLUENCES & INDICATORS	GROWTH PRESSURES	PHYSICAL INFRA.	COMMUNITY INFRA	VACANT LAND	KEY CONSTRAINTS
Yanakie	Coastal tourism settlement	<p>Township adjoins the Wilsons Promontory National Park</p> <p>Supports a small permanent population.</p> <p>Contains small town centre, containing general store, petrol station and community hall.</p> <p>Contains tourist accommodation, including two caravan parks.</p> <p>1 new dwelling has been constructed between 2007 and 2011.</p>	Limited growth pressure on township.	<p>Electricity</p> <p>Boat ramp (2 lane)</p>	<p>Recreation reserve</p> <p>Tennis Courts</p>	To be assessed as part of this study.	No reticulated water, sewerage or gas.

3.2 TOWARDS A SETTLEMENT HIERARCHY

A key objective of the strategy is to develop a settlement hierarchy for the Shire. The hierarchy will assist in guiding urban growth across the municipality and identifying infrastructure deficits.

It is expected that the settlement hierarchy will ultimately detail:

- Existing and future population
- Township role and facilities
- Relevant factors influencing growth and servicing (e.g. local geography, connectivity with major townships both in and out of SGSC).

3.2.1 ANALYSIS OF EXISTING HIERARCHIES

An analysis of existing settlement hierarchy approaches, applied at regional and local scales, has been undertaken. This will provide a useful input in the development of a hierarchy for South Gippsland Shire.

Table 7 provides an overview of the key features of the reviewed hierarchies. Refer to Appendix A for copies of these frameworks.

TABLE 7 - COMPARISON OF SETTLEMENT HIERARCHIES

SOURCE	KEY FEATURES	COMMENTS
Victorian Coastal Strategy (2008)	<ul style="list-style-type: none"> – Identifies 7 different levels: regional centre, large district towns, district town, small town, village, hamlet and locality. – Outlines indicative population and expected utilities and services for each settlement type. 	<ul style="list-style-type: none"> – Generic settlement typology – Emphasises relationships between settlements
South Gippsland Open Space Strategy	<ul style="list-style-type: none"> – Identifies four different types of settlements; major townships, small townships, rural hamlet/low density residential and rural localities – Provides indicative population thresholds for each settlement type – Specifies community and recreational infrastructure provision for each level 	<ul style="list-style-type: none"> – Provides limited guidance regarding the role of and relationships between townships in the settlement network – Does not provide detail regarding development infrastructure and servicing
Macedon Ranges Settlement Hierarchy	<ul style="list-style-type: none"> – Modelled on the Victorian Coastal Strategy hierarchy, but adds one highest level township 'major regional centre' – Refers to expected housing types and diversity, population diversity and economic drivers – Outlines indicative population and expected utilities and services for each settlement type. 	<ul style="list-style-type: none"> – Emphasises relationships between settlements – Provides detail regarding the role and level of economic and residential development expected in townships

SOURCE	KEY FEATURES	COMMENTS
Great South Coast Settlement Hierarchy	<ul style="list-style-type: none"> – Identifies eight different types of settlements; rural district centre, coastal district centre, rural town, coastal town, rural village, coastal / tourism village, local service settlement and commuter/lifestyle settlement – Does not refer to indicative population thresholds, but does refer to population characteristics (e.g. seasonal population growth) – Outlines expected utilities and services for each settlement type. – Outlines key economic and population drivers for settlement – Specifies role of town (e.g. dormitory role for nearby larger settlement) 	<ul style="list-style-type: none"> – Focus on the economic and population drivers for the local area – Captures different geographical drivers and characteristics (e.g. rural vs. coastal) – Does not refer to population thresholds

3.3 SETTLEMENT PLANNING PRINCIPLES

The following principles have been developed to guide the preparation of the South Gippsland Settlement Hierarchy and assist in the management of growth and development in the Shire:

- Support the development of connected, resilient and sustainable settlements
- Diversify the local economy, particularly through local industries and business.
- Strengthen liveability and character
- Protect and enhance environmental and landscape values
- Optimise access to existing infrastructure and services
- Minimise risks to life, property and built assets.

A landscape photograph showing rolling green hills under a cloudy sky. In the foreground, a herd of cows is grazing in a green field. The text "4 INVESTIGATION AREAS" is overlaid on the image.

4 INVESTIGATION AREAS

4.1 RURAL LIVING ZONE

South Gippsland Shire contains many varied and attractive environments that are popular to people seeking a rural lifestyle. The Settlement Strategy will review the following areas where there is a proposal or potential to rezone land from Farming Zone to the Rural Living Zone, including the following:

- Nyora
- Kongwak
- Sandy Point

RURAL LIVING ZONE

The purpose of the Rural Living Zone is:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for residential use in a rural environment.

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision

VPP PRACTICE NOTE: APPLYING THE RURAL ZONES

The Department of Planning and Community Development's *Applying the Rural Zones Practice Note* provides guidance on the strategic justification needed to apply the four rural zones, in addition to detailing the purposes

and features of each zone and the circumstances as to where they may be applied.

The *Practice Note* requires that the planning authority demonstrate that the application of the Rural Living Zone is part of a strategy to provide appropriate housing diversity and choice to meet local needs. It states that in applying the Rural Living Zone:

- The allotment size and subdivision layout should provide the opportunity for farming activities to occur.
- Areas are provided with a certain level of community infrastructure and services normally expected in residential areas.

According to the *Practice Note*, the Rural Living Zone is designed to be applied in locations where:

- The rural land has a mainly residential function.
- Farming may take place on the land but this is subordinate to the residential use.
- Residents require certainty about the residential amenity of the area and are protected from potentially incompatible land uses.
- Farming is of a nature or scale that will not conflict with housing.
- Residents will have access to most of the normal services and infrastructure provided in urban areas.

Possible areas where the zone may be applied include rural areas that have been substantially subdivided and developed for dwellings in proximity to an urban area or township with a range of urban services and infrastructure and/or rural land adjacent to an urban area or township.

These will be key considerations for the assessment of the appropriateness of the Rural Living Zone in the identified locations in the Shire.

Following is a preliminary analysis of the Rural Living Zone proposals to be assessed as part of the current study.

4.1.1 NYORA

Address	① Lot 2, TP340450, 100 Lang Lang-Poowong Road, Nyora	② 160 Henrys Road, Nyora	③ 135 Henrys Road, Nyora	④ 115 Henrys Road, Nyora	⑤ 175 Henrys Road, Nyora	⑥ 185 Henrys Road, Nyora	⑦ 195 Henrys Road, Loch	⑧ 145 Berrys Road, Nyora	⑨ Lot 1, LP204739, Berrys Road, Nyora	Total
Location	Part of existing title on the western side of Henrys Road, Nyora, immediately to the south of existing Rural Living Zone.	North-west corner of Henrys Road and Lesley Close, abutting Rural Living Zone to south.	Part of title on eastern side of Henrys Road, immediately to the south of existing Rural Living Zone (includes additional land referred to in Council resolution).	Eastern side of Henrys Road within close proximity to existing Rural Living Zone to the north	Eastern side of Henrys Road diagonally opposite existing Lesley Close Rural Living Zone	Eastern side of Henrys Road opposite existing Lesley Close Rural Living Zone	Eastern side of Henrys Road opposite existing Sanctuary Close Rural Living Zone	North side of Berrys Road bounded by the rail trail reserve to the north (PUZ) and east (PPRZ)	South side of Berrys Road abutting existing RLZ to west.	
Existing use and development	Predominantly cleared grazing land with native vegetation along a gully, to the centre of the western edge of the investigation area, and adjacent to the road reserve	Dwelling and grazing with vegetation along boundaries.	Dwelling and grazing with vegetation along fence lines and scattered in paddocks	Dwelling and paddocks with formal garden	Dwelling and grazing with gardens and vegetation adjacent to road boundary	Dwelling and paddock with vegetation along boundaries	Dwelling and paddock with vegetation along boundaries and adjacent to dwelling	Dwelling, grazing and native vegetation.	Dwelling, grazing and native vegetation.	

Address	① Lot 2, TP340450, 100 Lang Lang-Poowong Road, Nyora	② 160 Henrys Road, Nyora	③ 135 Henrys Road, Nyora	④ 115 Henrys Road, Nyora	⑤ 175 Henrys Road, Nyora	⑥ 185 Henrys Road, Nyora	⑦ 195 Henrys Road, Loch	⑧ 145 Berrys Road, Nyora	⑨ Lot 1, LP204739, Berrys Road, Nyora	Total
Land area	Approximately 27.5 hectares (based on indicative boundary in Council report)	Approximately 5.5 hectares	Approximately 18.9 hectares (including additional area identified in Council report)	Approximately 1.2 hectares	Approximately 4 hectares	Approximately 2 hectares	Approximately 4 hectares	Approximately 26 hectares	Approximately 12 hectares	101.1 hectares
Proposal	Rezone to Rural Living Zone <ul style="list-style-type: none"> Minimum subdivision area – 1 hectare default (Lesley Close subdivision – 2 hectares) Minimum area for which no permit is required for a dwelling – 1 hectare default (Lesley Close subdivision – 2 hectares)									
Approximate yield (assuming 75% developable)	10-20 lots	2-4 lots	7-14 lots	1 lot	2-4 lots	1-2 lots	2-4 lots	9-19 lots	4-9 lots	38-77 lots
Current zone	Farming Zone <ul style="list-style-type: none"> Minimum subdivision area – 80 hectares Minimum area for which no permit is required to use land for a dwelling – 40 hectares Minimum setbacks from a road – 100m from a RZ1, 40m from a RZ2 and 20m from any other road Minimum setback from a boundary – 5 metres Minimum setback from a dwelling not in the same ownership – 100m									
Current overlays	None									
Aboriginal cultural heritage sensitivity	None known									

Address	① Lot 2, TP340450, 100 Lang Lang- Poowong Road, Nyora	② 160 Henrys Road, Nyora	③ 135 Henrys Road, Nyora	④ 115 Henrys Road Nyora	⑤ 175 Henrys Road, Nyora	⑥ 185 Henrys Road, Nyora	⑦ 195 Henrys Road, Loch	⑧ 145 Berrys Road, Nyora	⑨ Lot 1, LP204739, Berrys Road, Nyora	Total
Closest settlement	Nyora, north along Henrys Road / west along Berrys Road									
Supply & demand	<p>Nyora had a population of 545 at the 2006 census</p> <p>The town is projected to grow to 1,456 residents by 2030</p> <p>The <i>Nyora Structure Plan 2011</i> identified 26 existing vacant rural residential allotments in Nyora</p> <p>The introduction of reticulated sewerage will create opportunities for further subdivision, providing a further 30 lots</p> <p>The Structure Plan identified 99 hectares of land to the north east of the township for rezoning and subdivision</p>									
Natural resources	None known in proximity of the subject sites									
Landscape / Environment	<p>All sites have cleared areas that appear suitable for dwellings.</p> <p>Sensitivity would be required adjacent to gullies and/or drainage lines.</p> <p>Buildings and accessways would need to be sited to avoid or minimise native vegetation removal.</p>									
Environmental Risks	No overlays apply to the sites									
Slope	Land is undulating. Further investigation is required regarding slope as reticulated sewerage would not be available									
Physical / Social Infrastructure	<p>Nyora is not serviced by reticulated sewerage or gas. A sewerage system is to be developed in 2017 although it would not extend to the subject sites</p> <p>Limited social infrastructure is available in Nyora</p> <p>Relevant sections of Henrys and Berrys Roads are unsealed</p>									

Address	① Lot 2, TP340450, 100 Lang Lang-Poowong Road, Nyora	② 160 Henrys Road, Nyora	③ 135 Henrys Road, Nyora	④ 115 Henrys Road, Nyora	⑤ 175 Henrys Road, Nyora	⑥ 185 Henrys Road, Nyora	⑦ 195 Henrys Road, Loch	⑧ 145 Berrys Road, Nyora	⑨ Lot 1, LP204739, Berrys Road, Nyora	Total
General Issues	<p>All sites are below the minimum subdivision size in the Farming Zone</p> <p>No overlays apply</p> <p>The <i>Nyora Structure Plan 2011</i> identifies sufficient land (subject to investigation) to meet anticipated demand over the long term</p> <p>Land slope requires further investigation regarding capacity to accommodate on site effluent disposal.</p> <p>Sensitivity would be required adjacent to gullies and drainage lines and to avoid and minimize native vegetation removal.</p>									
Site-specific issues	<p>Proposed site does not follow existing lot boundary or fence line. Would be subdivided from a lot which is part of a larger land holding.</p> <p>Balance lot would be below the minimum lot size in the Farming Zone (approximately 37 ha) and potentially landlocked.</p> <p>A large copse of trees exists within the western portion</p>	<p>Abuts Lesley Close subdivision.</p> <p>New lots could gain access to Lesley Close, which abuts the southern boundary.</p> <p>Native vegetation removal would be required to allow access.</p>	<p>Proposed site does not follow existing lot boundary or fence line. Would be subdivided from existing lot.</p> <p>Balance lot would be below the minimum lot size in the Farming Zone (approximately 24 ha) and potentially landlocked.</p>	<p>Small lot currently serving a Rural Living function with direct access to Berrys Road.</p> <p>Rezoning would not allow for further subdivision.</p>	<p>Small lot with direct frontage to Berrys Lane.</p> <p>Rezoning would provide for limited additional subdivision opposite existing Rural Living Zone.</p> <p>Site abuts adjacent farm house.</p>	<p>Small lot with direct frontage to Berrys Lane.</p> <p>Rezoning would provide for limited additional subdivision opposite existing Rural Living Zone.</p>	<p>Small lot with direct frontage to Berrys Lane.</p> <p>Rezoning would provide for limited additional subdivision opposite existing Rural Living Zone.</p>	<p>Large areas of native vegetation exist adjacent to rail reserve.</p> <p>Rezoning would expand small lots subdivisions in a linear pattern along an unmade road.</p>	<p>Long narrow lot.</p> <p>No direct access available to adjoining Rural Living Zone.</p> <p>New access would need to be created.</p> <p>Gullies and drainage lines cross the site.</p>	

Address	① Lot 2, TP340450, 100 Lang Lang- Poowong Road, Nyora	② 160 Henrys Road, Nyora	③ 135 Henrys Road, Nyora	④ 115 Henrys Road Nyora	⑤ 175 Henrys Road, Nyora	⑥ 185 Henrys Road, Nyora	⑦ 195 Henrys Road, Loch	⑧ 145 Berrys Road, Nyora	⑨ Lot 1, LP204739, Berrys Road, Nyora	Total
	of the proposed site.									

FIGURE 13 – NYORA RLZ INVESTIGATION AREA



4.1.2 KONGWAK

CRITERIA	DESCRIPTION / ANALYSIS
Location	<p>1515 Korumburra-Wonthaggi Road, Kongwak (Lot 1 TP99896 & Lot 1 TP233737)</p> <p>Immediately to the south of Kongwak bounded by the Township Zone to the north; Korumburra-Wonthaggi Road (RZ1) to the west; Foster Creek to the east (PCRZ) and a waterway to the south (PCRZ).</p>
Existing use and development	Dwelling and grazing
Proposal	<p>Rezone and subdivide land into 7 lots:</p> <p>Subdivision to include sewerage disposal for Kongwak Butter Factory and an associated land swap.</p>
Land area	Approximately 30 hectares (including TZ lot of approximately 2,400sqm)
Current zone	<p>Farming Zone (majority of property, Lot 1 TP99896):</p> <ul style="list-style-type: none"> – Minimum subdivision area – 80 hectares – Minimum area for which no permit is required to use land for a dwelling – 40 hectares – Minimum setbacks from a road – 100m from a RZ1, 40m from a RZ2 and 20m from any other road – Minimum setback from a boundary – 5 metres – Minimum setback from a dwelling not in the same ownership – 100m <p>Township Zone (abutting northern boundary, entire Lot 1 TP233737)</p> <p>Public Conservation and Resource Zone (abutting eastern and southern boundaries)</p>

CRITERIA	DESCRIPTION / ANALYSIS
Current overlays	<p>Bushfire Management Overlay (abutting eastern boundary adjacent to Foster Creek)</p> <p>Environmental Significance Overlay, Schedule 5 'Areas subject to erosion' (entire property excluding land in the Township Zone)</p>
Aboriginal cultural heritage sensitivity	Majority of site within 200 metres of Foster Creek
Closest settlement	Kongwak, immediately abutting to the north
Supply & demand	<p>Kongwak had a population of 193 persons at the 2006 census</p> <p>Further analysis is required in relation to building statistics and residential land supply</p>
Natural resources	None known in proximity of the site
Landscape / Environment	<p>Site is heavily undulating and parts are visible from Kongwak-Wonthaggi Road</p> <p>Extensive cleared areas exist that would be suitable for dwellings</p> <p>Interface with Foster Creek is environmentally sensitive</p>
Environmental Risks	<p>Land is predominantly cleared. Bushfire Management Overlay exists along Foster Creek</p> <p>Majority of site (excluding TZ lot) is subject to erosion risk (ESO5)</p>
Slope	Further investigation required. Parts of the site exceed 1:20 slope and would be unsuitable for septic tank effluent disposal
Physical / Social Infrastructure	<p>Kongwak is not serviced by reticulated water, sewerage or gas</p> <p>Limited social infrastructure is available</p>

