



South Gippsland
Shire Council
Care for the Coast. Live the Life!

SOUTH GIPPSLAND HOUSING & SETTLEMENT STRATEGY

FOR THE SOUTH GIPPSLAND SHIRE COUNCIL
SEPTEMBER 2013



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GLOSSARY OF TERMS

ACAT	Aged Care Assessment Team	VCS	Victorian Coastal Strategy
BMO	Bushfire Management	VIF	Victoria in Future
DPCD	(Former) Department of Planning and Community Development	WMO	(former) Wildfire Management Overlay
DEPI	Department of Environment and Primary Industries	WGCMA	West Gippsland Catchment Management Authority
DSE	(Former) Department of Sustainability and Environment		
DTPLI	Department of Transport Planning and Local Infrastructure		
ESO	Environmental Significance Overlay		
FO	Flood Overlay		
FZ	Farming Zone		
GRGP	Gippsland Regional Growth Plan (formerly known as GILUP)		
HSS	Housing and Settlement Strategy		
LDRZ	Low Density Residential Zone		
LPPF	Local Planning Policy Framework		
LSIO	Land Subject to Inundation Overlay		
R1Z	Residential 1 Zone		
RLUS	Rural Land Use Strategy		
RLZ	Rural Living Zone		
RO	Restructure Overlay		
SGSC	South Gippsland Shire Council		
SPPF	State Planning Policy Framework		
TZ	Township Zone		
UDF	Urban Design Framework		

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EXECUTIVE SUMMARY

HOUSING & SETTLEMENT STRATEGY

The Gippsland Region is projected to grow by an additional 76,000 people by 2031 (Victoria in Future 2012). To manage the growth, the Department of Transport Planning and Local Infrastructure (DTPLI or former DPCD) is currently undertaking state-wide regional growth planning including for Gippsland, the Gippsland Regional Growth Plan (GRGP).

GRGP will provide an integrated settlement framework as well as detailed planning frameworks for key regional centres in Gippsland. This includes regional coordination and planned prioritised provision of infrastructure to support regional employment and regional communities.

In this policy context, South Gippsland is preparing a Housing and Settlement Strategy to provide Council with a Shire-based integrated framework for managing the future growth and development of its settlements to 2031.

Council has already developed a strategic framework for its rural areas through the *South Gippsland Rural Land Use Strategy* 2011 which was implemented into the *South Gippsland Planning Scheme* in March 2012.

Settlements in South Gippsland are widely dispersed across the Shire. They vary significantly in terms of their size, population characteristics, role, economic activities and access to service and facilities. The Shire is expected to grow by 1.4% per annum from 28,500 residents to 36,927 residents in 2031. The key issues and challenges include:

- § Managing population changes, from population growth associated with 'tree-change' and 'sea change' migration to population decrease in smaller settlements.
- § Providing for a future which demographic trends indicate will include an increasing proportion of aged residents and changing household structures that will affect demand for housing diversity and services.
- § Protecting agricultural practices and associated infrastructure from development pressure or conflict from other land uses.
- § Preserving and enhancing the quality of natural assets including water catchments, native vegetation and native fauna, coastal environments and landscapes.
- § Planning for the impact of climate change.
- § Acknowledging the service limitations and the costs of providing community and physical infrastructure in a Shire containing numerous dispersed settlements.
- § Providing direction for non-residential uses within settlements to maintain a sustainable economy and employment opportunities.

The project was undertaken in two parts.

Stage 1: Issues, Opportunities and Constraints Paper - prepared in December 2012, provides an outlines of the strategic policy framework context, key issues, and opportunities and constraints for the Shire's settlements. This includes a community infrastructure analysis and economic analysis, examining housing characteristics and trends, demographic and population forecasts, and demand and supply for residential, commercial/retail and industrial land.

Stage 2: Housing and Settlement Strategy – (this Paper) which provides:

- § The principles and strategies for future growth.
- § A settlement hierarchy and community infrastructure framework.
- § A set of Urban Design Frameworks (UDFs) for 17 settlements that are currently without a strategic plan.
- § Investigates precincts proposed for rezoning to Rural Living Zone.
- § Identifies land in 'old Crown townships' to be restructured in order to avoid negative impacts associated with full development while providing development options for landowners.

The following strategic directions have guided the development of this HSS:

- § The larger settlements that are serviced by reticulated sewer will be the focus for growth in the Shire including Leongatha, Korumburra, Foster, and Mirboo North. These settlements will also be the focus for diversifying the municipal economy, particularly through industry and business.
- § Growth will be directed and managed by the preparation of Settlement Structure Plans. This will ensure that future population communities are efficiently serviced by the necessary community and physical infrastructure that is established in larger settlements.

- § Focusing growth in the larger settlements will ensure that development is managed in a way that will not encroach on productive agricultural land, negatively impact on environmental values, expose residents to hazards, or lead to pockets of isolated development.
- § In the smaller settlements that do not have access to reticulated sewer, development will be encouraged only within the settlement boundary. The existing role, services and character of each settlement will be retained and enhanced in accordance with the relevant settlement Structure Plan or UDF.
- § Other than the land identified in the relevant Structure Plans, commercial growth will be focused on the towns of Leongatha, Korumburra and Foster, with industrial growth to be concentrated in Leongatha, Korumburra and the industrially zoned port areas adjacent to Corner Inlet.
- § Demand for lifestyle residential development will be managed by ensuring an adequate supply of Low Density Residential Zone land on the periphery of larger settlements where this is consistent with structure planning and access to reticulated sewer is available. The rezoning of additional land into the Rural Living Zone will be limited to addressing zoning anomalies or conflicting land uses.
- § The 2000 potential rural living lots identified for potential dwellings in the RLUS are considered to address the RLZ demand.

- § In coastal areas development will be carefully managed in accordance with the Victorian Coastal Strategy and take into account the projected impact of climate change on low-lying coastal areas.
- § The findings and directions of the *RLUS* will be supported by the *HSS* by defining settlement boundaries and focusing development within them. The *HSS* will aim to ensure an adequate supply of urban land for both residential and lifestyle residential development to reduce development pressure on agricultural land.
- § The development of connected, resilient and sustainable settlements will be a priority for the Strategy. Access and connection to community infrastructure between the larger and smaller settlements will be integral to community infrastructure provision across the Shire.

URBAN DESIGN FRAMEWORKS

Over the last five years the Shire has prepared strategic plans for many of its settlements. This section of the HSS focuses on the outstanding 17 settlements for which no strategic plan currently exists. These are:

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

Each settlement has a unique and valued identity supported by active community members. Each settlement is similar in terms of having smaller, static or decreasing populations, dependence of residents on services provided in the bigger townships, and limited growth potential due to lack of physical and community infrastructure such as reticulated sewer and water provision.

Given these constraints to residential growth and development, the UDFs identify a settlement boundary to provide an integrated and coherent framework for managing the future of the settlements focusing on the physical aspects of the towns and localities, their images and identities.

State policy objectives for planning include the creation of safe, healthy, functional and good quality environments. Good urban design is critical to this and ensures future development or redevelopment contributes to sense of place, cultural identity, health

and wellbeing, and environmental sustainability. Contextually appropriate design principles and strategies provide the framework to achieve these objectives.

Each UDF includes the following:

- § Character Statement including Town Role and Zone and Overlay Controls
- § Land Use Actions
- § Urban Design Actions
- § Land Use & Urban Design Framework Plan

It is intended that Urban Design Frameworks be reviewed periodically. This will be important if new infrastructure, such as reticulated sewer, is introduced or new business opportunities arise.

RURAL LIVING ZONE REVIEW AND RESTRUCTURE AREAS

Part C: Investigation Areas examines a number of current proposals to rezone land to Rural Living (RLZ) in Nyora, Kongwak, Sandy Point, Southern Leongatha and Yanakie. It also considers the merits and application of the Restructure Overlay to 'old and inappropriate' subdivisions in eleven locations across the Shire, of these 9 are referred to in the *Rural Land Use Strategy (RLUS)*, adopted by Council in August 2011

The RLUS identifies that rural areas within the Shire are experiencing a high level of fragmentation due to historical settlement patterns and a lack of robust planning policy guidance in the past.

The *RLUS* was developed to assist Council in managing further fragmentation caused by subdivision of its rural areas for lifestyle residential purposes. Poorly managed subdivision can have considerable implications for agricultural production, landscape values, natural resource management and servicing of populations in outlying areas.

The *HSS* must provide Council with a tool to assist in guiding the appropriate locations for the lifestyle residential property market. This market is driving demand for larger 'rural living' and 'low density residential' zoned properties (0.4 – 4 ha), particularly in areas of high amenity and environmental value outside settlement boundaries.

The principles around settlement planning contained in the *HSS* can also provide a strategic framework for managing the numerous historical subdivisions (often called 'old Crown townships') that were

either never developed or correspond with the sites of former settlements that have depopulated. In many cases the development (or redevelopment) of these subdivisions to full capacity would present significant environmental, servicing and social impacts; or expose residents to environmental risks.

The following principles have been applied to both the Rural Living Zone and Restructure Overlay Investigations:

- § avoid the loss of quality agricultural land;
- § avoid the potential for land use conflicts;
- § discourage residential development in locations without access to an appropriate range of services and employment opportunities;
- § recognise that infrastructure and community services cannot be provided to rural living areas to the same standards as settlements;
- § ensure that opportunities for population growth are not compromised by the fragmentation of larger parcels of land adjacent to settlement boundaries;
- § protect environmental values and natural resources; and
- § avoid exposure to natural and human induced hazards, such as bushfire, landslip, flooding, and land contamination from past mining and agricultural practices.

The *HSS* recognises that lifestyle residential properties are an important component of the residential market in South Gippsland and a significant driver of demand and change. In light of the overarching policy directions aimed at consolidating residential growth in key townships and protecting rural land for agricultural purposes the *HSS* does not support population growth in rural areas

beyond the significant growth allowed by the Rural Land Use Strategy and the limited application of LDRZ and RLZ. It therefore recommends that the subdivision and rezoning of land for this purpose be strongly controlled.