CRITERIA	DESCRIPTION / ANALYSIS
Issues	<p>Directly abuts Kongwak township. Access available to main street.</p> <p>Land substantially cleared.</p> <p>Opportunity to address effluent disposal associated with butter factory.</p> <p>Land below minimum subdivision size in Farming Zone.</p> <p>Road and creek would provide natural boundaries to township expansion.</p> <p>Bushfire Management Overlay applies to land adjacent to Foster Creek.</p> <p>Entire property, apart from land abutting road, subject to erosion potential (ESO).</p> <p>Aboriginal Cultural Heritage Assessment required due to close proximity to Foster Creek.</p> <p>Further analysis is required in relation to buildings statistics and land supply in Kongwak.</p> <p>Site is heavily undulating with sensitive interfaces to creek and high visibility form road.</p> <p>Land slope requires further investigation regarding capacity to accommodate reticulated sewerage.</p>

FIGURE 14 – KONGWAK RLZ INVESTIGATION AREA



4.1.3 SANDY POINT

CRITERIA	DESCRIPTION / ANALYSIS
Location	1-5 Tilikum Court & 5 Sandy Point Road (7 lots) <ul style="list-style-type: none"> North side of Sandy Point Road opposite Telopea Drive, Sandy Point 65-85 Sandy Point Road ('Aqua Court', 4 lots) <ul style="list-style-type: none"> North side of Sandy Point Road
Existing use and development	Dwellings on vegetated sites 1 vacant lot in Aqua Court
Proposal	Sandy Point Community Group has requested a review of 'the several small acreage properties (1 to 4 acres) along Shallow Inlet Road which are currently zoned Rural Living'. Landowners seek a rezoning to allow for further subdivision.
Land area	Tilikum Court properties <ul style="list-style-type: none"> total approximately 7.9 hectares, average approximately 1.1 hectares Aqua Court properties <ul style="list-style-type: none"> total approximately 3.9 hectares, average approximately 1.0 hectares
Current zone	Rural Living Zone <ul style="list-style-type: none"> Minimum subdivision area – 1 hectare Minimum area for which no permit is required to use land for a dwelling – 1 hectare
Current overlays	Environmental Significance Overlay, Schedule 3 'Coastal Settlements' Significant Landscape Overlay, Schedule 3 'Corner Inlet Amphitheatre'
Aboriginal cultural	All properties within an area of Aboriginal Cultural Heritage

CRITERIA	DESCRIPTION / ANALYSIS
heritage sensitivity	Sensitivity
Closest settlement	Sandy Point, south along Telopea Drive
Supply & demand	Sandy Point had a population of 227 at the 2006 census A high proportion of dwellings are holiday homes The <i>Sandy Point Structure Plan</i> identified a significant number of vacant lots within the Township Zone Further analysis is required in relation to building statistics and residential land supply
Natural resources	None known in proximity of the subject sites
Landscape / Environment	Sites (apart from one) are already developed with dwellings and are otherwise well vegetated Land is environmentally and visually sensitive due to its proximity to the coast and flat topography Land in close proximity to the sites is affected by Acid Sulfate Soils
Environmental Risks	No risk overlays apply to the land Further investigation is required regarding the vulnerability of the land to coastal sea level rise and inundation
Slope	The land is predominantly flat
Physical / Social Infrastructure	Sandy Point is not serviced by reticulated sewerage or water Limited social infrastructure is available in Sandy Point
Issues	Land currently zoned RLZ, residents seek a rezoning to allow further subdivision Lots are physically isolated from, but in close proximity to Sandy Point township All but one of the lots are developed with dwellings Most of the sites are well vegetated Lots cannot be further subdivided under the RLZ

CRITERIA	DESCRIPTION / ANALYSIS
	<p>Further analysis is required in relation to buildings statistics and land supply in Sandy Point</p> <p>Plain on which the lots are situated is environmentally and visually sensitive</p> <p>Aboriginal Cultural Heritage Assessment required due to close proximity to Foster Creek.</p> <p>Future Coast mapping (DPCD) shows that land in Sandy point will incur inundation impacts of sea level rise in the medium term. This may impact access to the town in the future.</p> <p>Capacity of land to accommodate septic tank disposal would require assessment, particularly due to low elevation and estuary location</p>

FIGURE 15 – SANDY POINT RLZ INVESTIGATION AREA



4.2 RESTRUCTURE OVERLAY

The Settlement Strategy will investigate the following old Crown townships to determine their suitability for applying the Restructure Overlay:

- Bennison
- Outtrim
- Hoddle
- Jeetho
- Welshpool/Hedley
- Jumbunna
- Newcastle
- Whitelaw
- Port Franklin

A *crown township* is an area of small lots, intended for development as a township, which never eventuated or which existed at one point in time but is now non-existent. It is common for these lots to be held in a single ownership as a tenement (*Rural Land Use Study, 2011*).

RESTRUCTURE OVERLAY

The Restructure Overlay is a planning scheme mechanism used to address areas of existing subdivided land, such as *crown townships*, which are unable to be developed to full capacity due to environmental features and risks, servicing and social constraints or potential impacts.

The Restructure Overlay identifies areas where a Restructure Plan applies. A Restructure Plan identifies how old and inappropriate subdivisions may be reconfigured, by consolidating smaller lots to create new allotments of a size and form which are suitable for the construction of a dwelling without undermining the environmental and landscape values of the area.

The purpose of the Restructure Overlay is:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify old and inappropriate subdivisions which are to be restructured.

To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

RURAL LAND USE STRATEGY

The *Rural Land Use Strategy (2011)* contains preliminary analysis regarding the old Crown townships subject to investigation as part of this project. In particular it notes that Council has adopted a policy of refusing planning applications for dwellings where planning officers recommend that they can be refused. The Study recommends that Council use the Housing and Settlement Strategy process to build on the policy position to guide rural residential development across the Shire.

CLAUSE 22.08 - RURAL DWELLINGS POLICY

This local policy applies to applications for the use and development of dwellings in the Farming Zone. It seeks to discourage ad hoc rural lifestyle development and the conversion of agricultural land into rural residential land use activities

Importantly the policy specifically states 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.

The policy also contains detailed requirements associated with the development of dwellings on lots between 4.1ha and 40ha.

4.2.1 BENNISON

CRITERIA	DESCRIPTION / ANALYSIS
Land Area	Total Area
	10.195Ha
Land Area	No. Lots
	10
Land Area	Average Lot Size
	1019.5sqm
Current Zone	Farming Zone
Overlays	Significant Landscape Overlay, Schedule 3 - Corner Inlet Amphitheatre
Existing Use & Development	The former Crown Township currently comprises two dwellings separated by high vegetation coverage.
Closest Settlement	Located approximately 2.5km north of the Port Franklin township and approximately 8km east of Foster.
Supply & Demand	There is no record of any new dwellings constructed in Bennison or Port Franklin between 2007 and 2011.
Natural Resources	None known in proximity of the site.
Landscape / Environment	The former Crown Township is located in an area of regional landscape significance. Mature vegetation covers the site and adjoining land comprising the Great Southern Rail Trail.
Heritage	None known in proximity of the site
Slope	Further investigation needed. The land appears to be generally flat.

Physical & Social Infrastructure	The former Crown Township is accessed via Port Franklin Road. The area is not connected to reticulated sewerage. Foster and Port Franklin are well serviced by recreational facilities.
Issues	Area of environmental and landscape sensitivity, due to proximity to Corner Inlet coastal location and character High quality, extent of coverage and maturity of vegetation on the site Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Adjoins the Great Southern Rail Trail
Further Information	Confirm existing use and development Property ownership data Confirm infrastructure and servicing Recent planning/building permits

FIGURE 16 - BENNISON RO INVESTIGATION AREA

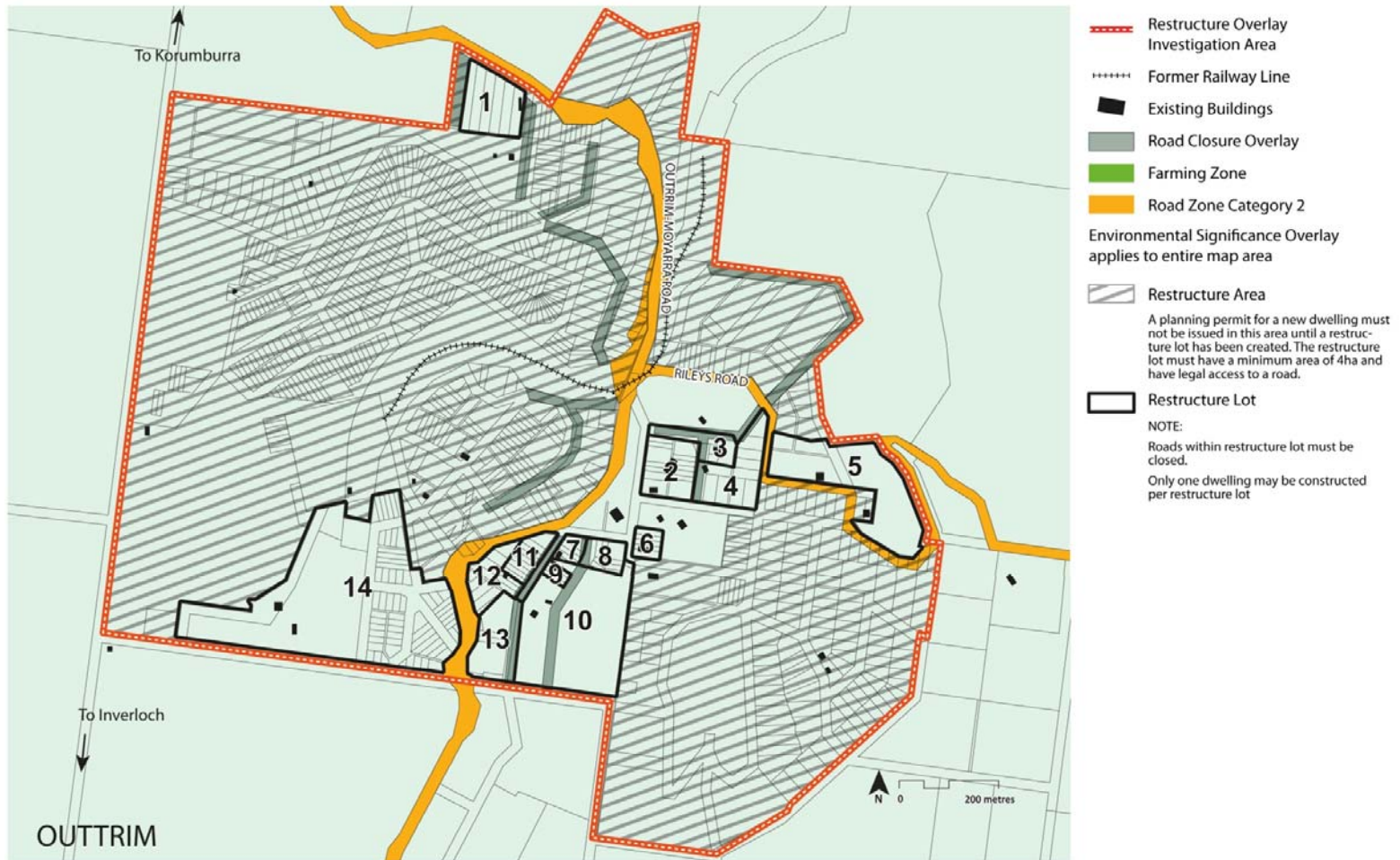


4.2.2 OUTTRIM

CRITERIA	DESCRIPTION / ANALYSIS
Land Area	Total Area
	75ha
Land Area	No. Lots
	852
Land Area	Average Lot Size
	886m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion Road Closure Overlay
Existing Use & Development	The majority of the former Crown Township appears to currently be used for the purposes of agriculture. It appears that there are several existing dwellings and structures throughout the area. The site has been largely cleared of vegetation.
Closest Settlement	The former Crown Township is located in west of Outtrim and to the south of Jumbunna, both of which are small rural settlements.
Supply & Demand	There is no record of any new building approvals in Outtrim or Jumbunna between 2007 and 2011.
Natural Resources	None known in proximity of the site.

Landscape / Environment	The area does not contain any significant environmental or landscape features.
Heritage	There are no areas of heritage significance.
Slope	Further investigation required. The land appears to be heavily undulating.
Physical & Social Infrastructure	The main access is via Outtrim-Moyarra Road. The area is not serviced by reticulated sewerage, water or gas. It is connected to electricity. Outtrim township contains a main public space, comprising a cricket oval, community centre, playground and tennis courts.
Issues	Limited physical and social infrastructure servicing the area. Area has largely been cleared. Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Limited or no existing road access to some allotments. Entire area is subject to erosion potential.
Further Information:	Property ownership data Confirm existing use and development Confirm infrastructure and servicing Confirm slope of the land Recent planning/building permits

FIGURE 17 - OUTTRIM RO INVESTIGATION AREA

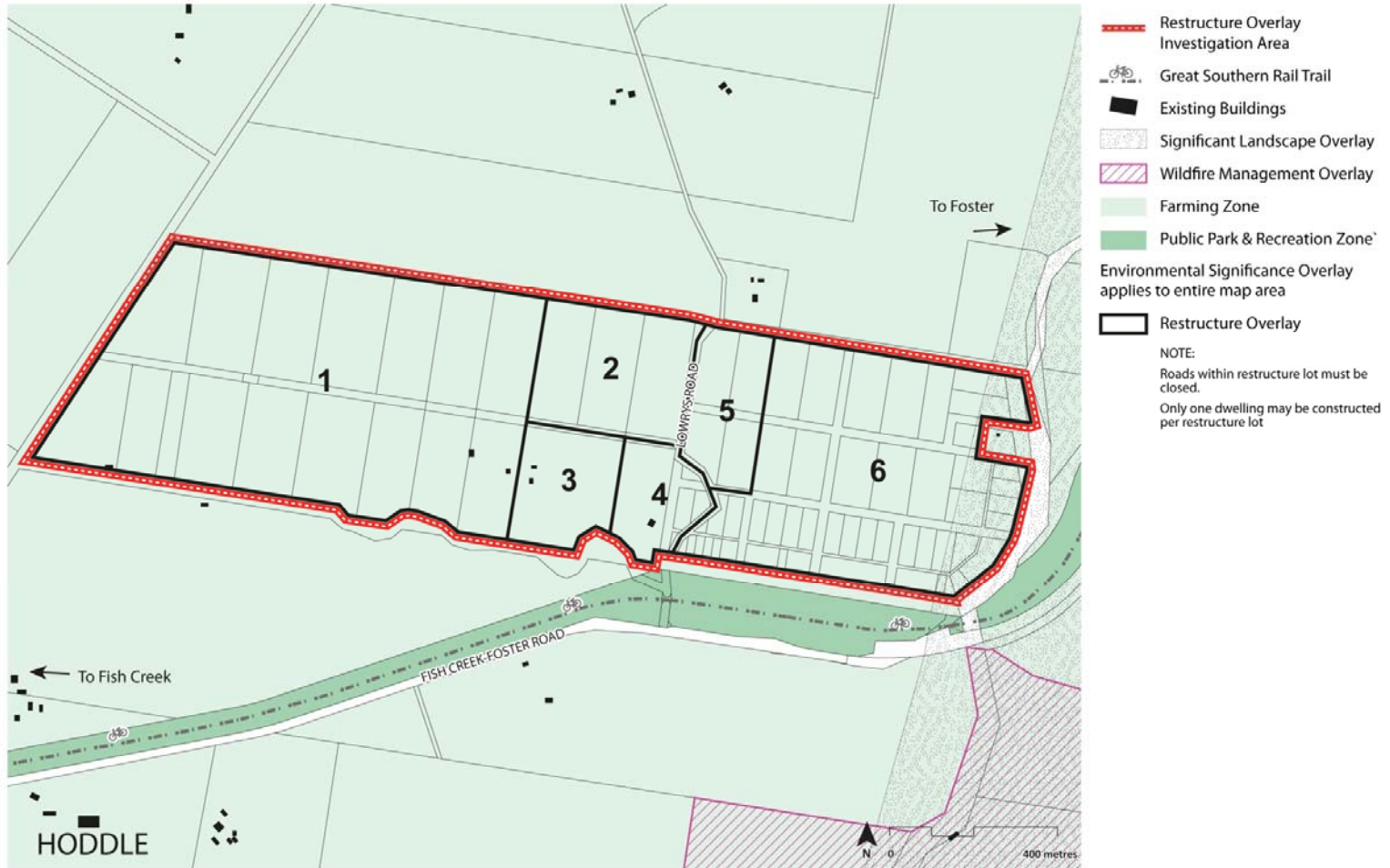


4.2.3 HODDLE

CRITERIA	ANALYSIS
Land Area	Total Area
	118ha
	No. Lots
	90
	Average Lot Size
	13,159m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion
Existing Use & Development	The former Crown Township appears to currently be used for the purposes of agriculture. It contains an existing dwelling and infrastructure associated with its farming use. The site has been largely cleared of vegetation.
Closest Settlement	The area is located approximately 5km east of Fish Creek and 8 km west of Foster.
Supply & Demand	There have been 47 new dwellings constructed in Foster between 2007 and 2011. Further analysis is needed regarding current residential land supply. 4 new dwellings have been constructed in Fish Creek between 2007 and 2011. Further analysis is needed regarding current residential land supply.
Natural Resources	None known in proximity of the site.
Landscape / Environment	Cherokee Creek traverses the former Crown Township. Located in the Hoddle Range.

Heritage	The former Crown Township is located in an area of Aboriginal cultural heritage sensitivity.
Slope	Further investigation required.
Physical & Social Infrastructure	The area is accessed via Hoddle Settlement Road and Fish Creek Road. The area is not connected to reticulated sewerage, water or gas. It is connected to electricity (to be confirmed with Council). Connected to the Great Southern Rail Trail. Foster Township is well serviced by retail and community infrastructure. Limited services and facilities are available in Fish Creek.
Issues	Limited physical infrastructure servicing the area. Area has largely been cleared. Located in close proximity of Foster, which has experienced some recent growth. Total area is above the minimum lot size for a dwelling and subdivision in Farming Zone. However the allotments could not be further subdivided and a second dwelling could not be constructed under current planning scheme provisions. Limited existing road access to some allotments. Entire area is subject to erosion potential.
Further Information	Property ownership data Confirm existing use and development Confirm infrastructure and servicing Confirm slope of the land Recent planning/building permits

FIGURE 18 - HODDLE RO INVESTIGATION AREA

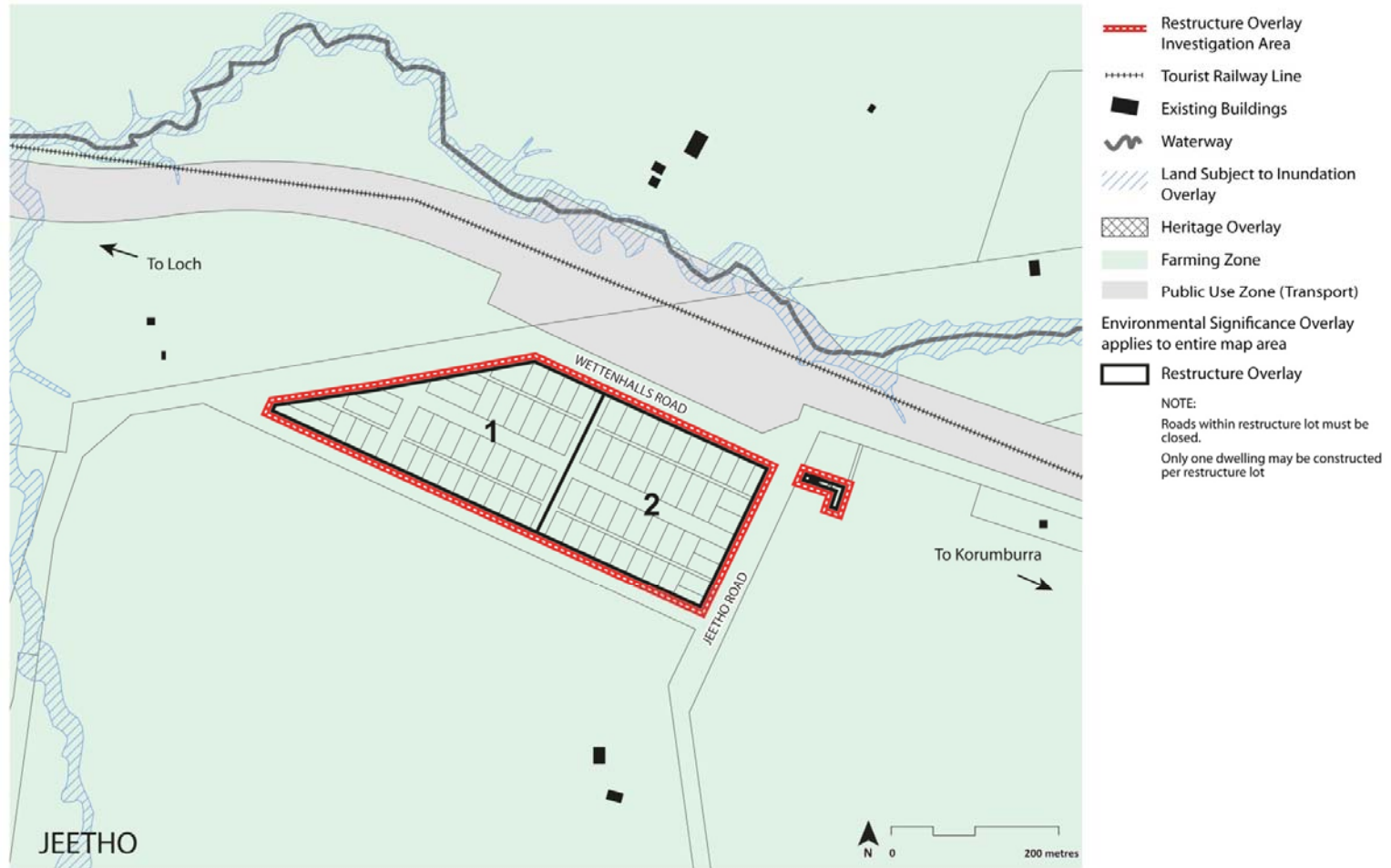


4.2.4 JEETHO

CRITERIA	ANALYSIS						
Land Area	<table border="1"> <thead> <tr> <th>Total Area</th> <th>No. Lots</th> <th>Average Lot Size</th> </tr> </thead> <tbody> <tr> <td>7ha</td> <td>80</td> <td>889m²</td> </tr> </tbody> </table>	Total Area	No. Lots	Average Lot Size	7ha	80	889m ²
	Total Area	No. Lots	Average Lot Size				
7ha	80	889m ²					
Current Zone	Farming Zone						
Overlays	Environmental Significance Overlay, Schedule 5 - Land Susceptible to Erosion						
Existing Use & Development	The former Crown Township appears to currently be used for the purposes of agriculture. It contains an existing dwellings and infrastructure associated with its farming use. The site has been largely cleared of vegetation.						
Closest Settlement	Bena is located approximately 4km southeast of the area. Loch is located approximately 8km northwest of the area.						
Supply & Demand	There has been 1 new dwelling constructed in Loch and no new dwellings developed in Bena between 2007 and 2011.						
Natural Resources	None known in proximity of the site.						
Landscape / Environment	The area does not possess any significant environmental or landscape features.						
Heritage	The area contains a site of heritage significance, namely the Shire of Poowong & Jeetho Offices & Hall (HO46). Part of the former Crown Township is located in an area of Aboriginal cultural heritage sensitivity.						

Slope	Further investigation required.
Physical & Social Infrastructure	<p>The former Crown Township is accessed via Wettenhalls Road and Jethro Road.</p> <p>The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity.</p> <p>There is no existing community infrastructure servicing the area, however there is Loch is contains a range of services and facilities.</p>
Issues	<p>Total area below minimum lot size for a dwelling and subdivision in Farming Zone.</p> <p>There is limited existing residential demand in the area.</p> <p>Area is not well serviced by physical infrastructure.</p> <p>Area has largely been cleared.</p> <p>Located in close proximity of Loch and Bena.</p> <p>Total area is below the minimum lot size for a dwelling and subdivision in Farming Zone.</p> <p>Heritage significance and sensitivity - the area possesses both Aboriginal and non-Aboriginal values.</p> <p>Entire area is subject to erosion potential.</p>
Further Information	<p>Recent planning/building permits</p> <p>Property ownership data</p> <p>Confirm existing use and development</p> <p>Confirm infrastructure and servicing</p> <p>Confirm slope of the land</p>

FIGURE 19 - JEETHO RO INVESTIGATION AREA

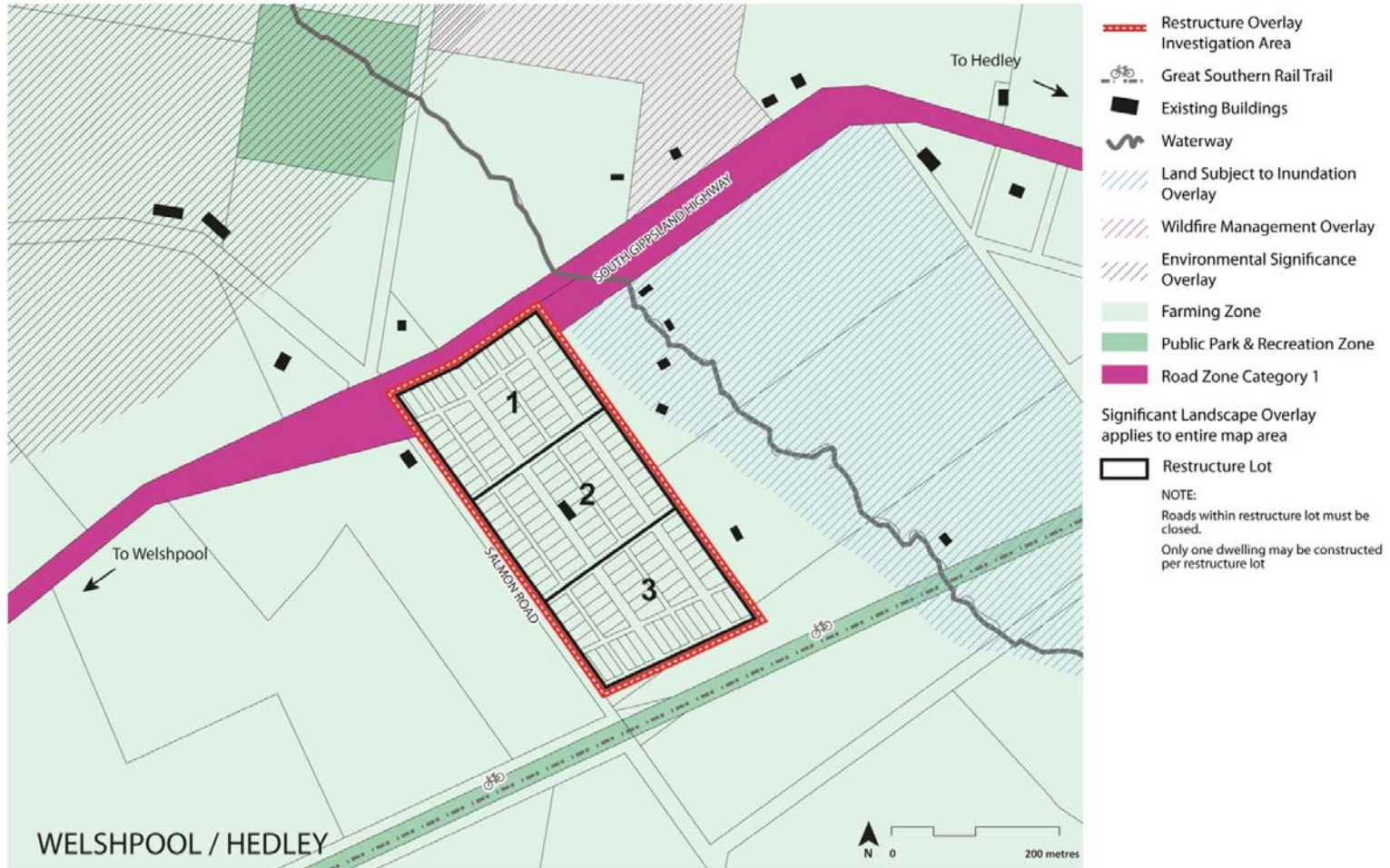


4.2.5 WELSHPOOL/HEDLEY

CRITERIA	ANALYSIS
Land Area	Total Area
	14ha
	No. Lots
	145
	Average Lot Size
	992m ²
Current Zone	Farming Zone
Overlays	Significant Landscape Overlay, Schedule 3 - Corner Inlet Amphitheatre Land Subject to Inundation Overlay
Existing Use & Development	The area is currently used for the purposes of agriculture. The former Crown Township supports an existing dwellings as well as a series of buildings and infrastructure associated with its farming use.
Closest Settlement	Located approximately 2.5km west of Hedley and approximately 4km east of Welshpool.
Supply & Demand	There have been 8 dwellings constructed in Welshpool between 2007 and 2011.
Natural Resources	None known in proximity of the site.
Landscape / Environment	Nine Mile Creek adjoins the former Crown Township to the east of the area (PCRZ). The former Crown Township is located in an area of regional landscape significance.

Heritage	The former Crown Township is located in an area of Aboriginal cultural heritage sensitivity
Slope	Further investigation required.
Physical & Social Infrastructure	The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity. The former Crown Township is located between the South Gippsland Highway and Great Southern Rail Trail.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. There is limited existing residential demand in the area. Located in an area of Aboriginal cultural heritage sensitivity Area is not well serviced by physical infrastructure. Area has largely been cleared. Adjoins Nine Mile Creek, which is inundation prone. Accessed via the South Gippsland Highway. Located in an area of regional landscape significance.
Further Information	Recent planning/building permits Property ownership data Confirm existing use and development Confirm infrastructure and servicing Confirm slope of the land

FIGURE 20 - WELSHPOOL / HEDLEY

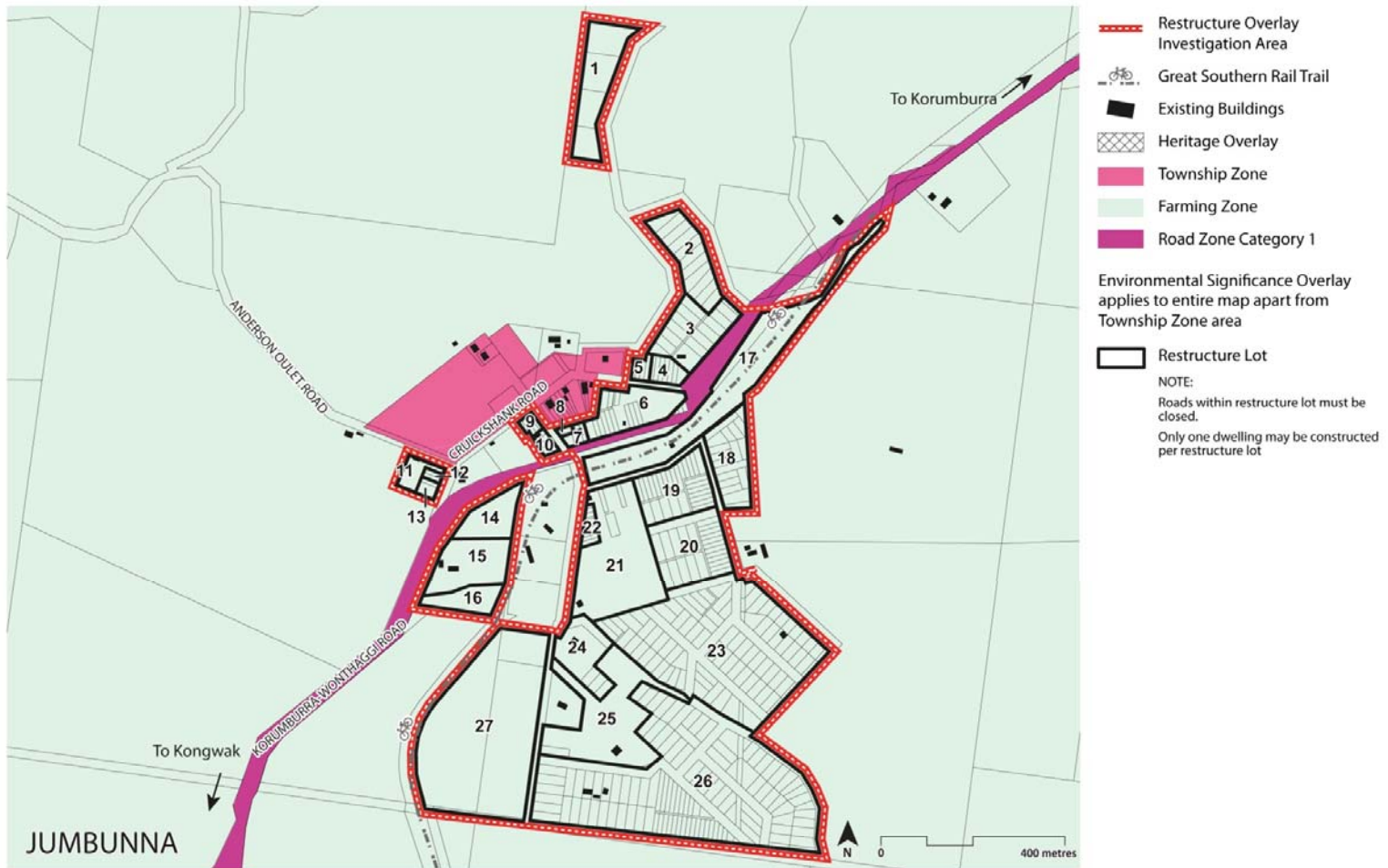


4.2.6 JUMBUNNA

CRITERIA	ANALYSIS
Land Area	Total Area
	34ha
Land Area	No. Lots
	335
Land Area	Average Lot Size
	974m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion
Existing Use & Development	The area is currently used for the purposes of agriculture. The former Crown Township supports several existing dwellings as well as a series of buildings and infrastructure associated with its farming use. The land is generally cleared of vegetation.
Closest Settlement	The area is located to the south of Jumbunna Township. Korumburra is located approximately 7km northeast of the area.
Supply & Demand	No new dwellings have been constructed in Jumbunna between 2007 and 2011. Korumburra had the second highest new dwelling growth in the Shire between 2007 and 2011 (21% of total Shire). The majority of growth happened in R1Z, some in other residential zones. There has also been recent commercial and retail development in Korumburra.
Natural Resources	None known in proximity of the site.
Landscape / Environment	The area does not contain any significant environmental or landscape features.