The *HSS* recommends that the Low Density Residential Zone be used as the preferred zone for lifestyle residential lots and that these lots should be located in close proximity to higher order settlements where reticulated sewer and services can be provided. Investigation of existing Rural Living Zoned land should be undertaken for rezoning to LDRZ subject to reticulated sewage provision. Given that the *RLUS* identified a large supply of lots within the Farming Zone that fall into the lifestyle residential category (4.0 hectares or less) further expansion of the Rural Living Zone should not be supported except in limited circumstances. Relevant circumstances should be limited to addressing zoning anomalies or resolving existing land use conflicts.

The investigation into the Rural Living Zone rezoning proposals recommends that parts of Southern Leongatha, Nyora, and Kongwak to a limited extent, be supported by Council, however the remaining parts of Kongwak, Sandy Point, and Yanakie not be supported.

The *HSS* also recommends that the Restructure Overlay be applied to old Crown townships to provide certainty to landowners and service providers and avoid the adverse impacts of fragmentation that would likely occur if the townships were fully developed.

The investigation into the Restructure Overlay areas supports the application of the overlay to the identified old Crown townships. The proposed Restructure Plans will facilitate larger lots of a size and configuration that better reflect the environmental capacity and landscape values of the relevant localities.



1

OVERVIEW

1.1 INTRODUCTION

South Gippsland Shire Council is preparing a Housing and Settlement Strategy to provide an integrated framework for managing the future growth and development of its settlements over the next 15 to 20 years.

This *Housing and Settlement Strategy 2013* incorporates the results of extensive community consultation, settlement surveys, policy review and research and analysis undertaken by Council and the consultant team.

1.1.1 WHY A HOUSING & SETTLEMENT STRATEGY?

Gippsland is projected to grow by an additional 76,000 people by 2031 (Victoria in Future 2012). To manage the growth, the Department of Transport Planning and Local Infrastructure (DTPLI) is currently undertaking Statewide Regional growth planning including the *Gippsland Regional Growth Plan (GRGP)*.

GRGP will provide a broad direction for regional land use and development as well as detailed planning frameworks for key regional centres. This includes regional coordination and planned provision of infrastructure to support regional employment and regional communities.

South Gippsland is expected to grow by 1.4% from 28,500 residents to 36,927 residents in 2031 (based on a moderate growth forecast prepared by id consulting). In the context of regional based settlement planning, South Gippsland is preparing a Housing and Settlement Strategy to provide Council with a Shire-based integrated framework to determine which settlements can accommodate

growth; consider the type of infrastructure needed to support the population growth and change; and manage development in a manner that respects the environmental, social and economic context of the Shire.

GRGP identified the following key issues and challenges for South Gippsland including:

- § Managing population growth, including population loss from smaller settlements in favour of larger urban centres.
- § Providing for demographic trends that point to an increasingly aged population in the future, and changing household structures that will affect housing demand and preferences.
- § Managing demand for rural living and lower density 'lifestyle residential' properties, particularly in areas of high amenity and environmental value.
- § Promoting growth in settlements with reticulated sewer and allowing managed and incremental growth only in the settlements with no reticulated sewer.
- § Protecting agricultural land and capital investment.
- § Preserving and enhancing natural assets including water catchments, vegetation and native fauna, coastal environments and landscapes.
- § Consider the potential impact on native vegetation of rezoning and subsequent increased residential development and the desirability of native vegetation precinct planning to integrate and manage native vegetation within the planning scheme.
- § Planning for the impact of climate change.

- § Delivering community services recognizing the limitations and costs of providing infrastructure in a Shire of dispersed settlements.
- § Providing direction for non-urban uses within settlements to maintain a sustainable economy and employment sources in light of trend towards larger farm holdings, fewer farm work opportunities, and an increase in the importance of larger urban centres such as Traralgon and Bairnsdale for commercial and retail functions.

The Housing and Settlement Strategy is a key action by Council discussed in the *Annual Council Plan 2012-2013* and *South Gippsland Council Plan 2010-2014*.

1.1.2 STUDY AREA COVERED BY THE PLAN

The Study Area includes the entire South Gippsland Shire Council focusing on its dispersed settlements (refer to Figures 1 and 2).

Figure 1: South Gippsland Shire Context Map



1.1.3 APPROACH

The project is being undertaken in the following four stages:

- § Stage 1: Inception & Background Review [August 2012]
- § Stage 2: Consultation & Analysis [November 2012]
- § Stage 3: Draft Strategy [April 2013]
- § Stage 4: Final Strategy [September 2013]

1.1.4 STUDY TEAM

Council appointed a team led by Planisphere to assist with preparation of the *Housing and Settlement Strategy*. The study team and their various roles comprise:

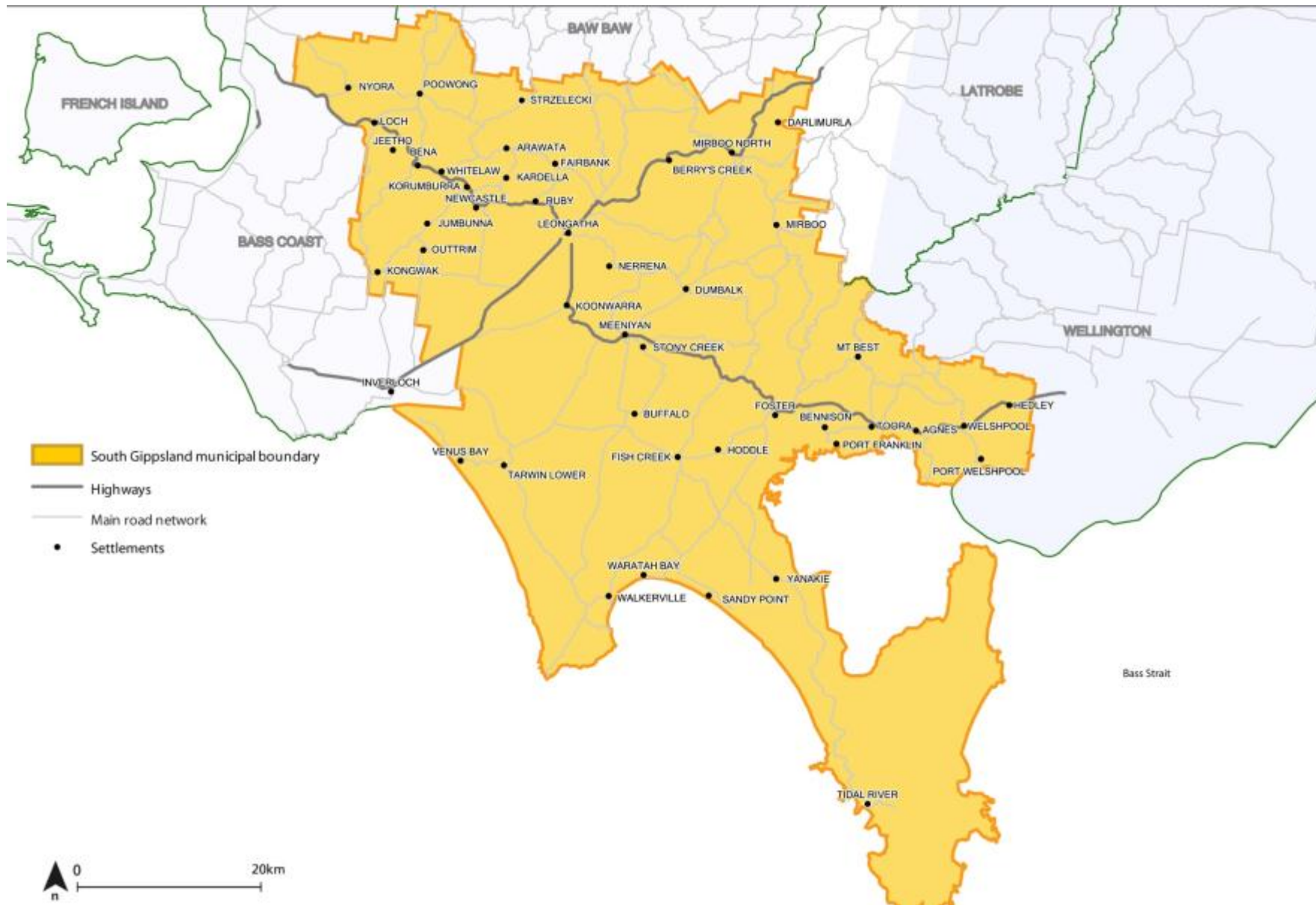
Planisphere	Project Management, Planning & Urban Design
Urban Enterprise	Economic Analysis, Land Demand & Supply Analysis
Equity Justice Access	Specialist Housing & Community Infrastructure Analysis

1.1.5 CONSULTATION

A vital component of the project has been engaging with a broad range of stakeholders from private, public and not-for-profit sectors. The project *Consultation and Communication Strategy* outlines the key project stakeholders, consultation approach and key questions and issues to be investigated through the project.

The final report has been revised to respond to the community and stakeholder feedback during public consultation on draft documents.