Heritage	There are no areas of heritage significance.
Slope	Further investigation required. The land appears to be undulating.
Physical & Social Infrastructure	The former Crown Township is accessed via Rees Road The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity. There is no existing community infrastructure servicing the area, however nearby Korumburra contains a wide range of services and facilities.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. There are no significant environmental, landscape or heritage values associated with the area. Area is not well serviced by physical infrastructure. Area has largely been cleared. Entire area is subject to erosion potential Several existing dwellings developed throughout former Crown Township.
Further Information	Recent planning/building permits Property ownership data Confirm existing use and development Confirm infrastructure and servicing Confirm slope of the land

FIGURE 21 - JUMBUNNA RO INVESTIGATION AREA

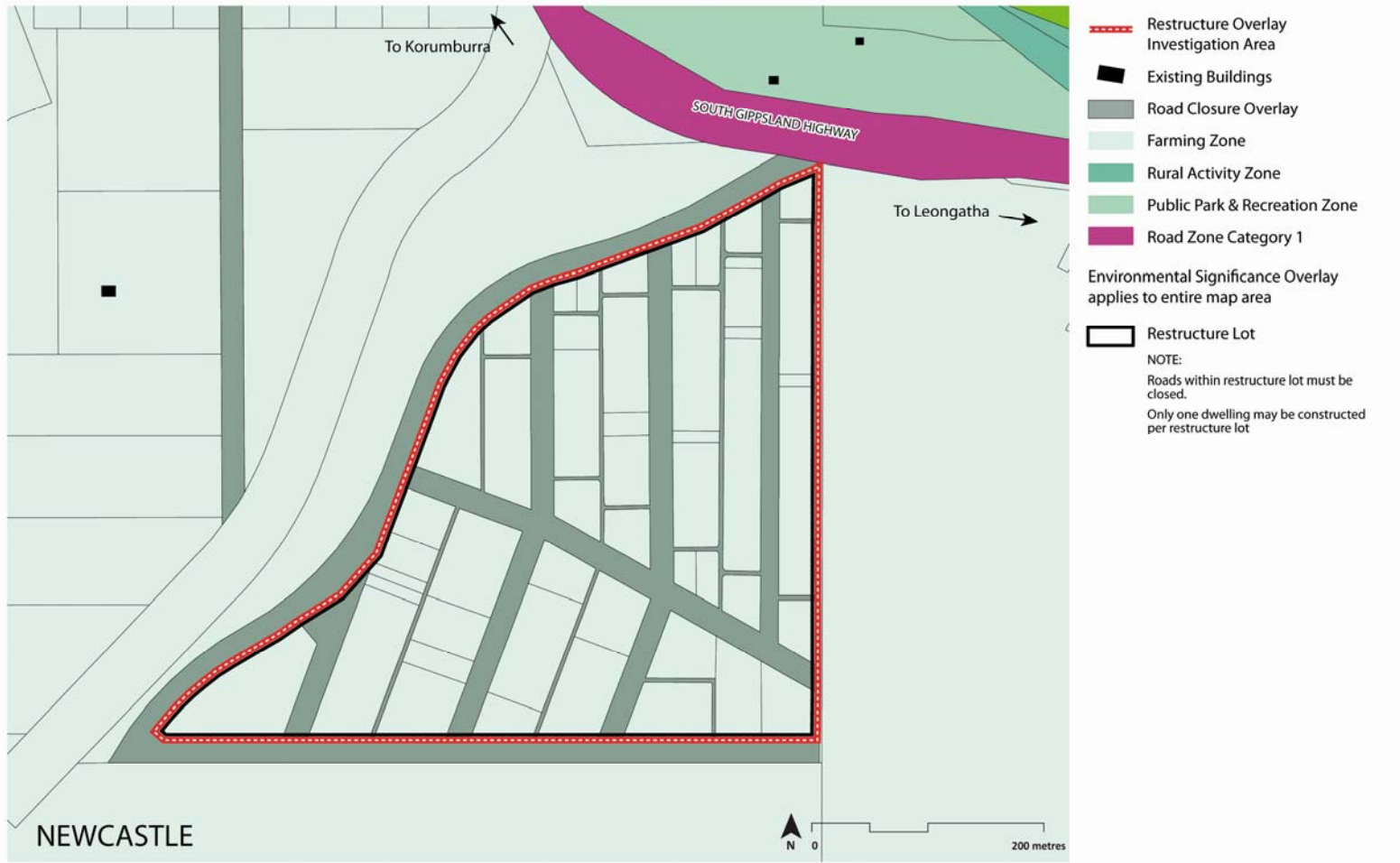


4.2.7 NEWCASTLE

CRITERIA	ANALYSIS
Land Area	Total Area
	7ha
Land Area	No. Lots
	28
Land Area	Average Lot Size
	2,365m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion
Existing Use & Development	The area appears to currently used for the purposes of agriculture and does not support any existing buildings or structures. The land is generally cleared of vegetation.
Closest Settlement	The former Crown Township is located to the south of Korumburra Township, approximately 2km from the town centre.
Supply & Demand	Korumburra had the second highest new dwelling growth in the Shire between 2007 and 2011 (21% of total Shire). The majority of growth happened in R1Z, some in other residential zones. There has also been recent commercial and retail development in Korumburra.
Natural Resources	None known in proximity of the site.
Landscape / Environment	The area does not contain any significant environmental or landscape features.
Heritage	There are no areas of heritage significance.

Slope	Further investigation required. The land appears to be generally flat.
Physical & Social Infrastructure	The former Crown Township is accessed via the South Gippsland Highway. <i>Confirm infrastructure and servicing - Korumburra is serviced by reticulated water, sewerage, gas and electricity.</i> Nearby Korumburra contains a wide range of services and facilities.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Land is located in close proximity of Korumburra Township. The land appears to be undeveloped and substantially cleared of vegetation. There are no significant environmental, landscape or heritage values associated with the area. Entire area is subject to erosion potential <i>Servicing infrastructure.</i>
Further Information	Recent planning/building permits Property ownership data Confirm existing use and development Confirm infrastructure and servicing Confirm slope of the land

FIGURE 22 - NEWCASTLE RO INVESTIGATION AREA

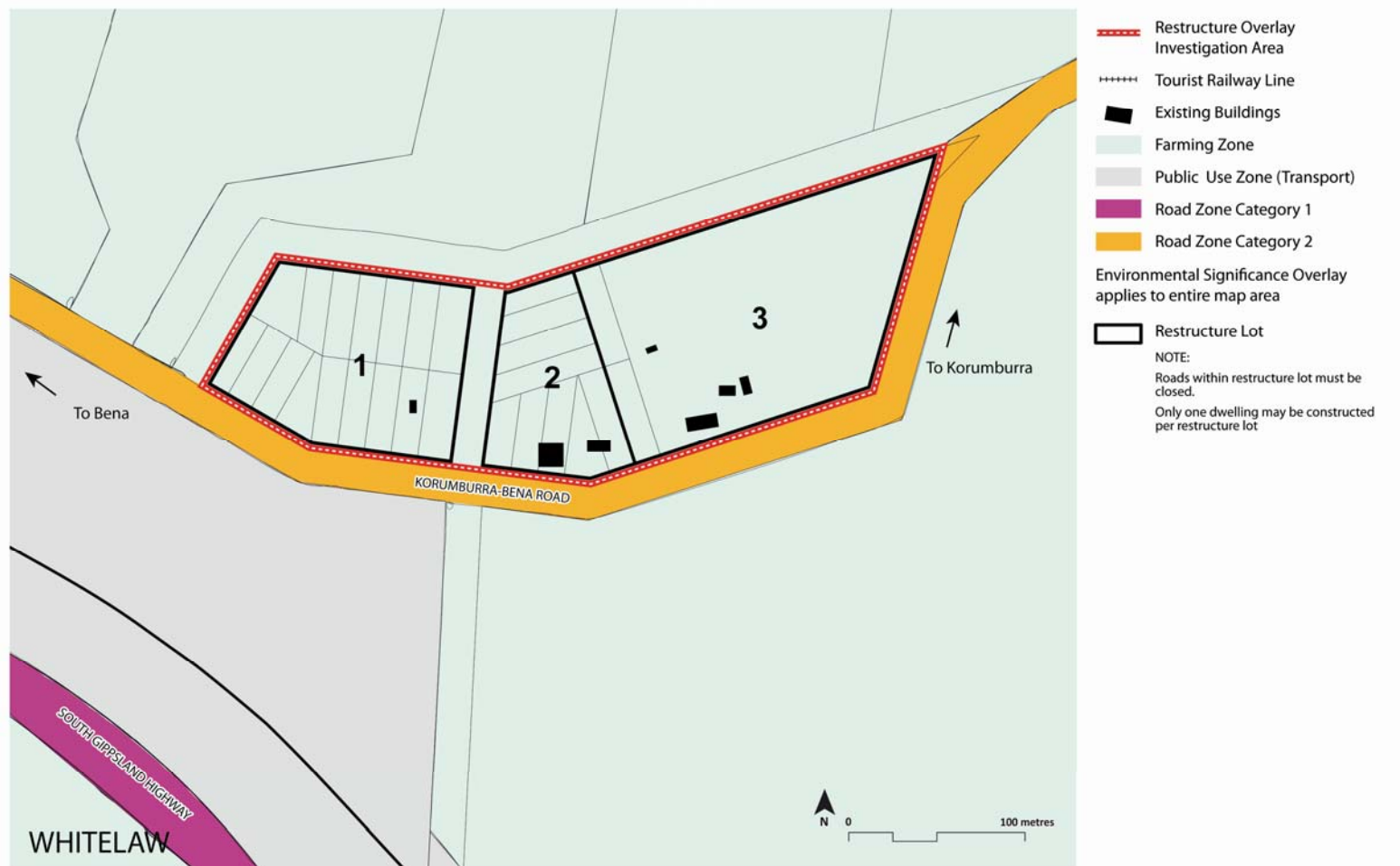


4.2.8 WHITELAW

CRITERIA	ANALYSIS
Land Area	Total Area
	2ha
Land Area	No. Lots
	27
Land Area	Average Lot Size
	818m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion
Existing Use & Development	The former Crown Township is currently used for the purposes of agriculture. It currently contains one existing dwellings and infrastructure associated with its farming use. The site has been largely cleared of vegetation.
Closest Settlement	Korumburra is located approximately 4km west of the former Crown Township.
Supply & Demand	There is no record of any new building approvals in Whitelaw between 2007 and 2011.
Natural Resources	None known in proximity of the site.
Landscape / Environment	The area does not possess any significant environmental or landscape features.
Heritage	There are no areas of heritage significance.

Slope	Further investigation required.
Physical & Social Infrastructure	The former Crown Township is accessed via Bena-Korumburra Road. The area is not serviced by reticulated water, sewerage or gas. It is connected to electricity. There is no existing social infrastructure within Whitelaw. However, the subject site is located in close proximity of Korumburra township.
Issues	Land is substantially cleared. Land below minimum lot size for a dwelling and subdivision in Farming Zone. Entire area is subject to erosion potential. Limited physical infrastructure servicing site.
Further Information	Recent planning/building permits Property ownership data Confirm existing use and development Confirm infrastructure and servicing Confirm slope of the land

FIGURE 23 - WHITELAW RO INVESTIGATION AREA

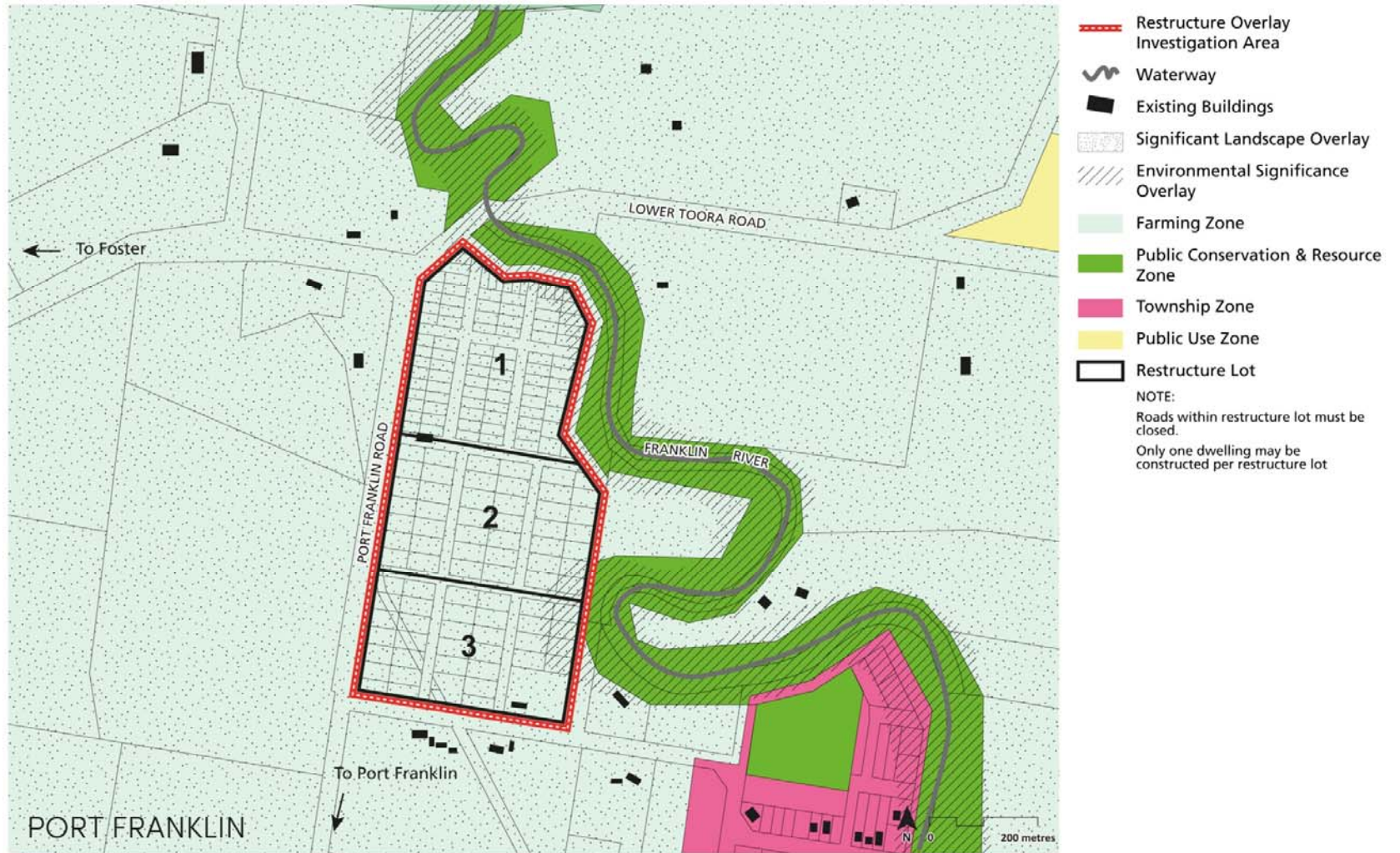


4.2.9 PORT FRANKLIN

CRITERIA	DESCRIPTION / ANALYSIS
Land Area	Total Area
	24.5ha
Land Area	No. Lots
	182
Land Area	Average Lot Size
	2697m ²
Current Zone	Farming Zone
Overlays	Environmental Significance Overlay, Schedule 3 - Coastal Settlements Environmental Significance Overlay, Schedule 6 - Areas Susceptible to Flooding Significant Landscape Overlay, Schedule 3 - Corner Inlet Amphitheatre
Existing Use & Development	The former Crown Township appears to currently be used for the purposes of agriculture. It currently contains two existing dwellings and infrastructure associated with its farming use. The site has been largely cleared of vegetation.
Closest Settlement	Located approximately 2km north of the Port Franklin township and approximately 8km east of Foster.
Supply & Demand	There is no record of any new dwellings constructed in Bennison or Port Franklin between 2007 and 2011. According to Council's Background Report there were 80 private dwellings in Port Franklin, 50 of which were occupied, representing a vacancy rate of 37.5%.
Natural Resources	None known in proximity of the site.

Landscape / Environment	The Franklin River adjoins the former Crown Township to the east. The former Crown Township is located in an area of regional landscape significance.
Heritage	The former Crown Township is located in an area of Aboriginal cultural heritage sensitivity
Slope	Further investigation needed. The land appears to be generally flat.
Physical & Social Infrastructure	The former Crown Township is accessed via Port Franklin Road. The area is not connected to reticulated sewerage. Port Franklin is well serviced by recreational facilities.
Issues	Area of environmental and landscape sensitivity, due to coastal location and character Adjoins the Franklin River, some areas are prone to flooding Located in close proximity of Port Franklin Located in an area of Aboriginal sensitivity Area has largely been cleared Total area below minimum lot size for a dwelling and subdivision in Farming Zone.
Further Information	Confirm existing use and development Property ownership data Confirm infrastructure and servicing Recent planning/building permits

FIGURE 24 – PORT FRANKLIN RO INVESTIGATION AREA





5 URBAN DESIGN
FRAMEWORKS

5.1 STUDY AREA

This study involves the preparation of Urban Design Framework's for 17 of the Shire's settlements, namely:

- Arawata
- Buffalo
- Dumbalk
- Jumbunna
- Kongwak
- Mirboo
- Ruby
- Strzelecki
- Yanakie
- Bena
- Darlimurla
- Fish Creek
- Kardella
- Koonwarra
- Nerrena
- Stony Creek
- Walkerville

5.1.1 URBAN DESIGN PRINCIPLES

Urban design involves applying a localised contextual approach to the analysis and development of settlements. It requires engagement with local communities about their places in order to promote a sense of ownership, identify, pride and resilience. Well designed places are inhabited by engaged communities who support and help to achieve positive environmental, economic and social outcomes.

The Victorian *Urban Design Charter* has twelve principles that establish the foundation for good urban design.

URBAN DESIGN PRINCIPLES

ACCESSIBILITY	Provide ease, safety and choice of access for all people
LEGIBILITY	Help people to understand how places work and to find their way around
ANIMATION	Stimulate activity and a sense of vitality in public places
FIT AND FUNCTION	Support the intended uses of spaces while also allowing for their adaptability
COMPLEMENTARY MIXED USES	Integrate complementary activities to promote synergies between them
SENSE OF PLACE	Recognise and enhance the qualities that give places a valued identity
CONSISTENCY AND VARIETY	Balance order and diversity in the interests of appreciating both
CONTINUITY AND CHANGE	Maintain a sense of place and time by embracing change yet respecting heritage values
SAFETY	Design spaces that minimise risks of personal harm and support safe behaviour
SENSORY PLEASURE	Create spaces that engage the senses and delight the mind
INCLUSIVENESS AND INTERACTION	Create places where all people are free to encounter each other as equals

5.2 ARAWATA

CHARACTER STATEMENT

Arawata is situated high along Fairbank Road, north of Korumburra and Leongatha, with expansive views overlooking hills and valleys. The picturesque roadway through this settlement is lined with formally planted native and exotic trees that provide vistas of the rural landscape. The locality is signed from both entranceways, with a cluster of rural farm houses, a community hall, church and the Mayfair Art Gallery. Buildings are modest in height and scale, and sited close to the road behind transparent timber, or post and wire fences.

The township is located within the Township Zone (TZ) and Environmental Significance Overlay No.2 (ESO2).

ISSUES

No reticulated gas, sewerage or water supply

Some instances of incongruously sited buildings along ridgelines

Recreation Reserve currently zoned in the Township Zone (TZ)

Township is affected by Environmental Significance Overlay No.2 (ESO2)

OPPORTUNITIES

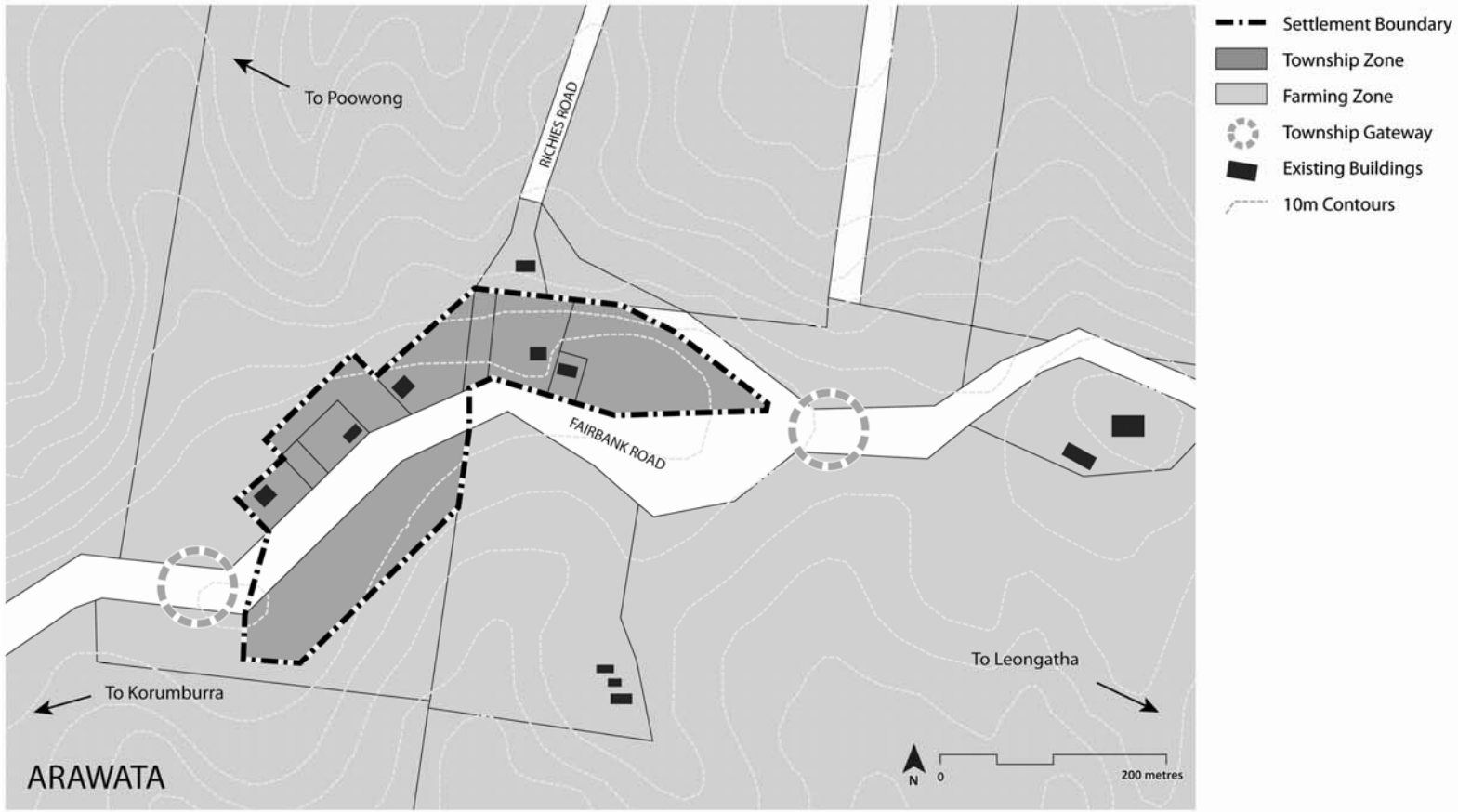
Protect the well defined sense of arrival and identity

Support the activities of the Arawata Landcare Group

Establish a settlement boundary to consolidate future development



ARAWATA ISSUES & OPPORTUNITIES



5.3 BENA

CHARACTER STATEMENT

Bena is located between Loch and Korumburra, where a recently constructed sign and rail overpass signify the gateway into the township from the South Gippsland Highway. Despite construction of the bypass, the locality receives a substantial amount of traffic passing through the area.

Bena is centred around a Tintersection and includes a community hall, retail curtain store, tennis court, park, playground, bus stop, and former church and school buildings. A sunken rail corridor runs along the northern side of the locality, reflecting its past as a former rail township. Light coloured residential buildings are constructed along the main roads, with an 11 lot cul-de-sac subdivision under development immediately to the south of the township. There have been issues with more recent developments in terms of infrastructure and layout.

The primary school closed in 2006 and was later converted into a residence. School students have since travelled to Korumburra for education purposes.

Bena is located in the Township Zone (TZ). No Overlays apply.

ISSUES

No reticulated gas, sewerage or water supply

Out of character infill subdivision pattern

Fragmented township centre

Pedestrian safety issues along the main road due to through traffic

Vehicle turning circle at public toilets is poorly configured and requires surface upgrade

Lack of public toilet facilities in the town

The township is surrounded by Environmental Significance Overlay No. 5

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Improve the existing sense of place by promoting the historic features and buildings

Support the local community hall and its related activities

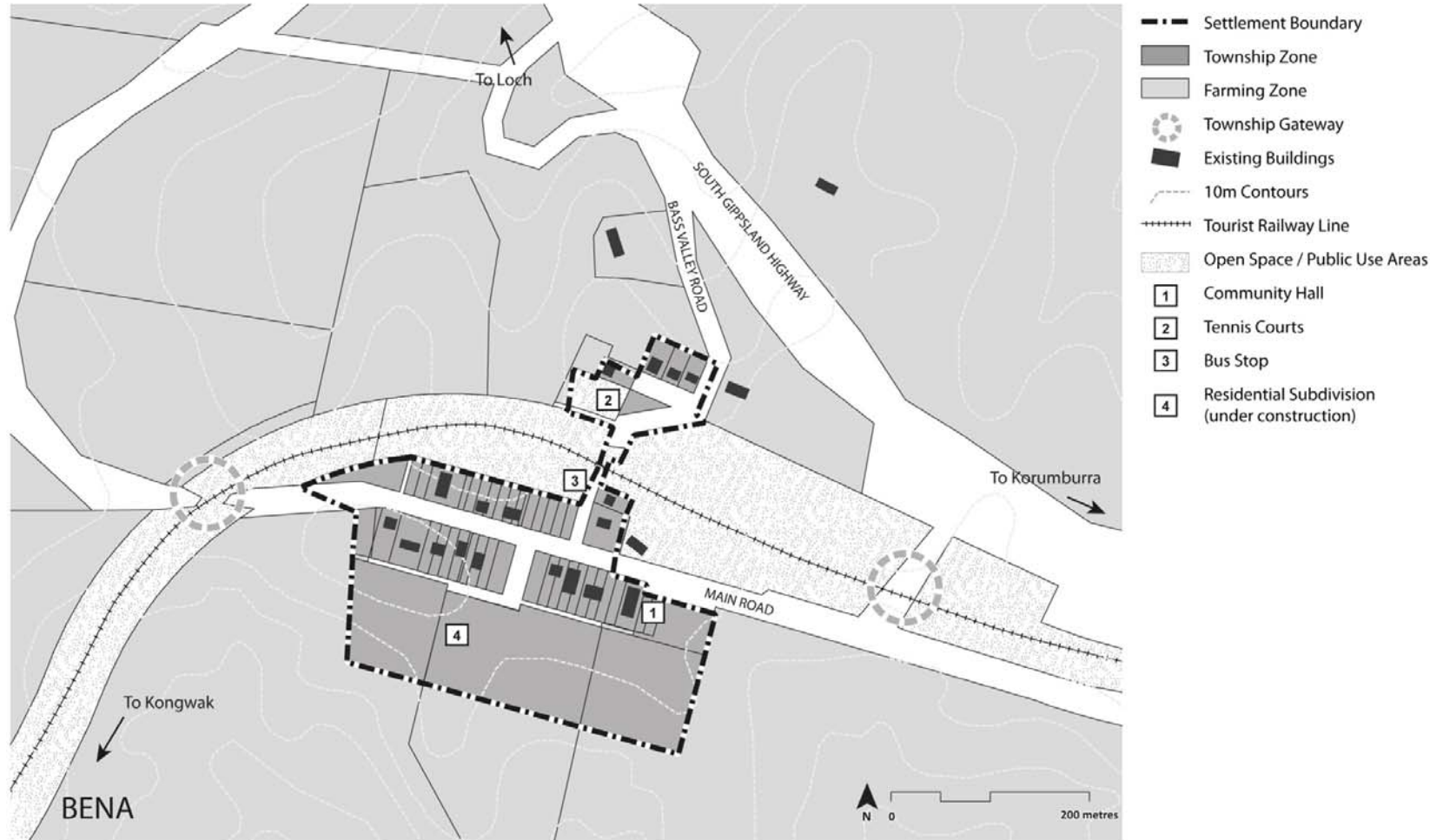
Improve pedestrian safety through the centre of the township

Improve gateways to the township beyond the freeway entrance

Bass Valley Road to be reconstructed in 2014/15



BENA ISSUES & OPPORTUNITIES



5.4 BUFFALO

CHARACTER STATEMENT

Buffalo is located south of Meeniyah and accessed via Meeniyah-Pomonal Road. Open pastoral views and shelterbelts lead into the small settlement, which begins once crossing the Great Southern Rail Trail, playground and picnic facilities. The former rail township is developed along a main street consisting of a general store with post office, retail shop (linen and bedding), former primary school, V Line bus stop and rural dwellings. The community hall is hidden behind the main street and frequently used for local activities. The closing of the primary school has had a significant impact to the settlement, which has experienced a subsequent decline in its sense of community. The railway line tracks have now been removed and the land is now part of the Great Southern Rail Trail. The original station platform remains and is managed by the Management Committee of the Rail Trail.

The *Buffalo Community Plan* Vision is to be thriving community that: values its people and environment; honours its history; embraces new ideas; has a culture that encourages existing, new and returning residents; and celebrates and encourages our strengths and diversity.

Buffalo is zoned in the Township Zone (TZ). No Overlays apply.

ISSUES

No reticulated gas, sewerage or water supply

Perceived decline in sense of community

Land adjoining the township to the east is located within the Environmental Significance Overlay NO. 5 (ESO5)

OPPORTUNITIES

Establish a settlement boundary to consolidate future development, including the Recreation Reserve on Meeniyah-Fish Creek Road.

Pivot industrial site is located in the township.

Former Recreation Reserve located west of the township

Improve the existing sense of place by promoting the historic features and buildings

Support the local community hall and its related activities

Support tourism opportunities associated with the Great Southern Rail Trail and future development of the Trail

Buffalo-Waratah Road will be rehabilitated in 2015/16 (approx \$320,000)

Potential to reopen former recreation reserve, which is currently leased for farming.



BUFFALO ISSUES & OPPORTUNITIES



5.5 DARLIMURLA

CHARACTER STATEMENT

Darlimurla is a heavily forested locality between Mirboo North and Morwell. The settlement is defined by its dense landscape of trees, bordered by the Little Morwell River, a softwood plantation and state forest. The Great Southern Rail Trail ('Rail Trail'), a pergola and picnic tables are located on the western entrance, close to the community hall and a small group of modest timber dwellings. Rural properties are large and offer a sought after lifestyle, tucked into the landscape and partially hidden by vegetation and the undulating topography.

The locality is within the Rural Activity Zone (RAZ).

ISSUES

No reticulated gas, sewerage or water supply

Darlimurla is located within the Bushfire Management Overlay (BMO), and was impacted by recent bushfires

Included in the Environmental Significance Overlay No. 5 (ESO5)

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Encourage activity and tourism in accordance with the Rural Activity Zone

Improve the existing sense of place by promoting landscape features



DARLIMURLA ISSUES & OPPORTUNITIES



5.6 DUMBALK

CHARACTER STATEMENT

Dumbalk is located in the Tarwin Valley surrounded by dairy farms and hilly rises to the east of Leongatha and Meeniyan. It is defined by a formalised main street with established residential houses and low set gardens. The locality is relatively well serviced with a general store (including post office), cafe, farm and hardware supplies store, nursery, recreational reserve with sporting clubs and camp draft, memorial park and playground, picnic facilities, CFA, church, and large community hall. A steel fabrication manufacturer and water treatment plant is also located on the outskirts of the settlement. Dumbalk has an active community that is involved with a high number of recreational groups and activities. Dollar Road has undergone recent widening and other upgrade works.

The *Dumbalk & District Community Plan Vision*: is a strong and vibrant community. Future growth and development will be in harmony with the community, its aspirations and rural life style. The Community respects and values the historical, economic and environmental significance of farming in the Dumbalk Districts.

Dumbalk is located within the Township Zone (TZ), Public Use Zone 1 (PUZ1) and a pocket in the Low Density Residential Zone (LDRZ).

ISSUES

No reticulated gas, sewerage or water supply

No/or very poor mobile phone coverage

Inconsistent zoning for the recreational reserve

Dumbalk is surrounded by the Environmental Significance Overlay No. 5 (ESO5) and No. 6 (ESO6) to the north and south-west.

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Improve the existing sense of place by promoting the features of the locality

Support the local community, recreation groups and related activities

Strengthen the existing recreation reserve and its facilities

The Goads Road Bridge will be rehabilitated in 2013/14 and Farmers Road will be rehabilitated in 2014/15

Explore tourism potential of township, associated with the existing café and general store.

Link / establish Trails surround the township including the Campdraft

Tourism related to cafe, history.