FIGURE 2- SOUTH GIPPSLAND SHIRE STUDY AREA



1.1.6 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. A summary of State, Regional and Local Policy is located at Appendix 1. The key strategic documents are:

STATE POLICY	REGIONAL POLICY	LOCAL POLICY
State Planning Policy Framework	Draft Gippsland Integrated Land Use Plan May 2012	Council Plan 2010-2014
Melbourne 2030	Gippsland Regional Plan 2010	Municipal Strategic Statement
Melbourne @ 5 Million	Gippsland Transport Strategy 2008-2020	Municipal Public Health & Wellbeing Plan 2010-2012
Victorian Coastal Strategy	Gippsland Estuaries Coastal Action Plan	Overall Settlement Plan (2006)
	Gippsland Boating Coastal Action Plan 2012	Rural Land Use Strategy (2011)
	WGCMA Regional Catchment Strategy (RCS)	Draft Economic Development & Tourism Strategy 2012-2017
	Gippsland Regional Strategic Fire Management Plan 2011	Open Space Strategy (2007)
		Recreation Plan (2007)
		Infrastructure Design Manual (2010)
		Draft Municipal Domestic Wastewater Management Plan 2012-2022
		Aquatic Strategy 2012
		Municipal Fire Management Plan 2013 – 2016
		Municipal Emergency Management Plan 2013
		South Gippsland Shire Flood Emergency Plan 2013

These policy directions have the following implications for the Housing and Settlement Strategy:

- § The *HSS* should address land supply from a municipal perspective rather than on an individual settlement basis.
- § The Draft *GILUP* (recently renamed the *Gippsland Regional Growth Plan*) contains the following directions for the HSS:
 - A settlement hierarchy, including Regional Centre, District Centre and Towns that should be consistent in the HSS.
 - Leongatha and Korumburra 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.
- § The *Victorian Coastal Strategy* seeks to limit growth along the coast by identifying key settlements in which growth and infrastructure development should be focused. Coastal towns in South Gippsland Shire are classified as having: 'Low Spatial Growth Capacity' where growth should be contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries.
- § Growth drivers vary significantly across the Shire, with some towns well positioned to cater for standard density residential growth and associated employment growth, while other towns and regions are more tourism and lifestyle oriented. These values should be supported and protected.

- § The economic strengths of the region should be supported through providing sufficient land supply in appropriate locations and zones.
- § Land with high agricultural quality should be protected from urban encroachment.
- § Sufficient industrial land should be made available for expansion of key food manufacturing businesses.
- § Large lot industrial land is required in strategic locations for dairy related and value-add industries.
- § Industrial land supply should be sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum.
- § Commercial land supply is sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum, particularly in areas surrounding the commercial core of existing town centres.
- § Towns with strong tourism activity/potential are appropriately located for the development of tourist accommodation and associated facilities.
- § Three new residential zones to replace the existing Residential 1, 2 and 3 zones, and modifying the Mixed Use zone and the Low Density Residential zone.
- § The five existing business zones have been consolidated into two new commercial zones. The Business 1, Business 2 and Business 5 was converted to the Commercial 1 Zone. Land zoned Business 3 and Business 4 was converted to the Commercial 2 Zone.
- § Revised the Industrial zones to enable default floor restrictions and allow limited retail opportunities.

An Advisory Committee submitted its progress report on the rural zones to the Minister for Planning on 28 February, 2013. The government has not yet responded to the report.

These changes are likely to impact the implementation of this *Housing and Settlement Strategy*.

1.1.7 REFORMED ZONES FOR VICTORIA

The VPPs contain the suite of standardised zones and policies that Councils are to select from in seeking to achieve their strategic objectives. The VPPs also contain ResCode – standard guidelines for residential development within Victoria. Councils are required to implement the new zones by the end of June 2014.

In July 2013 the State Government introduced into the Victoria Planning Provision (VPP) including the following:



2

SHIRE CONTEXT

2.1 THE PLACE

The South Gippsland Shire is located about 100km south east of Melbourne. The Shire covers an area of approximately 3,297 square kilometres, with a density of 0.08 people per hectare.

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 Baw Baw. Other adjoining Councils include Bass Coast, Wellington and Latrobe City.

There are 66 localities* and among them, over 37 settlements dispersed across South Gippsland Shire, ranging in size from Leongatha with over 5,000 people to hamlets such as Mt Best with less than 100 people. They vary significantly in terms of their size, population characteristics, role, economic activities and access to service and facilities. All settlements possess strong linkages to settlements outside of the Shire for retail, community and health services, as well as employment. Shire residents often access higher level goods and services in places such as Wonthaggi, Inverloch, the Latrobe Valley and Greater Melbourne.

**Bounded areas as recognised by the Registrar of Geographic Names acting under the Geographic Place Names Act (1998)*

2.1.1 LAND USE & SETTLEMENTS

The five most populous towns are Leongatha (5,332), Korumburra (4,373), Mirboo North (2,296), Foster (1,677) and Nyora (1,332). In these settlements and others serviced by reticulated sewer, the general suite of urban zones that apply include residential, business,

industrial, public use and special use zones. Within the non-reticulated settlements of the Shire, the Township Zone is generally applied.

Leongatha is the principal service centre containing the widest range and highest level of retail, commercial, community and recreational facilities and services; and the highest population of any settlement.

Korumburra is the Shire's secondary service centre. Located 100 kilometres from metropolitan Melbourne on the South Gippsland Highway, and 15 minutes by car from Leongatha, the centre contains a variety of services and facilities that complement Leongatha.

Foster serves the role of a district town. It is the third most populated township and houses key retail activities and services for the surrounding area, however not to the extent of the higher order centres. This is followed by Mirboo North which has recorded strong growth in house and land values.

South Gippsland is also well known for its coastal settlements: Yanakie, Venus Bay, Waratah Bay, Sandy Point and Walkerville which support part-time and seasonal populations. These settlements cater to the significant lifestyle and tourism housing market within the Shire.

The study has also identified three township clusters, which possess important interdependencies in terms of access to retail and community infrastructure.

Poowong, Nyora and Loch: This relationship is based on access to community services, education, employment and retail facilities. The forthcoming introduction of reticulated sewer to the settlements, coupled with their strategic location in proximity to the Urban

Growth Boundary, is likely to reinforce the relationship between the settlements while spurring residential growth.

Venus Bay and Tarwin Lower: Venus Bay contains a significant proportion of holiday homes but has a limited range of retail activity and community infrastructure. Residents of the township look to Tarwin Lower for immediate access to education, retail and a limited range of commercial land uses.

Welshpool and Port Welshpool: There are strong historical linkages between Welshpool and Port Welshpool. The former contains a wider range of community facilities and services (e.g. early years, education and recreational), while the latter contains regionally significant port infrastructure.

The remainder of smaller rural settlements throughout the Shire have limited existing physical and social infrastructure or play a more localised role than the other settlements. Many of these settlements are currently zoned Township Zone or Farming Zone.

The non urban areas of the Shire (outside of settlements) are predominantly located within the Farming Zone, with pockets of Rural Activity Zone (RAZ), Rural Living Zone, and Public Conservation and Resource Zone (PCRZ).

2.1.2 ENVIRONMENTAL & CULTURAL

The areas subject to cultural and natural resources, features and environmental constraints (all environment overlays) are shown on *Figure 3 - Environmental features and planning scheme overlays*.

WATER CATCHMENTS

The Shire is located in the West Gippsland region and extends across the Bunurong and Corner Inlet catchments. Significant waterways and waterbodies include the Tarwin River, Bass River, and, importantly, the Ramsar listed Corner Inlet wetland.

South Gippsland Water notes that any future developments within the Tarwin Lower potable water catchment area can pose significant risk to the potable water supply for Dumbalk and Meeniyah. The State Government has recently released revised guidelines for development in declared water catchments.

The West Gippsland Regional Catchment Strategy (RCS) is the primary planning document that identifies priorities for the management of natural resources across the West Gippsland Catchment Management Authority (WGCMA) region for the next six years. The RCS provides the overarching strategic framework for action, which is supported by a range of strategies and action plans. The RCS defines seven landscape priority areas, quantifies the values and threats to the natural assets within these landscapes, and provides 20 year objectives and associated six year management measures.

Waterways are important natural assets and require protection as per clause 14.02-1 of the State Planning Policy Framework when development occurs. Small urban waterways are also important natural assets as they can help protect downstream waterways from the impacts of urbanisation by helping to attenuate and filter stormwater from adjacent hard surfaces.

FAUNA

South Gippsland Shire Council is currently preparing an Environmental Significance Overlay for the Giant Gippsland Earthworm (GGE) to protect and manage populations and habitat of the species. The GGE is listed as a threatened species under both Commonwealth and State legislation and as an endangered species on the Department of Sustainability and Environment's Advisory List of Threatened Invertebrate Fauna in Victoria – 2009.

Scattered remnant patches of native vegetation on private land and crown land reserves, State forest and Wilsons Promontory National Park provide habitat for a number of EPBC, FFG and Statewide listed threatened faunal species. One of the more significant of these threatened species is the Giant Gippsland Earthworm (*Megascolides australis*) due to its very restricted range. The Victorian Biodiversity Atlas shows the South Gippsland Shire as having a large proportion of the known records of GGE. Small scattered colonies occur across the western half of the Strzelecki Ranges within the Shire.

VEGETATION

South Gippsland Shire is characterised by a highly cleared landscape. Native vegetation cover exists largely in small, scattered remnants on both private and crown land. Larger remnant vegetation areas exist in Cape Liptrap Coastal Park, which protects near coastal vegetation along a large part of the coast line west of Wilsons Promontory; parts of the Strzelecki Ranges such as the area north of Foster and areas west and north of Mirboo North; and an area of combined Conservation Reserve and crown land allocated to resource extraction west of Nyora. Wilsons Promontory National Park contains the largest area of intact native vegetation in the far south east of the

Shire. Remnant vegetation within the Shire supports populations of EPBC, FFG and State listed threatened flora species.

Plantation Forestry (Radiata pine and eucalypt hardwood) occupies some parts of the Strzelecki Ranges and tends to occur adjacent to, or near, the remnant vegetation areas previously referred to.

The most common broad vegetation groupings based on Ecological Vegetation Groups are, Wet and Damp Forests; Lowland Forest; Herb Rich Woodland; Heathy Woodland; Heathlands; Coastal Scrubs and Woodlands.