DUMBALK ISSUES & OPPORTUNITIES



5.7 FISH CREEK

CHARACTER STATEMENT

Fish Creek is located to the south of Meeniyian and Foster towards Wilsons Promontory. The Great Southern Rail Trail and Fish Creek run through the centre of the settlement, comprising four different entrance points with mixed signage and gateway treatments. Frequent flooding

The locality is defined by a creative community, which is reflected in the studios, galleries and local art pieces throughout the area. The town also consists of a motel, supermarket, service station, pub, two cafes, post office, hardware store, clothing shop, community hall, community garden, primary school, kindergarten, CFA, recreational reserve with a number of sporting clubs, and church.

Fish Creek is predominantly located within the Township Zone (TZ), with tracts of Public Park and Recreation Zone (PPRZ), and Public Use Zone 2 (PUZ2). No Overlays apply to areas within the Township Zone.

ISSUES

No reticulated gas or sewerage.

Inconsistent zoning for the recreational reserve

Flooding of Fish Creek and not in a Land Subject to Inundation Overlay

Environmental Significance Overlay No. 5 (ESO5) applies to land surrounding the TZ. ESO6 applies to Fish Creek environs.

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Strengthen the sense of arrival and public landscaping treatments

Support the local community, recreational groups and related activities

Strengthen the existing recreational reserve and its facilities

Consolidate town signage at Meeniyian-Promontory Road (east). Use creek interface to enhance "arrival" zone into town.

Anticipated sewerage connection after 2018



Install bollards at intersection of Great Southern Rail Trail and Synan Road to improve legibility of trail.

Install roundabout at intersection of Meeniyah-Promontory Road and Old Waratah Road to slow traffic and increase green space opportunities

Install school crossing on the western edge of the crest outside Fish Creek & District Primary School

Investigate use of open space in car parks of hotel and petrol station to plant new canopy trees, where possible.

Improve access to the creek and improve the quality of the interface at the recreation reserve

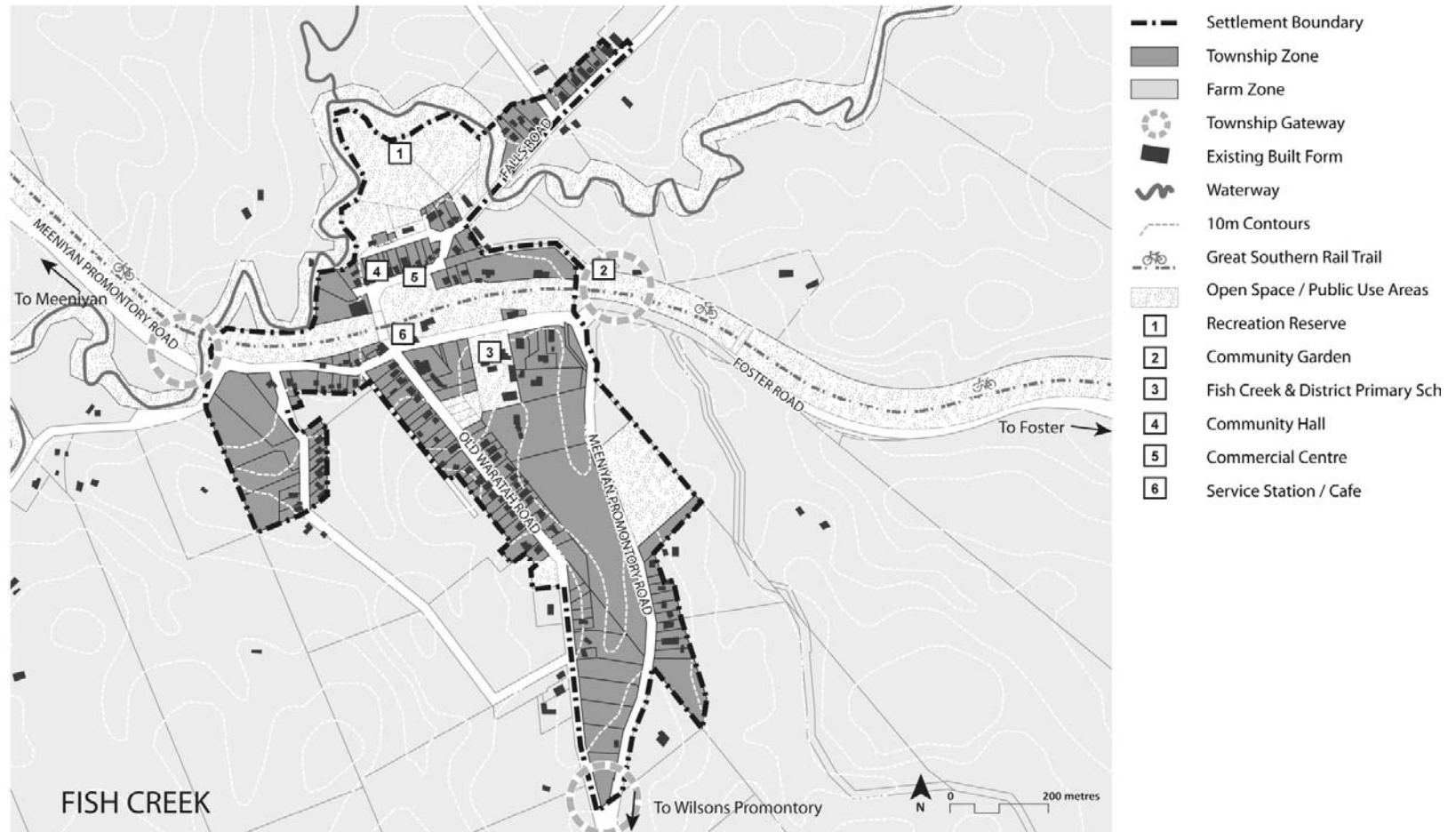
Require flood mitigation of Fish Creek and inclusion in the LSIO

Community has requested relocation of Public Toilets (currently in discussion with Council)

Fish Creek Preschool to undergo a kitchen and office upgrade in 2015

Promote tourism role of township, associated with existing arts and cultural facilities, and Great Southern Rail Trail

FISH CREEK ISSUES & OPPORTUNITIES



5.8 JUMBUNNA

CHARACTER STATEMENT

Jumbunna is located southwest of Korumburra and is a former coal mining and rail town. The quiet settlement is accessed off Korumburra-Wonthaggi Road, and receives very little through traffic. Long ranging views are visible upon entering and exiting the town. The older Victorian base is emphasised by an avenue of mature birches and heavily planted exotic gardens. The locality consists of modest older homes, a community hall, park, olive store, a combined nursery / tea room, and former pub and post office. The community hall provides information into the town's history, with photographs, timelines and an iron mining bucket.

Jumbunna is included in the Township Zone and Farm Zone. A recent subdivision was approved in the Township Zone for 9 dwellings.

ISSUES

No reticulated gas, sewerage or water supply

A significant proportion of inappropriately subdivided lots

The Jumbunna township is surrounded by the Environmental Significance Overlay No. 5 (ESO5)

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Improve the existing sense of place by promoting the historic features and buildings

Support the local community and its related activities

Encourage the "garden" character of Jumbunna

Spectacular views over the surrounding landscape

Promote the local farmers market



JUMBUNNA ISSUES & OPPORTUNITIES



5.9 KARDELLA

CHARACTER STATEMENT

Kardella is located at the foothills east of Korumburra, along an existing railway line and accessed via Kardella Road. The settlement is defined by a small group of houses sited close to the roadway along an historically significant Avenue of Honour with established avenue of oaks and elms, open swale drains, roadside planting and formal front gardens. A remnant avenue of trees and bus stop at the entrance to the settlement allude to its past as a former rail stop.

Kardella is located within the Township Zone. A large area of Rural Activity Zone (RAZ) lies to the south of the township and rail line.

ISSUES

No reticulated gas, sewerage or water supply

Heritage Overlay (HO48) applies to Avenue of Honour

Environmental Significance Overlay No. 5 (ESO5) applies to all land surrounding the Township Zone (TZ)

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Supply of undeveloped land within the Township Zone

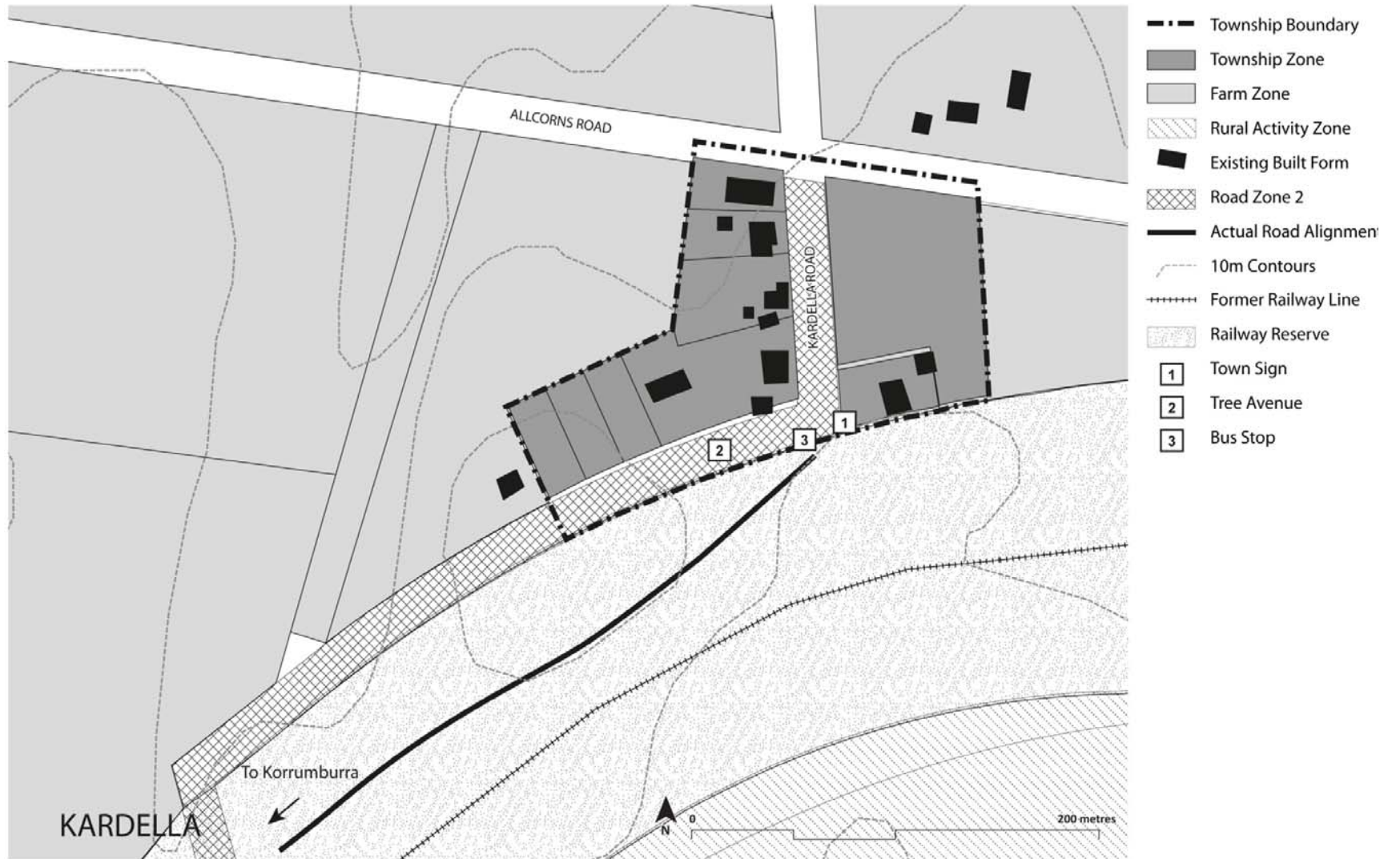
Improve the existing sense of place and heritage including the historic Avenue of Honour

Realign road zone and cadastre to reflect the existing road alignment.

Leverage tourism opportunities from Rural Activity Zone (RAZ) to the south



KARDELLA ISSUES & OPPORTUNITIES



5.10 KONGWAK

CHARACTER STATEMENT

Kongwak is located in the foothills west of Outtrim, between Korumburra and Wonthaggi. The township stretches along Korumburra-Wonthaggi Road, is intersected by Foster Creek and framed by the surrounding hills. Established street trees define the entrances into the township, with an Avenue of Honour to the east and tall birches to the west. Kongwak is a larger township in the context of the Shire, with several homes, a primary school, park, reserve, tennis courts, landscape supplies, CFA, bed and breakfast, community hall / church and former historic butter factory. A weekly market attracts many visitors from outside of the township. Residential homes are clustered along the main road to west and behind the primary school to the east.

Kongwak is included within the Township Zone (TZ). An area to the south of the township, and the Foster Creek environs are located within the Public Conservation and Resource Zone (PCRZ).

ISSUES

No reticulated gas, sewerage or water supply

Poor creek interface with the township

Disconnected town centre due to siting of key community services and development

Amenity issues with the vehicular movements and truck storage company in town centre

Avenue of Honour included in a Heritage Overlay No 4 (HO50)

Bushfire Management Overlay (BMO) applies to land south of the township

Environmental Significance Overlay No. 5 (ESO5) and No. 6 (ESO6) apply to land surrounding the township

Parking generated by Kongwak Sunday Market

Future use of the Butter Factory

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Support the weekly local market

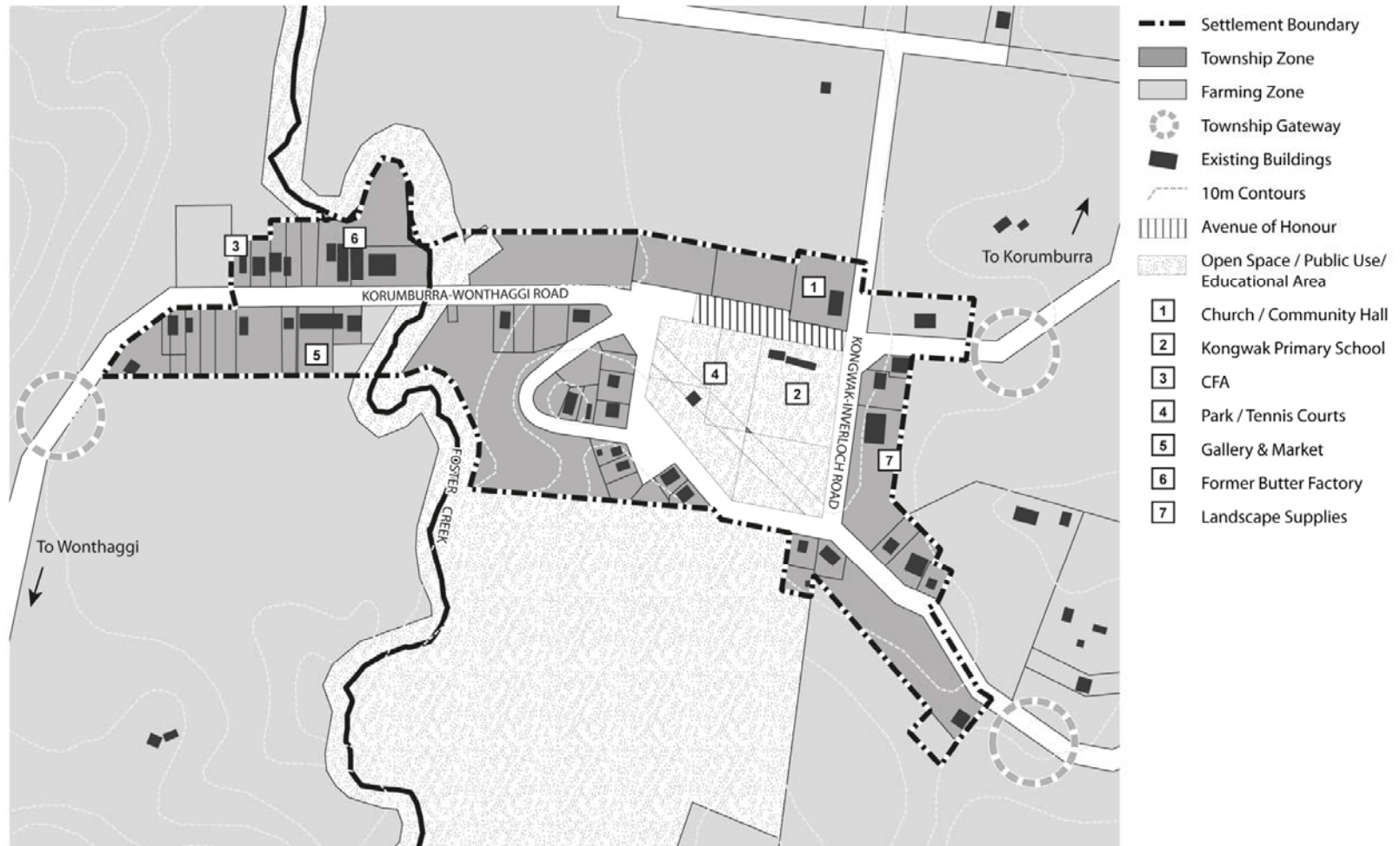
Improve access to the creek interface

Kongwak-Inverloch Road upgrade 2012/2013 (\$600,000)

Investigate rezoning gallery and market site to Township Zone



KONGWAK ISSUES & OPPORTUNITIES



5.11 KOONWARRA

CHARACTER STATEMENT

Koonwarra is located south of Leongatha between the rolling hills of the Strzelecki Ranges, at the intersection of the South Gippsland Highway and Koonwarra-Inverloch Road. It functions as a dormitory town to Leongatha and performs an important tourist role. The settlement provides a unique hub of local goods and services, while promoting environmental awareness and sustainability. This includes the main street comprising two cafes, two day spas, galleries, pottery, bed & breakfast, bakery / cooking school, organic grocers, food store / emporium, memorial park, nature reserve, primary school (private Montessori), counselling centre, community hall, community centre, library, kitchen garden, CFA brigade, and BBQ and picnic facilities. Rural residential homes are clustered behind tall trees and vegetation, hiding them from the main street. The Great Southern Rail Trail crosses the entrance to the settlement and provides a connection to the nature reserve. A recreational reserve is located just outside of the settlement across the South Gippsland Highway.