Some of the settlements within the South Gippsland Shire are in close proximity to areas of remnant vegetation on both private and Crown land. These areas of native vegetation not only have intrinsic value as places of conservation of native flora and refuge and habitat for native fauna, they also have value for residents and visitors to the settlements and South Gippsland Shire in general. Such values include increasing the visual attractiveness of settlements and adding to the recreational value of Crown land, particularly where walking tracks are provided. However, the presence of native vegetation places constraints and creates additional considerations in relation to further expansion of these settlements. Additional housing on the outskirts of such settlements, in conjunction with subdivision following rezoning may require clearing of native vegetation for housing envelopes and to meet CFA recommendations for bushfire defensible space. Bushfires and the Bushfire Management Overlay are discussed later in this document under the heading of Environmental Hazards.

Potential clearing of native vegetation needs to be managed within the planning system using guidelines established under the Victorian

Native Vegetation Management Framework. Under the Framework, a process of Avoid, Minimise and Offset must be followed before permits for native vegetation clearance can be issued. Where larger areas are being developed including rezoning to allow for more housing in formerly rural areas, native vegetation precinct planning is a useful tool to apply. Such planning can streamline the permit process and assist in integration of native vegetation within and adjacent to settlement areas. Gains achieved will include retaining the amenity benefits of native vegetation, whilst addressing and minimising environmental risks such as bushfires.

PARKS & RESERVES

As previously mentioned the South Gippsland Shire contains a number of parks and reserves which protect ecosystems and the threatened plus more common flora and fauna species within such habitats. Due to a combination of their limited number, lack of connectivity and generally small size, these reserves and parks cannot be described as forming an adequate network of remnant native vegetation across the Shire even when combined with remnant vegetation on private land. Nevertheless, the larger parks are of State, National and International significance such as Wilsons Promontory National Park and Cape Liptrap Coastal Park.

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

Two 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.

NATURAL RESOURCES

South Gippsland Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk as well as beef, prime lamb and vegetables. The future outlook for agriculture in the Shire is strong with the advantages of high rainfall, soil and land types suited to producing a wide range of agricultural commodities. It is important for the Shire to ensure land with high agricultural quality is protected from urban encroachment.

The Shire also contains State recognised sand reserves to the west of Nyora and coal deposits in the east.

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 that 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.

ENVIRONMENTAL HAZARDS

BUSHFIRE

Significant areas of the Shire are covered by the Bushfire Management Overlay (BMO). 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.

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 2013. The primary purposes of the updated BMO will be to identify all areas where the bushfire hazard requires specified bushfire protection measures for subdivision and buildings and works to be implemented, and to ensure development does not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.

Settlements subject to bushfire risk include Mirboo North, Foster, Kongwak, Darlimurla, Walkerville, Venus Bay, Waratah Bay, Port Welshpool and Sandy Point. The high bushfire risk townships of Nyora (Cherry Tree Road and McDonalds Track), Waratah Bay, Walkerville, Venus Bay, Koonwarra, and Sandy Point have Community Information Guides (formerly known as Township Protection Guides: TPPs) in place. This will influence planning for growth and the vulnerability of settlements.

The Victorian Fire Risk Register (VFRR) (Wildfire) is a Victorian version of a mapping application developed by the New South Wales Rural Fire Service (NSW RFS) to assist in wildfire risk management planning. The VFRR (Wildfire) enables the user to enter risk reduction treatments and associate these treatments to assets.

FLOOD

The Shire has a number of areas that are subject to inundation. These have been extensively mapped. 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.

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.

West Gippsland Catchment Management Authority and Council are currently preparing Planning Scheme Amendment C81 to update flood-related planning controls across the Shire. The maps that have been used throughout this report are based on the up-to-date data.

COASTAL SEA LEVEL RISE AND FLOODING

Policy direction on coastal inundation and erosion caused by climate change is detailed at Clause 13.01 of the State Planning Policy Framework.

The *Victorian Coastal Strategy 2008* (VCS) states that during this century, it is likely the Victorian coastline will be impacted by sea level rise and increased frequency and severity of storm events leading to inundation and erosion. Further, higher temperatures will increase bushfire risk along the coast, and increased sea temperatures, changing sea currents and further acidification of the ocean will affect the marine environment.

Further, the *Future Coasts Program*, led by the Victorian Department of Sustainability and Environment in partnership with the Department of Planning and Community Development, implements a number of the actions of the VCS. The Program will continue to

map areas physically vulnerable to climate change impacts along the coasts and has developed decision making support tools.

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.

To support the objective of the HSS to minimize risks to life, property and community infrastructure of these coastal communities, Council will continue to work with WGCMA and the affected communities to implement a planning scheme amendment which identifies the vulnerable communities at risk of coastal inundation up to 2100.

The HSS should ultimately seek to minimise risks to life, property and community infrastructure and protect the environmental significance of floodplains and sand dunes.

EROSION

There are extensive areas of the Shire which are prone to erosion. These are identified 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.

FIGURE 3 – ENVIRONMENTAL FEATURES AND PLANNING SCHEME OVERLAYS



2.1.3 ACCESS AND TRANSPORT

ROAD

The Shire is serviced by three highways connecting its settlements to each other, the wider region and Melbourne:

- § **South Gippsland Highway** extends from the north-west to the south-east of the Shire and connects to Cranbourne in the west and Sale in the east.
- § **Bass Highway** provides a key north-south linkage, providing connections to Inverloch and Wonthaggi in the west
- § **Strzelecki Highway** comprises the primary north-south link, providing a connection between the Latrobe Valley and South Gippsland.

Meeniyah-Promontory Road, Foster-Promontory Road, and 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.

VicRoads 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 Warragul and Morwell.

The South Gippsland Tourist Railway runs a collection of historical diesel locomotives and railcars between Leongatha, Korumburra and Nyora along a 36-kilometre section of former Victorian Railways main line. This is a popular tourist attraction in the region. Vic Track administers the railway reserve.

BUS

V/Line bus routes along 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.

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

2.1.4 PHYSICAL SERVICING

RETICULATED SEWER

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

South Gippsland Water is preparing for the introduction of sewage schemes for Loch, Nyora and Poowong by 2018. This will have significant implications for the growth potential for these towns.

Wastewater treatment facilities in some areas will need upgrading in the future. Effluent disposal is a major problem in the smaller coastal settlements which do not have a reticulated sewer system, particularly in the peak holiday periods due to the associated influx of population.

On-site waste disposal from rural dwellings within the Declared Water Supply Catchment areas has the potential to impact on the quality of potable water supplies. Rural dwellings in the Tarwin River Catchment area are putting pressure on the quality of potable water supply for Dumbalk and Meeniyan.

Council is reviewing its Municipal Domestic Wastewater Management Plan and the new plan is expected to be adopted by Council by mid 2013.

RETICULATED WATER

The settlements of Leongatha, Korumburra, Foster, Mirboo North, Toora, Meeniyan, Nyora, Poowong, Loch, Koonwarra, Fish Creek, Dumbalk, Welshpool, Port Franklin, Agnes, and Port Welshpool are serviced by reticulated water supply.

South Gippsland Water's Water Supply Demand Strategy proposes to interconnect the reticulated water systems of Leongatha, Korumburra, Poowong, Loch and Nyora using water supplied by Lance Creek with the Melbourne supply system as a backup alternative supply.

ELECTRICITY

All settlements in the Shire are connected to electricity.

TELECOMMUNICATIONS

Mobile telephone coverage is inconsistent across the Shire due in part to the dispersed population and undulating topography. Residents in Dumbalk, in particular, reported poor reception.

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 wireless towers are proposed in the following locations:

Bena	Korumburra (out of town)	Ruby
Dumbalk	Leongatha South	Toora
Fish Creek	Meeniyah	Welshpool
Foster Northeast	Port Franklin	Yanakie
Kongwak	Port Welshpool	Yanakie North
Koonwarra		

2.1.5 COMMUNITY INFRASTRUCTURE

Community infrastructure may be defined as a collection of physical, publically accessible assets used by the community to support health, well being, sense of place and community.

Community infrastructure includes physical assets and buildings ('hard infrastructure'), supportive infrastructure designed to assist people to access physical assets ('soft infrastructure'), and social capital developed through capacity building. In its broadest sense community infrastructure can include:

- § buildings of a variety of sizes capable of delivering services and supporting social activities and groups
- § outdoor spaces for gatherings, markets and events
- § footpaths, bike paths and bike lanes
- § parks and other open spaces, and the amenity that supports use, such as pavilions, swimming pools, change rooms and toilets
- § outdoor furniture and amenity such as drinking fountains, seats, shade trees, barbecues, rotundas, playgrounds, playground equipment
- § community and public transport services, stops and shelters.

Community infrastructure may be developed and managed by local government, State Government, community groups, not-for-profit organisations, religious organisations, and even the private sector. Given the range of potential stakeholders a partnership approach is required in order to ensure community infrastructure meets the needs of the communities it serves and is delivered in an efficient manner.

Compared to other parts of regional Victoria, South Gippsland has a highly dispersed population, with only 35% of people living in its two largest settlements – Leongatha and Korumburra. In addition, there are significant differences in age structure and income across the Shire and its settlements. Population projections suggest that these differences will become more significant in the future as growth is focussed in the north-west of the Shire; and as the population profile ages, particularly towards the south-east.

The purpose of Community Infrastructure is to deliver potential to all Shire residents, to live culturally rich, successful and socially included lives. In relation to Community Infrastructure, the context for the Shire includes:

- § The Shire has changed significantly over the past few decades. People are now moving into the Shire to retire, or to commute to major employment areas – Melbourne, Dandenong, or the Latrobe Valley. These populations have different needs to longer term residents of the Shire.

FIGURE 4 – PHYSICAL INFRASTRUCTURE



- § Places identified for permanent settlement, and others identified as holiday destinations have changed purpose and now contain a mix of both types of residents and will continue to do so.
- § Many of the most disadvantaged [poor, renting and in housing stress] live many kilometers from shops and amenity in areas previously used as holiday destinations, and in areas that were not previously permanent settlements but now are for example Venus Bay.
- § Many older residents also live some distance from amenity on the periphery of the Shire. For some, local amenity can mean the difference between successfully ageing in place, or needing additional care.

The dispersed and diverse nature of the Shire's population creates challenges in relation to the planning and delivery of community infrastructure. While growth is occurring, and is projected to continue, it is focussed on a small number of settlements. The rate of growth in these settlements is relatively modest, making it difficult to fund investment in new community infrastructure. At the other end of the scale many of the very small settlements have stable or declining populations, creating pressures in relation to the ongoing retention and maintenance of community infrastructure.

South Gippsland has a wide range of community infrastructure assets distributed throughout its settlements. No detailed analysis of the use, capacity or conditions of these assets exists. Anecdotally, many assets are ageing and mismatches exist between available assets and contemporary community needs.

Given the challenges described above, emphasis needs to be placed on:

- § Locating different types of community facilities in settlements where they can most effectively meet the needs of the catchment population (based on a 15-20 minute drive);
- § Creating multi-functional, flexible spaces that serve a variety of purposes, e.g. community hubs;
- § Facilitating low cost access to community facilities for people on low incomes;
- § Facilitating access to community facilities for those who have transport limitations;
- § Designing, siting, or upgrading community facilities to provide access for people of all abilities and enhance linkages to housing, shops and other services;
- § Monitoring population growth and demographic change to identify trends and emerging needs and priorities;
- § 'Celebrating' (making the best use out of) existing community infrastructure assets;
- § Fostering partnerships with other providers to run local services or to deliver services and activities in underutilised buildings or spaces;
- § Acknowledging that it is not feasible or practical in municipalities such as South Gippsland to expect the range of facilities and services likely to be available in a metropolitan context;

- § Working with communities to develop resilience and independence, by providing leadership and strategy through community planning and fostering opportunities for social activity.

DEVELOPMENT CONTRIBUTIONS

Development contributions are payments (or infrastructure provided in lieu of payment) towards higher order infrastructure such as major roads and intersections, catchment drainage works, active and passive open space land and improvements, and community facilities..

Development contributions can be levied through planning permit conditions, a voluntary agreement between developers and Council, or through a Development Contributions Plan (DCP) that is incorporated into the Planning Scheme.

Development Contribution Plans must have a strategic basis and justification which must demonstrate need, a time horizon, and be apportioned on the basis of projected share of usage. They must demonstrate a commitment to deliver infrastructure and be transparent and accountable in operation.

Development contributions may be collected by a Council towards two categories of infrastructure:

- § **Development Infrastructure** (including any land required for public purposes and the construction of roads, intersections, drainage works, trails, maternal and child health centres, kindergartens and basic improvements to public open space).

- § **Community Infrastructure** (including sporting pavilions, community centres, libraries, etc.).

The Development Infrastructure Levy (DIL) is payable prior to the issue of a Statement of Compliance for a subdivision and applies to all development (with some exceptions such as schools).

The Community Infrastructure Levy applies only to residential development and is payable prior to the issue of a Building Permit for each dwelling. The CIL is capped at a maximum of \$900 per dwelling under Section 46L the Planning and Environment Act (1987).

Development Contributions Plans are most effective in situations where significant growth is expected within a specific area. In other situations, where growth is slow or highly dispersed, the cost and restrictions associated with preparing and administering a Development Contributions Plan may outweigh the benefits.

At present the Shire does not collect development contributions but it is committed to seeking contributions in new growth areas.

The Minister for Planning has established an Advisory Committee to advise on a framework for a new standard Development Contributions System. The Advisory Committee has proposed a new system of standard levies based around five infrastructure categories:

- § Community facilities
- § Open Space facilities
- § Transport infrastructure
- § Drainage infrastructure
- § Public land

The new system will enable different levies to be set for different development contexts, including rural and regional development.

This will assist municipalities such as South Gippsland which have been unable to establish feasible development contributions systems under previous arrangements by reducing the level of strategic works required for the application of levy.

2.2 THE PEOPLE

In 2011, the Shire contained approximately 27,500 residents (ABS Census 2011), and average annual growth since 2006 of 5.7 %. This represents an average annual population change of 1.12% per year over the period.

In comparison to neighbouring municipalities, South Gippsland Shire's settlements are highly dispersed, with Leongatha, Korumburra and Foster containing just under half of the population.

2.2.1 AGE STRUCTURE

The median age in South Gippsland Shire increased from 39 years to 44 years of age between 2001 and 2011.

Residents in the 65+ age group represent 19.6% of the total population, and were the only age group to increase in number between 2001 and 2011. The 55+ age groups were a higher percentage than Regional Victoria in all categories.

All other age groups remained steady or decreased in number, with the '10 - 19 years' (18.9%) and '30 - 44 years' (16.5%) age groups having the largest decrease between 2001 and 2011.

2.2.2 HOUSEHOLD SIZE

The average household size (that is, the number of people living in each dwelling) decreased from 2.6 people per household in 2001 to 2.4 people in 2011. This trend is in-line with the regional Victorian average.

2.2.3 HOUSEHOLD COMPOSITION

In 2011, smaller households, such as 'couples without children' (32.4%) and 'lone person' households (25.9%) were the dominant household types in South Gippsland Shire.

Overall, 26.5% of total families were couple families with child(ren), and 8.6% were one-parent families, compared with 26.9% and 10.5% respectively for Regional Victoria.

2.2.4 DISABILITY

South Gippsland Shire's disability statistics relate directly to need for assistance due to a severe or profound disability. In 2011, 1,443 people or 5.3% of the population in South Gippsland Shire report needing help in their day-to-day lives due to disability, compared with 5.7% for Regional Victoria.

2.2.5 CULTURAL DIVERSITY AND RELATIONSHIP TO HOUSING

In 2011, 11.2% of the population was born overseas, and 4.7% were from a non-English speaking background, compared with 10.6% and 5.5% respectively for Regional Victoria.

Between 2006 and 2011, the number of people born overseas increased by 8.6%, and the number of people from a non-English speaking background increased by 6.5% (a high percentage of Dutch background).

Overall, 83.0% of the overseas born population arrived before 2001, and 7.8% arrived during or after 2006, compared with 71.5% and 15.8% respectively for Regional Victoria.

2.2.6 SOCIO-ECONOMIC PROFILE

When compared to regional Victoria in 2011, South Gippsland had slightly more lower-income households (incomes 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.



3

HOUSING NEED

3.1 POPULATION & HOUSING GROWTH

The preceding chapter established that the population of the Shire of South Gippsland in 2011 comprised approximately 27,500 residents living in approximately 15,126 dwellings dispersed across the Shire (ABS Census 2011).

But ‘how’, ‘where’ and ‘in what’ do people currently live? This section presents the current housing profile for the Shire by outlining the housing type, tenure and characteristics of the Shire’s existing settlements. It is necessary to first understand these aspects of the existing housing supply and current property market, to ensure that future housing growth and change is provided across the settlements of the Shire in a way that enhances accessibility and liveability.

Three population and dwelling projection scenarios were prepared for the period between 2011 and 2031. The growth scenarios are based on the following sources:

- § **Low** - State Government’s *Victoria in Future 2012*.
- § **Moderate** – i.d forecast undertaken on behalf of SGSC
- § **High / Aspirational** - Prepared by Urban Enterprise

Table 1 provides an overview of the three scenarios for the Shire as a whole.

The ‘moderate’ growth scenario, as outlined above in Table 1, is considered to be the most realistic and appropriate growth projection for South Gippsland over the next 20 years. This has formed the basis of analysis for this strategy.

TABLE 1 - SOUTH GIPPSLAND SHIRE POPULATION & HOUSING GROWTH SCENARIOS

SCENARIO	GROWTH RATE	POPULATION		OCCUPIED DWELLINGS		SOURCE
		2011	2031	2011	2031	
Low	0.67%		31,428		12,817	VIF 2012
Moderate	1.48%	27,506	36,927	10,882	15,774	ID Forecast
High	2.2%		42,506		19,090	Urban Enterprise 2012

Source: Forecast ID, VIF 2011 and ABS Census 2011

3.1.1 PROJECTED HOUSING GROWTH BY TOWNSHIP

Table 2 provides an overview of projected population and housing growth over the next 20 years for each of the settlements expected to experience the most significant growth. The settlements analysed in Table 2 are expected to be the focus of the most significant population and housing growth, accounting for approximately 50 to 55% of housing growth during the study period. The balance of growth will be distributed among other settlements.

TABLE 2 – PROJECTED POPULATION GROWTH FOR MAJOR SETTLEMENTS

KEY SETTLEMENT	POPULATION 2011	POPULATION 2031 – [MODERATE GROWTH SCENARIO]	TOTAL NEW 299+OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY
LEONGATHA	5,332	7,158	945	47
KORUMBURRA	4,373	5,871	756	38
FOSTER	1,677	2,251	333	17
MIRBOO NORTH	2,296	3,082	365	18
NYORA	1,332	1,788	202	10
VENUS BAY	589	791	124	27

Source: Moderate Growth Scenario - i.d forecast undertaken on behalf of SGSC

The smaller settlements have not been included in projected population and housing figures as it is expected these settlements without reticulated sewer will only accommodate infill development with the settlement boundary.

3.1.2 PROJECTED HOUSEHOLD SIZE

Victoria in Future 2012 (VIF 2012) projected a decrease in average household size for South Gippsland Shire between 2011 (2.40) and 2031 (2.23). This will have a twofold effect on future housing needs. First, it will increase the number of dwellings required to accommodate expected growth. Secondly, it will emphasise the need

for a greater diversity of housing stock given that the current stock is dominated by detached houses.