Koonwarra is located in a range of zones including Township Zone (TZ), Low Density Residential Zone (LDRZ), Rural Activity Zone (RAZ) and Public Conservation and Resource Zone (PCRZ).

ISSUES

No reticulated gas, sewerage or water supply

Poor pedestrian access to the recreational reserve

Poor connection between the four nature walks and bridge walk

Septic issues with grey water entering open gutter channels

A break in the Great Southern Rail Trail at the Trestle Bridge compromises cyclist safety where on-road cycling on South Gippsland Highway

Neglected state of Nirvana Park

Except areas in the Township Zone (TZ) or Low Density Residential Zone (LDRZ), the Environmental Significance Overlay No. 5 (ESO5) applies

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Promote and support the small businesses and their related activities

Maintain existing tourist facilities

Encourage tourism around the 'gourmet' and 'slow food' themes, the promotion of sustainable practices, and the Great Southern Rail Trail

Promote the Koonwarra Farmers Market.

Enhance connections between the four existing nature reserves

Revitalise and re-establish Nirvana Park

Meeniyan-Nerrena Road will be rehabilitated in 2015/2016 (\$80,000)



KOONWARRA ISSUES & OPPORTUNITIES



5.12 MIRBOO

CHARACTER STATEMENT

Mirboo is situated along the hills of the Strzelecki Ranges in a verdant landscape of tall trees, shelterbelts and panoramic views. Winding roads, unsealed kerbs and large setbacks complement these natural settings. Located east of Leongatha, this settlement comprises a recreational reserve, a former community hall and rural dwellings. Residential development is concealed in well-vegetated blocks, with discreet and transparent fencing. A major culvert is being replaced by Council in 2012.

Mirboo is included within the Farming Zone (FZ) with pockets of Public Park and Recreation Zone (PPRZ).

ISSUES

No reticulated gas, sewerage or water supply

Environmental Significance Overlay No. 5 (ESO5) applies to all areas

Bushfire risk

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Maintain the facilities of the recreational reserve

Protect existing environmental features

Protect heritage significance of the community hall

Rehabilitate the former Community Hall



MIRBOO ISSUES & OPPORTUNITIES



5.13 NERRENA

CHARACTER STATEMENT

Nerrena is located southeast of Leongatha and is surrounded by grassy hills and plains. The locality is defined by tall roadside trees leading to a collection of properties comprising the recreation reserve, former school building, community hall, CFA brigade and a small number of rural dwellings. Nerrena Road is under VicRoads jurisdiction.

The locality is included in the Farming Zone (FZ), Public Park and Recreation Zone (PPRZ) and a parcel of Public Use Zone 3 (PUZ3).

ISSUES

No reticulated gas, sewerage or water supply

Environmental Significance Overlay No. 5 (ESO5) applies to all areas

Heritage Overlay (HO102) applies to the Community Hall

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Maintain the facilities of the recreational reserve

Potential to investigate former school building for heritage significance

Investigate relocation of electricity pole in middle of playground

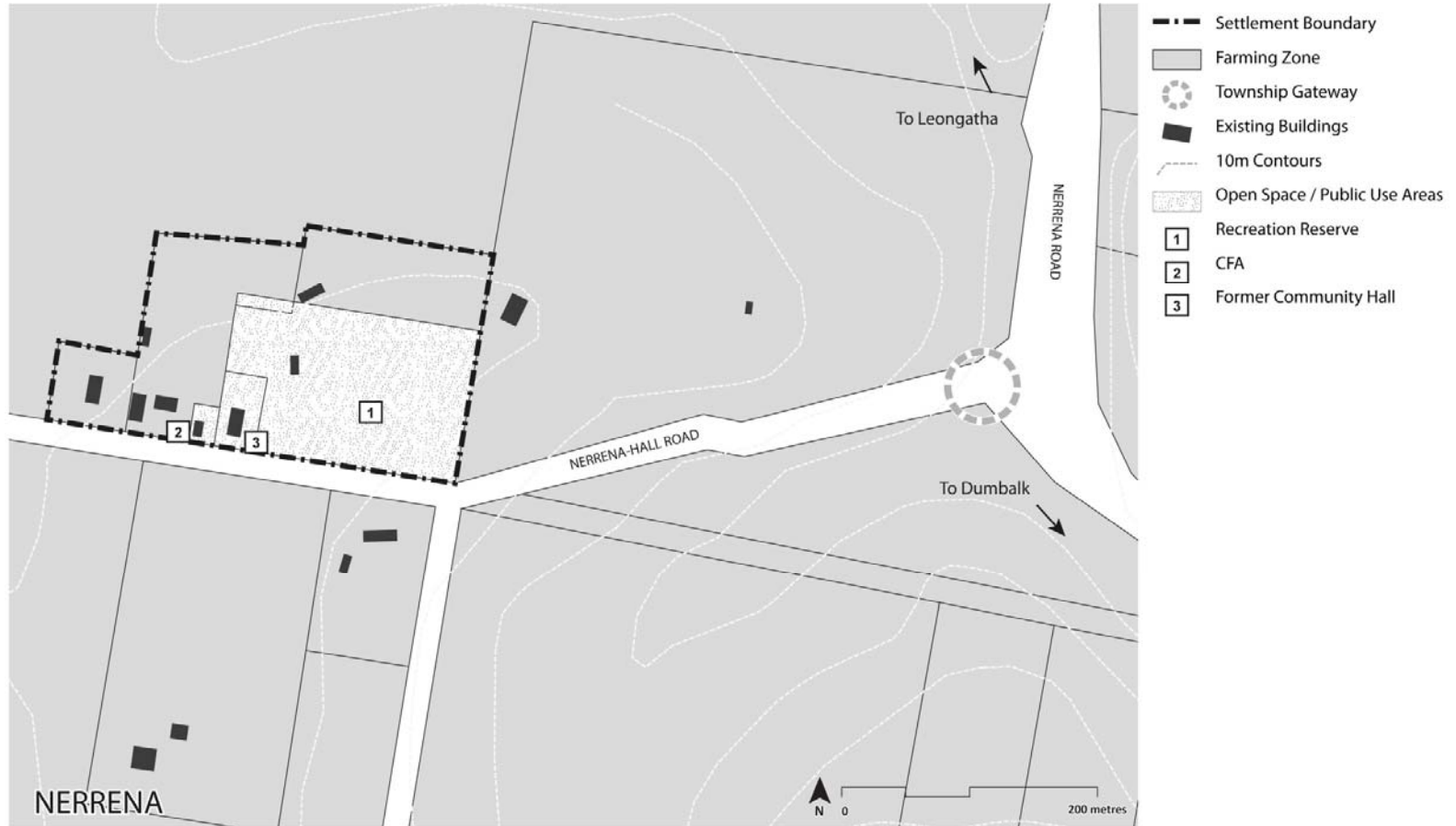
Improve car parking facilities and landscape surrounding community hall

Excellent views across the rolling landscape to the south

Meeniyan-Nerrena Road will be rehabilitated in 2015/2016 (\$80,000)



NERRENA ISSUES & OPPORTUNITIES



5.14 RUBY

CHARACTER STATEMENT

Ruby is located between Leongatha and Korumburra, accessed off the South Gippsland Highway, and framed by a dramatic hilly backdrop. The settlement provides a gateway to the cattle farms and rural homes further north along Old Ruby Road, and consists of a CFA building, community hall, old tennis court and a small number of residential properties nestled between a railway line and Coalition Creek. Road verges are partly formalised with concrete kerbs and channels to direct stormwater runoff and overland flows. The Avenue of Honour includes plaques. Ruby Hall is well-signed and a valued feature of the settlement.

The locality is zoned Rural Activity Zone (RAZ) with a pocket of Public Use Zone 1 (PUZ1) and Public Park and Recreation Zone (PPRZ).

ISSUES

No reticulated gas or sewerage with a limited water supply

Potential overland flooding issues

Proliferation of weeds in the creek corridor

Unmaintained tennis court facilities

Environmental Significance Overlay No. 5 (ESO5) applies to all areas

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Explore future use and/or redevelopment of railway site.

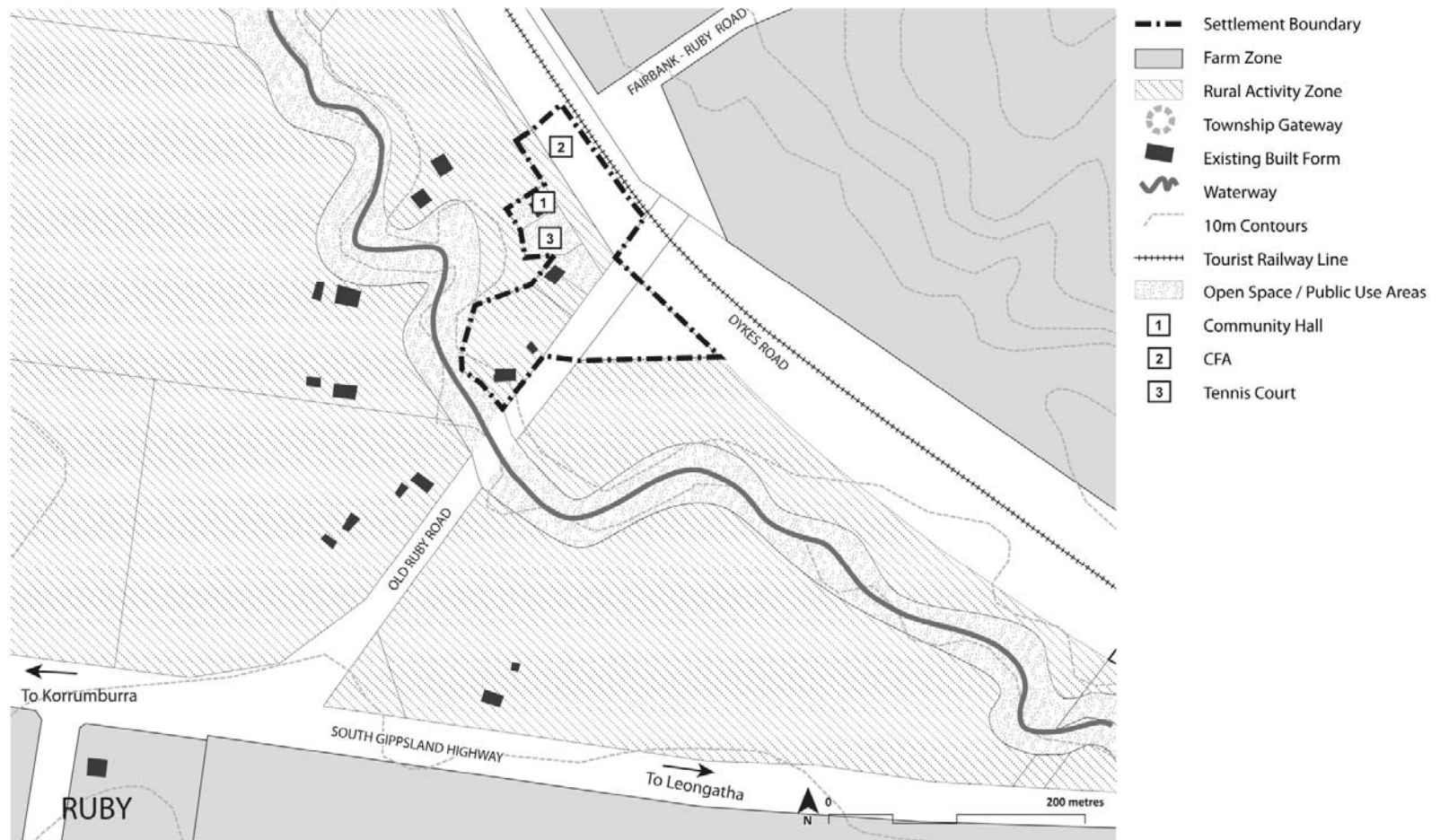
Improve the existing sense of place by promoting the environmental features and recreational facilities

Support activities of the local Landcare group

Enhance landscaping and car park surrounding Ruby Community Hall



RUBY ISSUES & OPPORTUNITIES



5.15 STONY CREEK

CHARACTER STATEMENT

Stony Creek is located between Foster and Leongatha, to the east of Meeniyan. The former rail township is developed along a T-intersection adjacent to the railway reserve, which is now a part of the Great Southern Rail Trail. The Stony Creek Racecourse and Recreational Reserve is a key feature at the entrance of the locality, which also includes residential dwellings, a glass manufacturer, and Victorian-era former shop buildings. Wide nature strips, swale drains and transparent fencing emphasise the open and spacious landscape settings and remnant gums.

Stony Creek is located within the Township Zone (TZ) to the north of the Great Southern Rail Trail, with Farming Zone (FZ) applying to land south of the Rail Trail, and between the Township Zone (TZ) and racecourse zoned (Public Park and Recreation Zone (PPRZ)).

ISSUES

No reticulated gas, sewerage or water supply

Environmental Significance Overlay No. 5 (ESO5) applies to land south of the Great Southern Rail Trail

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Support the activities of the Stony Creek Racecourse, Rodeo and Recreational Reserve, and Go Kart Track

Support tourism linked to Great Southern Rail Trail

Stony Creek Road to be reconstructed in 2012/2013 (\$530,000)

Main Street, Stony Creek to be reconstructed in 2014/2015 (\$140,000)



STONY CREEK ISSUES & OPPORTUNITIES



5.16 STRZELECKI

CHARACTER STATEMENT

Strzelecki is situated high along the ranges, overlooking distant townships, farms, rises and valleys. It is located east of Poowong, towards the northern border of the municipality. The rural settlement has a small cluster of buildings constructed among the sloping topography, and is made up of houses, a local church and a community hall. The entrance to Strzelecki is via a winding road climbing uphill, bordered by occasional shelterbelts, tall native and exotic trees, with an avenue of honour.

The Great Southern Rail Trail is zoned Public Conservation and Resource Zone (PCRZ).

ISSUES

No reticulated gas, sewerage or water supply

Some inappropriately sited buildings

Poor access to Community Hall

Landslip issues throughout the township and key roads

Heritage Overlay (HO113) applies to an old railway line turntable bed

Environmental Significance Overlay No. 5 (ESO5) applies to entire locality

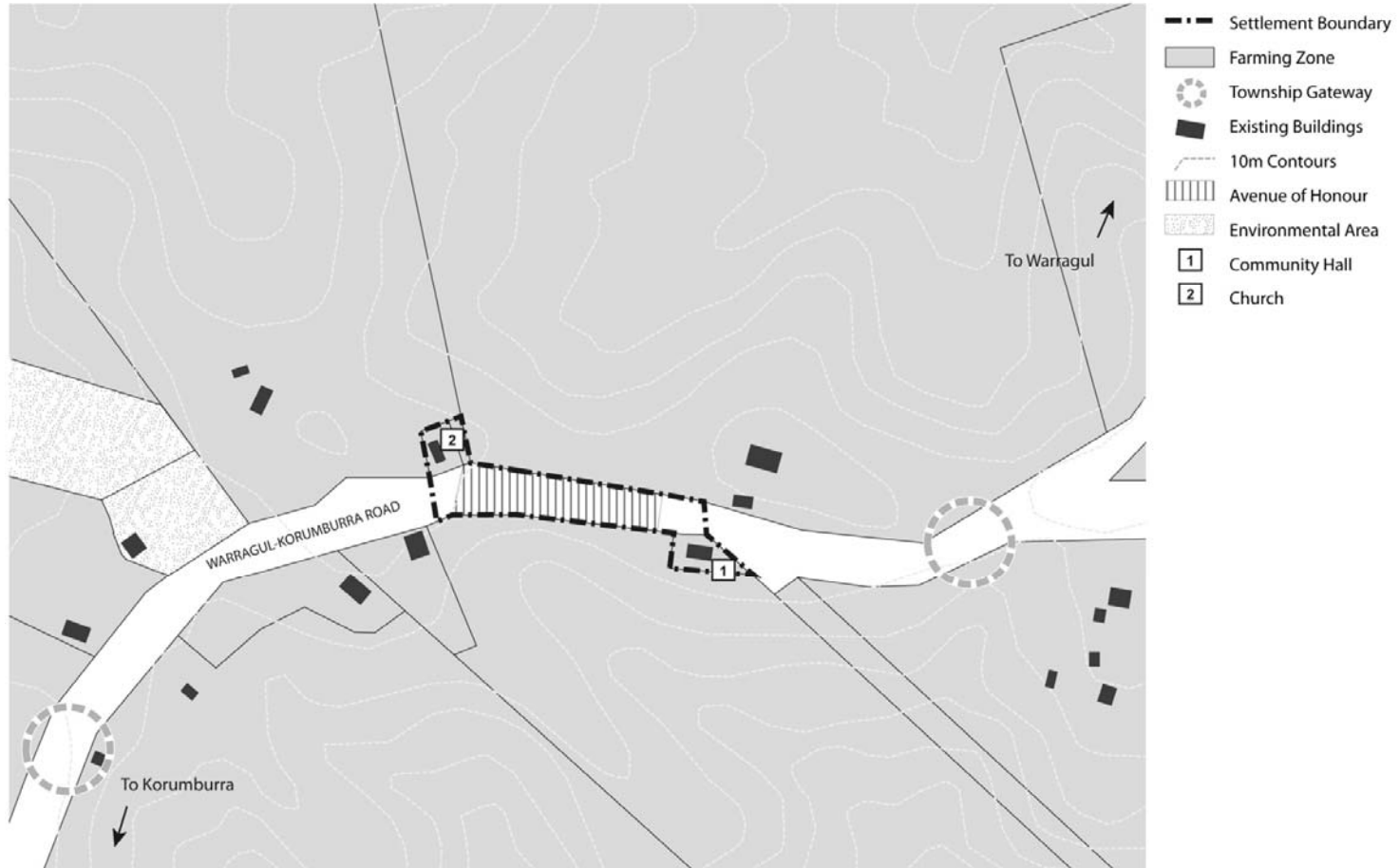
OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Improve access to Community Hall



STRZELECKI ISSUES & OPPORTUNITIES



5.17 WALKERVILLE

CHARACTER STATEMENT

Walkerville is located along the coast within the Cape Liptrap Coastal Park, between Inverloch and Wilsons Promontory. The settlement is divided into two areas, Walkerville North and South, consisting of vacation homes, rural dwellings, CFA brigade, a caravan park, kiosk, and a boat ramp. The locality has a strong coastal character, with unsealed roads and well-established coastal vegetation.