3.1.3 PROJECTED AGE STRUCTURE

VIF 2012 projects that the category of residents 'aged 65 years and over' will increase significantly over the next 20 years from 19% of the population in 2011 to 32% in 2031, a continuation of the current trend. This will increase demand for housing appropriate to older people and for associated health, aged care, disability and social services. As the population continues to age demand for 'low care' aged care is likely to decline as demand for 'high care' increases.

The ageing of the population will occur across the Shire, but will be most pronounced in the central and south-eastern precincts where population growth associated with new residents will be limited.

3.2 RESIDENTIAL LAND USE

The following provides an overview of key drivers of growth and change in the Shire, in particular residential demand and supply, the role of non-urban land and environmental considerations.

The land supply figures provided in this the body of this report are sourced from the economic analysis (January 2013) commissioned for this project using the 2011 Census data available at the time. Standard assumptions. These figures are limited to land that have been residentially zoned land at December 2012.

Appendix B provides a separate development opportunities table that takes into account August 2013 data from Council's Rate Department, 2013 Structure Plans completed since the economic analysis, and desktop review involving manual lot count using aerial photos dated December 2012. It includes land currently in non-residential zones that have been identified for future rezoning for residential zones. In the table, assumptions on density vary between settlements and include consideration of wastewater limitations.

3.2.1 URBAN RESIDENTIAL LAND SUPPLY

It is estimated that zoned land in the Shire has capacity for approximately 2,762 lots, including vacant house blocks and vacant broad-hectare land.

TABLE 3 - SUMMARY OF INDICATIVE RESIDENTIAL LOT CAPACITY

	VACANT SUBDIVIDED LOTS	INDICATIVE LOT CAPACITY OF BROAD-HECTARE LOTS	TOTAL INDICATIVE LOT CAPACITY
Residential 1 Zone	280	1066	1346
Township Zone	927	181	1108
<i>Standard Density Residential</i>	<i>1207</i>	<i>1247</i>	<i>2454</i>
Low Density Residential Zone	79	92	171
Rural Living	49	88	137
<i>Lower Density Residential</i>	<i>128</i>	<i>180</i>	<i>308</i>
Total	1335	1427	2762

Source: South Gippsland Shire Council.

It is important to note that vacant land supply data has been provided by Council. The vacant lots identified are all appropriately zoned for residential development and it has been assumed that the lots are unconstrained. However, some lots may in fact be constrained by factors such as vegetation, topography, bushfire risk, or flood inundation planning controls.

Indicative lot capacity has been calculated based on the following broad assumptions of density (refer to table below). This is

comparable to the vacant lot supply as measured by the Regional Urban Development Program, prepared by the former DPCD.

TABLE 4 - INDICATIVE RESIDENTIAL LOT CAPACITY (ASSUMPTIONS)

ZONE	LOTS PER HECTARE	BROAD-HECTARE DEFINITION
Residential 1 Zone	10	Vacant, greater than 4,000m ²
Township Zone	5	Vacant, greater than 4,000m ²
Low Density Residential Zone	1	Vacant, greater than 1ha
Rural Living Zone	0.5	Vacant, greater than 2 ha

Further detail at the township level is provided through township specific planning projects (eg. Structure Plans and Framework Plans) to ascertain local development constraints and likely development yields.

3.2.2 URBAN RESIDENTIAL LOT SUPPLY

The table below shows the current and future lot supply expressed in years based on the demand projections outlined earlier in this report. It should be noted that the State planning requirement is to provide a minimum 15 years zoned land supply, which excludes 'future' lot supply identified in township structure plans. At present, there is insufficient zoned land to meet the projected residential needs of the Shire. However, once planned re-zonings are implemented, this imbalance could be effectively addressed.

TABLE 5 - PROJECTED LOT SUPPLY

GROWTH SCENARIOS	LOT CAPACITY	LOW	MOD.	HIGH
New Dwellings Required per annum (projected demand)		200	348	514
Years supply based on existing vacant lots	2,762	14	8	5
Years supply based on existing and future vacant lots identified in settlement plans	6,452	32	19	13

The undersupply of residential land is confirmed by the recent Amendment C70 Planning Panel Report for Korumburra, which notes that "the work done by Essential Economics and Forecast ID in preparing the basis of Amendment C70 clearly demonstrates the need for additional land to be rezoned for residential purposes within the Korumburra Township. In addition, the Panel considers that whilst the amount of land considered for rezoning through Amendments C52 and C66 is significant, it will not be detrimental in terms of creating an oversupply of available land and thereby distorting the residential land market in Korumburra".¹

The Leongatha Structure Plan prepared in 2008 identified that at that time there was approximately 8 years of land supply for standard density residential purposes and 7 years supply for low density

¹ Refer to Amendment C70 Planning Panel Report for Korumburra, page 26.

residential purposes. The overall land demand and supply figures presented in this report indicate that there is still an undersupply of residential land in Leongatha. As Leongatha is the major existing and future residential area in the Shire, the undersupply of residential land should be addressed as a matter of priority. In this regard it is noted that Council resolved in December 2012 to progress with rezoning in Leongatha.

3.2.3 LIFESTYLE LOTS SUPPLY

At the municipal level, there is capacity for 380 lifestyle residential lots between 0.4 and 4 ha in size. This figure includes vacant lots and broad-hectare lots in the Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ). It excludes lots in the Farming Zone (FZ) that fall within this size range.

Demand for lifestyle lots as measured by building approvals has averaged 33 lots per annum, with 11 lots per annum in the RLZ and 22 lots in the LDRZ.

Assuming that demand for lifestyle lots will continue at the historical trend, the current lot capacity is equivalent to 11.5 years supply as shown in the table below. A significant proportion of this supply is subject to further subdivision, which may limit or delay the delivery of these lots to the market.

TABLE 6 - LOWER DENSITY RESIDENTIAL LAND SUPPLY

SOUTH GIPPSLAND SHIRE	
Demand for lower density residential lots (per annum)	33

Lot capacity	380
Years Supply	11.5

The supply of lifestyle lots needs to be carefully managed to avoid adverse impacts on agricultural productivity and environmental and landscape values; recognise the difficulty in servicing dispersed populations; and avoid natural and human induced hazards.

In the context of South Gippsland it is recommended that the Low Density Residential Zone be utilised as the preferred zone for addressing demand for lifestyle properties. It is recommended that additional land be rezoned to the Low Density Residential Zone in strategic locations adjacent to higher order settlements to increase the zoned land supply to at least 15 years. This is equivalent to an additional 115ha of net developable land in the RLZ, 22 ha of LDRZ land (sewered), or 46ha of LDRZ (unsewered).

Addressing demand for lifestyle lots by ensuring a sufficient supply of Low Density Residential Zone land will reduce pressure to rezone land into the Rural Living Zone and remove the justification for doing so in all but limited circumstances. Relevant circumstances may include addressing existing zoning anomalies or land use conflicts. Over time this will result in a reduction in the supply of vacant Rural Living Zone land as existing broadhectare parcels are subdivided and developed.

It is acknowledged that notwithstanding this suggested approach demand will continue to exist for larger lifestyle residential lots in locations remote from settlements. In other words, a supply of Low Density Residential Zone lots in close proximity to settlements will not meet the lifestyle expectations of all buyers.

In response to this it is noted that in 2010 the *RLUS* identified approximately 2,000 Farming Zone lots with an area of less than 4.1 hectares across the Shire. The Rural Dwellings Policy states that a permit may be granted for a rural residential dwelling on a lot of less than 4.1 hectares in the Farming Zone provided the impact on nearby agricultural activities, rural character, landscape values, natural systems and water quality are assessed as part of the application. Accordingly, due to their large number and wide distribution these small Farming Zone lots provide substantial opportunities for rural lifestyle development without the need to rezone additional land into the Rural Living Zone.

The 11 old Crown townships across the Shire represent an exception to this approach. At present the Rural Dwellings Policy does not support dwelling developments within the 9 affected townships (with the exception of Meeniyan and Tarwin Lower RO Areas). The application of the Restructure Overlay provides an opportunity to facilitate some redevelopment of these lots subject to the consolidation of existing small titles. This type of measured approach to redevelopment has the potential to provide some certainty for landowners while avoiding further fragmentation and dispersal of population. Once the Restructure Overlay has been introduced the Rural Dwellings Policy will need to be revised to accommodate limited development in old Crown Townships.

3.3 INFRASTRUCTURE

3.3.1 COMMUNITY INFRASTRUCTURE

For South Gippsland an important step towards improving community cohesion is through supporting its existing stock of community infrastructure, particularly as work continues into assessing future need and increasing demand.

Lateral and creative solutions to community infrastructure provision can produce similar or even better results for a community than just the creation of new infrastructure. For example, by identifying well designed and flexible community halls/rooms these can then take on many new uses from promoting lifelong learning and educational opportunities, seminars, gym classes, art and sewing groups and even envelope stuffing for campaigns. Importantly, by supporting a community doing things for itself Council can provide leadership and strategy through its community planning capacity.

The purpose of Community Infrastructure is to deliver potential to all Shire residents, to live culturally rich, successful and socially included lives.

- § The Shire has changed significantly over the past few decades. People are now moving into the Shire to retire, or to commute to major employment areas – Melbourne, Dandenong, or the Latrobe Valley. These populations have different needs to longer term residents of the Shire.
- § Places identified for permanent settlement, and others identified as holiday destinations have changed purpose and now contain a mix of both types of residents and will continue to do so

- § Many of the most disadvantaged [poor, renting and in housing stress] live many kilometers from shops and amenity in areas previously used as holiday destinations, and in areas that were not previously permanent settlements but now are.
- § Many older residents also live some distance from amenity on the periphery of the Shire. As they age they should no longer be under pressure to drive as far or as often.
- § For these people providing centralised amenity in the largest townships will have very little effect on their lives
- § For some, particularly older residents, local amenity can mean the difference between successfully ageing in place, or needing additional care

3.3.2 TRANSPORT AND ACCESS

The Shire is serviced by a network of road, bus and walking and cycling routes. Passenger rail does not operate through in the Shire.

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.

There are also some areas of the Shire, particularly towards the southern and eastern extents, which are not well serviced by public transport. This can be particularly problematic in the context of the Shire's ageing population.

The provision of efficient and quality transport linkages is particularly important in the context of the Shire's dispersed settlement pattern

and ageing population profile. It is also important to the economic prosperity of the area.

3.3.3 RETICULATED WATER SUPPLY AND SEWER

The extent of physical servicing across the Shire's townships is varied. Leongatha, Korumburra, Foster, Mirboo North, Toora, Meenyan, Port Welshpool and Welshpool are the only settlements that are serviced by both reticulated water and sewer. Reticulated sewer is anticipated to be provided in the settlements of Nyora, Loch and Poowong by 2018.

Urban growth should be directed to locations where reticulated services are available in order to make the most effective use of those services and to avoid adverse environmental impacts associated with the use of septic tanks.



4

VISION & PRINCIPLES

4.1 VISION

To ensure that housing and settlements in South Gippsland meet residents' needs in terms of location, diversity, sustainability, accessibility, affordability and good design.

4.2 GROWTH FRAMEWORK PRINCIPLES

- § 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.

4.3 HOUSING PRINCIPLES

- § Develop housing in the settlements in South Gippsland to support environmental and social sustainability, resilience and the health and well being of residents.
- § Encourage housing that supports the preferred character objectives and aspirations for settlements in South Gippsland.
- § Promote housing growth and diversity in locations within walking distance of public transport and local services such as shops, medical facilities, parks and education.
- § Limit residential growth in areas of valued landscape, and/or with infrastructure limitations.
- § Support the housing directions of existing and future adopted Structure Plans and Urban Design Frameworks for settlements in South Gippsland.
- § Provide a mix of housing that meets the life stage and cultural needs of residents.
- § Support environmentally sustainable building, design and innovation in new housing development.
- § Advocate for increases in affordable and social housing stock.



5

GROWTH FRAMEWORK

5.1 GROWTH LOCATION CHALLENGE

The location of housing and community infrastructure influences resident's amenity, transport choices, affordability, access to employment, retail, health services, community services and open spaces, in addition to the cost of (and community's expectation) of providing infrastructure to each of the 44 dispersed settlements across South Gippsland.

Where growth is directed also impacts a settlement's and/or the Shire's sustainability in terms of: form; protection of areas of high agricultural, environmental and landscape value; protection of life, property and built assets from natural disasters; and meeting the social and physical needs of the community.

The following factors must be considered and balanced in determining the location for future urban growth and housing in South Gippsland's settlements:

- § South Gippsland's role in contributing additional housing to accommodate expected population growth in the Gippsland Region as identified in the GRGP.
- § Protection of significant environmental, ecological and coastal landscapes.
- § Protection of valuable agricultural and rural areas;
- § Maximising access to transport and community services and making efficient use of existing infrastructure.
- § Improving housing choice and affordability across the Shire.
- § Diversifying the mix of housing in the Shire.

5.1.1 URBAN RESIDENTIAL LAND

Settlements in the Shire are 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 in the towns of Leongatha, Korumburra, Loch, Nyora and Poowong driven by proximity to employment in metropolitan Melbourne, Wonthaggi and Warragul. Demand for dwellings in this area is largely driven by local families attracted by relatively low property prices and large dwellings.

Council has developed Structure Plans for these settlements that provide a land use framework

STANDARD RESIDENTIAL

The majority of recent residential development has comprised 'standard residential housing', namely detached dwellings within the Residential 1 Zone. Key considerations for the future provision of standard residential housing relate to diversity, location and design.

Density	There is currently a lack of housing diversity across the Shire; detached houses are the predominant housing type. Anecdotally, there is a growing demand for both 4+ bedroom dwellings and smaller dwellings (i.e. around 180 - 400 sqm blocks). The Shire currently has limited supply of these dwelling types.
Location	The location of existing dwellings in South Gippsland is highly dispersed. There is housing growth pressure in Leongatha, Korumburra, Venus Bay and Nyora.
Design	There are opportunities to encourage the incorporation of environmentally sensitive design and universal design principles in the development of new housing.

TOWNSHIP ZONE

The Township Zone currently applies to land within many of the smaller settlements across the Shire. This zone provides for residential development as well as a range of commercial, industrial and other uses. It provides flexibility for a variety of land uses to operate and establish within settlements.

The flexibility offered by the Township Zone is appropriate in smaller settlements where growth is limited and reticulated sewer is unavailable. While greater flexibility does create the potential for land use conflict, this can be mitigated by the larger lot sizes and other constraints associated with the operation of septic tanks.

5.1.2 NON-URBAN RESIDENTIAL LAND

'Non-urban' land refers to land outside the settlement boundaries. The RLUS provides policy direction for up to 2000 dwellings that can be developed on existing land within the Farming Zone. The HSS does not provide for any additional population growth in the non-urban areas of the Shire than that identified in the RLUS.

The *South Gippsland Rural Land Use Strategy (RLUS)* adopted by Council in August 2011, identified the Shire's non-urban areas have experienced a high level of land fragmentation, arising from both historical settlement patterns and less stringent planning policies under earlier planning schemes. Left unchecked, further fragmentation through land subdivision will have considerable implications for agricultural production, landscape, and the servicing of populations in outlying areas (*South Gippsland Shire Rural Land Use Study, August 2011*).

State planning policy discourages *ad hoc* residential development in rural areas and local policy continues to be revised to ensure this is consistent. To limit the further fragmentation of rural land by subdivision, maintaining clear and robust planning criteria around such practices will ensure the fair, sustainable and economic use and development of rural land. Most important, is to ensure land with high agricultural quality is protected from urban encroachment.

Council will maintain a strong commitment to discouraging growth in locations not serviced by reticulated water and sewer.

FARMING ZONE

The *Rural Land Use Strategy 2011 (RLUS)* found that rural areas of the Shire have experienced a high level of land fragmentation arising from historical settlement and subdivision patterns. It supports the consolidation of rural lots to reduce fragmentation, avoid land use conflicts and support agricultural production.

The *RLUS* identified a significant supply of 2,000 vacant lots under 4.1ha in size within the Farming Zone that may also be suitable for the rural lifestyle market. These lots have not been included in demand analysis as the purpose of the zone does not support residential dwelling growth. Approval to develop these lots for dwellings is subject to the provisions and decision guidelines of the Farming Zone and relevant local policies.

The *HSS* has investigated eleven old Crown townships identified in the *RLUS*. It recommends the application of the Restructure Overlay to better align these subdivisions with the purposes of the Farming Zone and provide certainty to land owners.

Clause 22.08 - Rural Dwellings Policy of the South Gippsland Planning Scheme currently applies to applications for the use and development of dwellings in the Farming Zone. The Clause addresses matters such as development of dwellings on lots in association with or without agriculture, development of second and subsequent dwelling and development of dwellings in association with native vegetation and biodiversity outcomes. The scheduled lot size over which a planning permit is not required to use the land for a Dwelling in the Planning Scheme is 40ha. At present the policy seeks to prohibit the development of dwellings in old Crown townships.

This policy intent is supported by this *Housing and Settlement Strategy*. The policy relating to old Crown townships should be revised in the event that the Restructure Overlay provides an alternative mechanism for dealing with development in these locations.

The reformed rural zones project of the State Government released in August 2013 has introduced significant changes to the rural zones. As a consequence Council should investigate the implications of the reformed planning zones in rural areas to assure that the intent of the Rural Land Use Strategy is not compromised.

LIFESTYLE RESIDENTIAL MARKET

There is also a strong lifestyle residential property market in South Gippsland, driven largely by the tree-change and retirement demand sectors.

These residents are driving demand for rural living and lower density residential properties. This is particularly evident in areas of high amenity and environmental value, such as Foster, Mirboo North,

smaller coastal settlements; and farming areas west of Korumburra which are within commuting distance of metropolitan Melbourne.

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.

Lifestyle residential opportunities are provided in the Shire via land zoned Low Density Residential (LDRZ) and Rural Living Zone (RLZ). These zones are widely distributed across the Shire. In general terms both LDRZ and RLZ precincts can be found at the periphery of settlements, while there are also some RLZ precincts located more remotely.

The direction contained in Council's rural land use strategies including the RLUS and proposed Restructure Overlay, will result in over 2000 rural living opportunities in the Farming Zone. In addition, recent approval by Council of part of Amendment C50 will see additional dwelling opportunity in Foster.

The minimum lot sizes for subdivisions and dwellings are 0.4 ha in the LDRZ and between 1 and 8ha in the RLZ.

There are approximately 70 vacant LDRZ lots across the Shire, some of which have potential for further subdivision. These are located in Leongatha, Korumburra, Mirboo North, Foster, Nyora, Venus Bay, Poowong, Tarwin Lower and Dumbalk.

There are approximately 73 vacant lots zoned RLZ located across the settlements of Korumburra, Mirboo North, Foster, Nyora, Meeniyah and Venus Bay. Again, several of these have potential for further

subdivision and Council has recently approved additional lots in Foster as part of Amendment C50.

The Low Density Residential Zone is preferable to the Rural Living Zone as a means of addressing demand for lifestyle residential development as smaller lot sizes achieve more efficient development, higher infrastructure standards (including sewer), and the narrower range of permissible land uses enables better integration with residential areas. The HSS supports upzoning of existing underdeveloped RLZ land to LDRZ where development constraints such as physical and community infrastructure are addressed,

Apart from areas identified for investigation in existing Structure Plans, this strategy does not support rezoning of further areas to RLZ as a means of meeting the future housing growth projected for the Shire due to its impact on agricultural land and the difficulty of providing infrastructure and services to dispersed communities.