Council has recently completed works to the Fish Creek – Walkerville Road.

Walkerville is included within the Township Zone (TZ) and surrounded by Public Conservation and Resource Zone (PCRZ).

ISSUES

No reticulated gas, sewerage or water supply

Erosion on steep slopes (Bayside Street)

Fire risk

Coastal erosion

Built form with a suburban character transitioning with new contemporary architectural development

Areas in the Township Zone are also included within the Bushfire Management Overlay (BMO) and Environmental Significance Overlay No. 3 (ESO₃).

Areas surrounding the TZ are also included in the ESO₅

OPPORTUNITIES

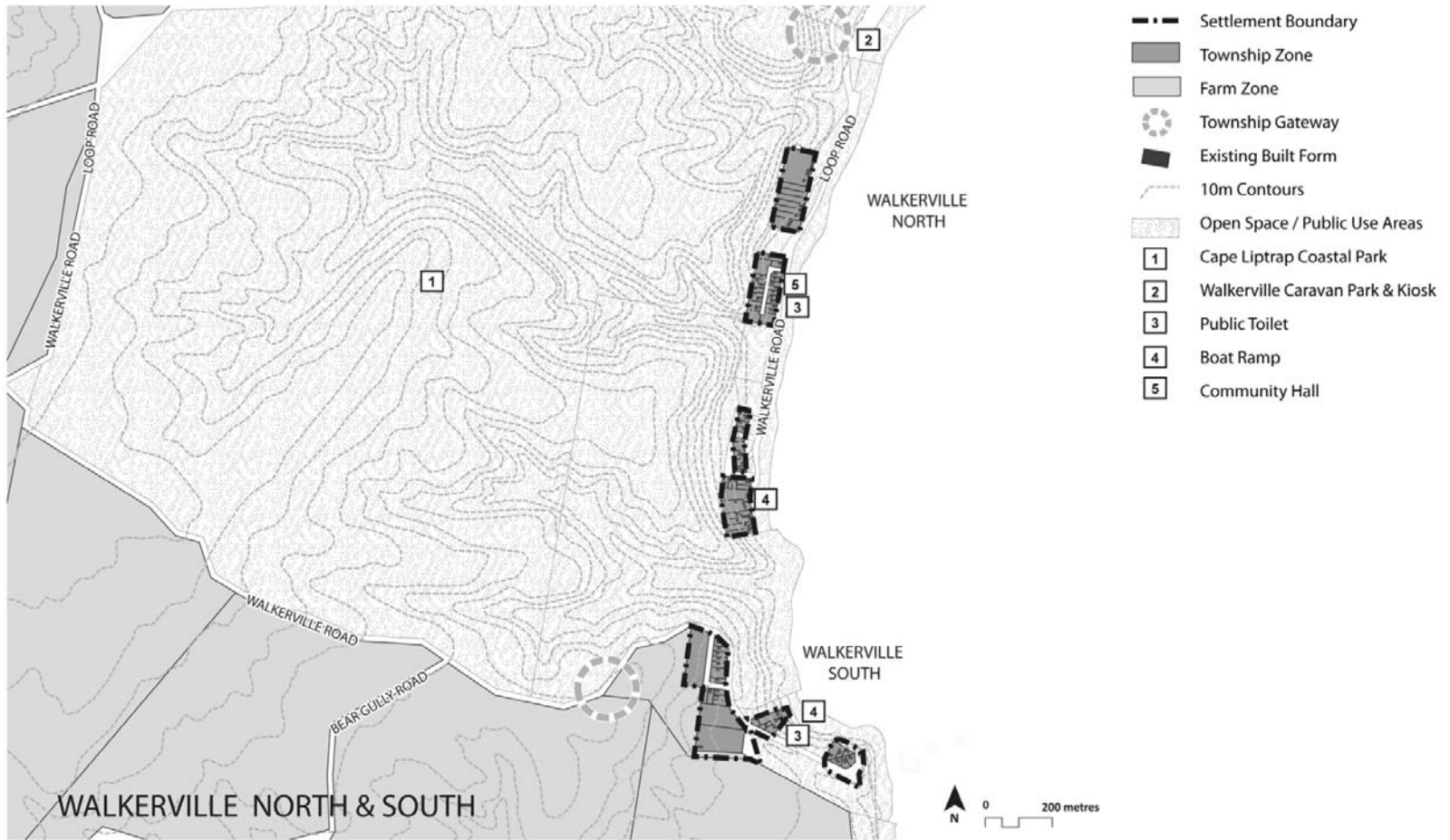
Establish a settlement boundary to consolidate future development

Strengthen sense of arrival to the separate parts of Walkerville



WALKERVILLE ISSUES & OPPORTUNITIES





5.18 YANAKIE

CHARACTER STATEMENT

Yanakie is located on the strip of land heading into the Wilsons Promontory, and provides a service stop for locals and tourists heading into the national park. A retail strip is situated in the centre of the locality consisting of a general store, take away shop, petrol station, CFA brigade, community hall and recreational reserve. The settlement is surrounded by low-lying coastal planes with views of rolling hills along the horizon.

Land outside the township has recently been rezoned to the Rural Activity Zone (RAZ) to encourage tourist related use and development. No applications have been received to date.

The Duck Point and Shallow Inlet Caravan Parks are associated with the township of Yanakie.

Yanakie has a mix of Township Zone (TZ), Low Density Residential Zone (LDRZ) and Public Conservation and Resource Zone (PCRZ).

ISSUES

No reticulated gas, sewerage or water supply

Roads experience heavy seasonal traffic and require constant maintenance

Built form that dominates the landscape in outer areas

Environmental Significance Overlay (ESO₃) applies to land within the PCRZ and TZ

The ESO₃ and a Significant Landscape Overlay (SLO₃) apply to land within the LDRZ and FZ

OPPORTUNITIES

Establish a settlement boundary to consolidate future development

Development of campdraft facilities at recreation reserve

Expand the offer of the commercial hub

Enhance rest stop facilities

Investigate tourism offer associated with proximity to Wilsons Promontory (e.g. accommodation)



YANAKIE ISSUES & OPPORTUNITIES





A APPENDICES

APPENDIX A: EXAMPLES OF SETTLEMENT HIERARCHIES

VICTORIAN COASTAL STRATEGY SETTLEMENT HIERARCHY

TYPE	DEFINITION	INDICATIVE POPULATION	EXPECTED UTILITIES	EXPECTED SERVICES
Regional Centre	Regional centres have a large, diverse population and housing base. All essential services are connected. A large, diverse employment base provides for high order goods and services in a regional Victoria context. All levels of education are offered. Access to large hospitals and numerous medical facilities are generally provided. Regional centres have strong relationships with surrounding settlements of all types.	10,000	Reticulated Water, Sewer and Electricity	Post Office, Ambulance, Police, CFA, Medical Facilities, Local Gov Office, Accommodation, Primary, Secondary and Tertiary Education

TYPE	DEFINITION	INDICATIVE POPULATION	EXPECTED UTILITIES	EXPECTED SERVICES
Large District Town	Large district towns have a substantial and diverse population base. All essential services are provided. Access to services is generally high such as police stations, medical / hospital facilities and a range of education facilities. A variety of accommodation types and sizes are available. A dominant business district with moderate employment base.	6,000-10,000	Reticulated Water, Sewer and Electricity	Post Office/General store, Medical Services, CFA, Ambulance, Police, Local Government Office, Accommodation, Primary and Secondary education
District Town	District towns tend to have dominant town centres with a variety of retail services, post office, schools, police station and some basic medical facilities. Employment is generally sought in large district towns.	2,000-6,000	Reticulated Water, Sewer and Electricity	Post Office/General store, Basic Medical Services, CFA, Ambulance, Police, Accommodation, Primary and Secondary education

TYPE	DEFINITION	INDICATIVE POPULATION	EXPECTED UTILITIES	EXPECTED SERVICES
Small Town	Population levels vary against general services but settlements of this type tend to exhibit diversity of demography. All are connected to reticulated water and sewer services. Settlements in this category usually have strong employment relationships with larger settlements nearby.	500-2,000	Reticulated Water, Sewer and Electricity	Post Office/ general store, CFA, Accommodation, Police Station, Primary School
Village	Villages have small population levels. Access to services such as a small primary school and a general store with postal facilities can be found in a small retail area. Connection to reticulated water and sewer connections vary.	200-500	Electricity and Possible Reticulated Water	Post office/ general store, CFA, Accommodation, Primary School

TYPE	DEFINITION	INDICATIVE POPULATION	EXPECTED UTILITIES	EXPECTED SERVICES
Hamlet	Low population levels within the settlement. Possible access to reticulated water with predominantly no connection to reticulated sewerage. No major services within settlement other than a possible CFA service and/or primary school.	100-200	Electricity and Possible Reticulated Water	CFA, Accommodation
Localities	A locality comprises a cluster of housing located on smaller than average rural sized allotments within non-urban zones. Reticulated water and / or sewer are generally not available. Usually no services are located within the settlement.	<100	Electricity	CFA (Potentially)

SOUTH GIPPSLAND OPEN SPACE STRATEGY HIERARCHY

TYPE	CHARACTERISTICS
Major townships	<ul style="list-style-type: none"> – Multiple local open space sites for recreation – 1 or more district sport may be needed to serve the township – A range of other type of spaces – Local parks within 400-500 metres of every household
Small townships	<ul style="list-style-type: none"> – With commercial area – Population between 200 and 600 – A range of sporting and recreation facilities – Some form of indoor sport or community centre
Rural hamlet / low density residential	<ul style="list-style-type: none"> – Outlying rural community with at least one shop, hotel, hall, or primary school – Population less than 200 people – Limited range of land uses and community facilities, – Unlikely to sport a sports club – Only 1 main open space for recreation – Only 1 main site for sport – Further residential subdivision will not trigger the provision of new decentralized local parks – Additional demand for open space resources would typically be directed into 1) embellishing any existing parks or recreation/sporting facilities or 2) dedicating route for future trails.
Rural localities	<ul style="list-style-type: none"> – Small communities zoned as farming zone (FZ) – Residents have large private open spaces – Little opportunities to walk to commercial or community hubs/facilities.

MACEDON RANGES SETTLEMENT STRATEGY HIERARCHY

TYPE	DEFINITION	SERVICES & UTILITIES
Major Regional City	Major Regional Cities are identified in the Blueprint for Regional and Rural Victoria. Key regional cities in close proximity to Macedon Ranges will include Bendigo and Ballarat. Over time, the regional cities will develop improved connections with each other and with their hinterlands. The strength of these economies and proximity to Melbourne has provided more opportunities to attract residents and investors and to build the skilled workforces needed for further business and industry expansion.	<ul style="list-style-type: none"> – Reticulated water, sewer & electricity – All major services associated with strong local economies and large populations.
Regional Centre	Regional Centres have a large, diverse population and housing base. All essential services are connected. A large, diverse employment base provides for high order goods and services in a regional Victoria context. All levels of education are offered. Access to large hospitals and numerous medical facilities are generally provided. Regional Centres have strong relationships with surrounding settlements of all types.	<ul style="list-style-type: none"> – Reticulated water, sewer & electricity – Post Office, ambulance & police, CFA, medical facilities, local gvt office, accommodation, S & T education

TYPE	DEFINITION	SERVICES & UTILITIES
Large District Town	Large district towns have a substantial and diverse population base. All essential services are provided. Access to services is generally high such as police stations, medical / hospital facilities and a range of education facilities. A variety of accommodation types and sizes are available. A dominant business district with moderate employment base.	<ul style="list-style-type: none"> – Reticulated water, sewer & electricity – Post office / general store, medical services, CFA, ambulance, police, local gvt office, accommodation, P&S education
District Town	District towns tend to have dominant town centres with a variety of retail services, post office, schools, police station and some basic medical facilities. Employment is generally sought in large district towns.	<ul style="list-style-type: none"> – Reticulated water, sewer & electricity – Post office / general store, basic medical services, CFA, ambulance, accommodation, police, P&S education
Small Town	Population levels vary against general services but settlements of this type tend to exhibit diversity of demography. All are connected to reticulated water and sewer services. Settlements in this category usually have strong employment relationships with larger settlements nearby.	<ul style="list-style-type: none"> – Reticulated water, sewer & electricity – Post office / general store, CFA, police station, accommodation, primary school
Village	Villages have small population levels. Access to services such as a small primary school and a general store with postal facilities can be found in a small retail area. Connection to reticulated water and sewer connections vary.	<ul style="list-style-type: none"> – Electricity & possible reticulated water – Post office / general store, CFA, accommodation, primary school

TYPE	DEFINITION	SERVICES & UTILITIES
Hamlet	Low population levels within the settlement. Possible access to reticulated water with predominantly no connection to reticulated sewerage. No major services within settlement other than a possible CFA service and/or primary school.	<ul style="list-style-type: none"> – Electricity & possible reticulated water – CFA, accommodation
Localities	A locality comprises a cluster of housing located on smaller than average rural sized allotments within non-urban zones. Reticulated water and / or sewer is generally not available. Usually no services are located within the settlement.	<ul style="list-style-type: none"> – Electricity – Nil, CFA (potentially)

GREAT SOUTH COAST REGIONAL STRATEGIC PLAN

DISTRICT CENTRES	TOWNS	VILLAGES	SMALL SETTLEMENTS
<p>RURAL DISTRICT CENTRE</p> <ul style="list-style-type: none"> - Diverse population base - Retail and service centre for agricultural hinterland - Rural industry base - Good transport linkages - Good access to medical and education services - All essential utility services available 	<p>RURAL TOWN</p> <ul style="list-style-type: none"> - Retail and service centre for rural hinterland - Mixed level of services and infrastructure available - Reticulated water and sewer - Transport connections good to poor - Community hub function 	<p>RURAL VILLAGE</p> <ul style="list-style-type: none"> - Retail and service centre for rural hinterland - Limited services and infrastructure available - Transport connections limited - Community hub function 	<p>LOCAL SERVICE SETTLEMENT</p> <ul style="list-style-type: none"> - Retail and service centre for local rural hinterland - Few services and infrastructure available

<p>COASTAL DISTRICT CENTRE</p> <ul style="list-style-type: none"> - Diverse population base - Strong tourism / recreation function - Large seasonal population variation, low proportions of permanent residents - All essential utility services available - Transport linkages seasonal - Fishing industry base - Specialist retail role 	<p>COASTAL TOWN</p> <ul style="list-style-type: none"> - Strong tourism base, seasonal population growth - Convenience retail and service centre - Reticulated water and sewer - Transport linkages generally limited - Limited services and infrastructure available 	<p>COASTAL / TOURISM VILLAGE</p> <ul style="list-style-type: none"> - Tourism function - Retail and service centre for rural hinterland - Limited services and infrastructure available - Transport linkages generally limited - Community hub function 	<p>COMMUTER / LIFESTYLE SETTLEMENT</p> <ul style="list-style-type: none"> - Retail and service centre for local rural hinterland - Often dormitory role for nearby larger settlement - Often attractive landscape setting - Few services and infrastructure available
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