RETIREE MARKET

The median age of Shire residents is well above the regional Victorian average. Retirees make up a high proportion of the population, comprising both long-standing residents and more recent arrivals. The population of South Gippsland is predicted to age significantly over the next 20 years (projected by VIF 2011).

The population of the Shire is expected to continue to age. This will increase the need for aged care, health services and age-specific community programs. In terms of the housing market, there is likely to be an increased demand for smaller, low-maintenance dwellings in locations with good access to retail, entertainment and community facilities.

5.1.3 RETAIL

In terms of retail development, the majority of retail options and opportunities exist within Leongatha and Korumburra. Additional retail floorspace will be needed in these centres to support projected residential growth.

It is important to note, there is only two major supermarkets located in South Gippsland (Woolworths Leongatha). Large independent supermarkets with a diverse range of stock operate in Leongatha, Korumburra, Mirboo North and Foster; with the other settlements serviced by local convenience retail. As designated settlements begin to grow there may be sufficient demand for additional full line supermarkets, particularly in the north-west of the Shire, such as Korumburra.

Given the relatively low population in South Gippsland, a supermarket is currently a higher order retail facility, and careful consideration should be given to the locations of future supermarkets given the significant trade that can be expected to be drawn to this location as a proportion of existing expenditure in the Shire and impact on local businesses and amenity. As a general rule, higher order retail facilities should be located in District Towns or larger.

Apart from providing access to goods and services, retail areas make a significant contribution to town identity and provide a focus for community activity and local amenity. The *Economic Development and Tourism Strategy 2012* encourages the expansion of retail opportunities, particularly supermarkets and general merchandise.

The location and type of retail land uses is varied and dispersed across the Shire. Leongatha and Korumburra are currently, and will

remain, the primary retail centres. There are also smaller outlets located in smaller centres.

5.1.4 COMMERCIAL

Commercial 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. These industries provide an employment and economic anchor for supporting development and residential demand in these areas.

There is low non-retail commercial demand across the Shire. This is largely due to the absence of larger regional centres which are typically the location for public and private sector regional offices. However, a small amount of non-retail commercial land use should be facilitated to support areas experiencing significant retail and residential growth. This is particularly important in retaining local employment and reducing environmental impact related to work travel.

Leongatha and Korumburra are identified as the key locations for commercial land however there may be strategic opportunities for commercial development in Port Welshpool and Port Anthony, particularly in supporting the dominant industrial uses.

Further, new business opportunities should be sought to support the principle of diversifying and strengthening the economy as directed by the *Economic Development and Tourism Strategy 2012*.

5.1.5 INDUSTRIAL

Industrial development has centred on Leongatha in recent years. 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.

The Shire also contains extractive industry, most notably sand around Nyora and stone quarrying near Leongatha.

The Shire supports a significant manufacturing industry closely linked to agricultural production, particularly the food production sector. The *Urban Development Program Regional Industrial Report 2012 – Shire of South Gippsland* provides a detailed breakdown of the demand and supply for industrial land in the Shire. The key finding of the UDP report is that "*there is an adequate stock of zoned and unzoned industrial land stocks to meet trend and accelerated consumption rates across the Shire and within each of the towns.*"

Industrial activities are generally concentrated in Leongatha, Korumburra and Barrys Beach.

Industrially zoned land is also located in Mirboo North, Port Welshpool, Toora and Nyora. It is noted that the 567 hectares of industrial land at Barrys Beach is not included in the land demand and supply calculations due to the long term, strategic nature of the land.

Demand for industrial land remains strong in Leongatha, with around 40 ha of vacant industrial land identified in 2008, some of which is subject to development constraints. It is anticipated that Leongatha would require an additional 30 hectares of industrial land to

accommodate demand to 2026. This suggests there is sufficient supply available to accommodate demand within the study period.

There may also be strategic opportunities for industrial and commercial development in Port Welshpool and Port Anthony as well as an existing supply of industrial land close to Barry's Beach. This could be a strategic resource for future development in the event that port facilities are further developed.

Council is conducting an industrial land review for Leongatha that recommends an additional 12 hectares of net developable land to be rezoned for industrial use.

5.1.6 TOURISM

South Gippsland contains significant natural and cultural assets which provide the basis for a strong tourism industry. The Shire has limited non-natural attractions and high quality accommodation venues. The *Economic Development and Tourism Strategy 2012* encourages development of tourism-related infrastructure within the Shire.

Given the role, location, amenity and environmental values of Mirboo North, Foster and Venus Bay in the regional and local context, there may be tourism opportunities in these towns, particularly in hospitality and accommodation.

Council has recently rezoned land to the Rural Activity Zone to encourage tourism related activities within key areas of the Shire, generally in areas close to tourist focal points for example Wilsons Promontory and Coal Creek. Council is conducting a study on recreational vehicles and locations for complementary facilities. It is

also currently extending the Great Southern Rail Trail with further areas to be added as funding is acquired.

5.2 OBJECTIVE AND ACTIONS

OBJECTIVE 1 -

To direct housing and growth in accordance with the South Gippsland Settlement Hierarchy.

A Settlement Hierarchy has been prepared for settlements in South Gippsland – see Table 7. The hierarchy defines the role of different settlements and describes the relationships and interdependencies between localities.

The hierarchy has been informed by an analysis of:

- § Existing and future population
- § Existing land uses
- § Physical and community infrastructure provision
- § Settlement patterns and relationships
- § State, regional and local policies.

The hierarchy contained in this document complements and implements the GRGP hierarchy. In addition, the hierarchy has been informed by consideration for identified key features of the Shire's settlements reflecting local conditions, settlement and land use patterns and seeks to ultimately inform future Council decision making.

It is important to note that designation in the hierarchy is not fixed, rather designation is an important tool to assess local character and availability and access to services. Where settlements function, growth patterns and or/key features change in the life of this

Strategy, particular settlement conditions and hierarchy can be reviewed (where possible).

Consistency with the GRGP hierarchy may assist Council and others in the process of future funding applications.

RECOMMENDED ACTIONS:

- § Update Clause 21.04-3 'Settlement' in the Municipal Strategic Statement to ensure consistency with the Settlement Hierarchy and Community Facilities Framework in Figure 7 of this Report.
- § Encourage infill development within settlement boundaries identified in adopted township Structure Plans and Urban Design Frameworks.
- § Support residential development in areas serviced by reticulated water and sewer.
- § Continue to apply/administer the Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited.
- § Ensure sufficient land supply for lifestyle residential development by encouraging existing RLZ land to rezone to Low Density Residential Zone in close proximity to growth settlements where sewer connection is available.
- § Plan for lifestyle residential development in an integrated manner through settlement structure planning that takes into account land capability, natural hazards, locational suitability, existing and likely future land demand/supply and the efficient provision of services and infrastructure.

- § Discourage the rezoning of additional land not identified by this strategy to Rural Living Zone except for the purpose of addressing zone anomalies or limited application to township interface issues to address environmental or amenity concerns.
- § Discourage increasing the supply of lifestyle residential land in the Shire beyond 10 years.
- § Continue to support *Clause 22.08 - Rural Dwellings Policy* and the recommendations of the South Gippsland Rural Land Use Strategy, with the exception of the provisions relating to old and inappropriate subdivisions which are updated by the provisions of this strategy
- § Investigate the implications of the reformed planning zones in rural areas to assure that the intent of the Rural Land Use Strategy is not compromised.
- § Discourage dwelling development in the Farming Zone on lots between 4.1 and 40 ha that are not essential to support agricultural production on the land.
- § Apply the Restructure Overlay to old and inappropriate subdivisions throughout the Shire and amend the Rural Dwellings Policy to reflect the provisions of the Overlay.
- § Ensure that new development in settlements with reticulated infrastructure constraints does not result in adverse environmental impacts or overburden existing services.
- § Advocate for and facilitate the provision of infrastructure required to support the development of business and industry, including water, telecommunications, energy and waste systems.

- § Require new Low Density Residential Developments to connect to reticulated sewer systems (on site waste water containment will not be supported in Declared Water Supply Catchments).

OBJECTIVE 3 -

To promote housing in locations with access to transport and community services and to make efficient use of existing infrastructure.

A community facilities framework has been prepared to support the settlement hierarchy developed as part of the Housing and Settlement Strategy. The framework has been developed in response to the community facilities principles outlined above and in light of the Municipal Strategic Statement and the Growth Areas Authority's *Planning for Community Facilities in Growth Areas*. The framework does not make specific commitments in relation to community infrastructure, nor does it identify expected thresholds at which particular facilities should be provided. Rather, a principles-based approach has been adopted due to: the highly dispersed and diverse nature of South Gippsland Shire, the relatively modest and geographically uneven nature of anticipated growth and change, and the inappropriateness of applying metropolitan standards in a regional context.

Table 7 sets out the settlement hierarchy and community facilities framework for each of South Gippsland's Settlements.

RECOMMENDED ACTIONS:

- § Use the Community Facilities Framework to inform the location and types of future community infrastructure.

- § Continue to share information between the statutory, strategic and community planning departments to provide up to date data regarding shortfalls and gaps in existing community infrastructure to use in negotiations with developers.
- § Ensure any Development Contribution Overlay requires developments to provide appropriate provision of community infrastructure and open space in accordance with the Housing and Settlement Strategy.
- § Develop a Funding Strategy for the delivery of hard and soft infrastructure needed to support future housing growth. This may include recommendations for application of new Developer Contributions Overlay as one option, and other mechanisms for developer contributions to inform planning permit and amendment negotiations.
- § Support the implementation and development of community infrastructure plans, such as the draft Korumburra Community Infrastructure Plan recently released by Council for public exhibition.
- § Foster partnerships by working with external providers to run services locally. For example supporting a local school to hold out-of-hour services (i.e. adult education), working with neighbourhood hall committees to provide a supported outreach library service or space for outreach Maternal and Child Health services.
- § Foster social cohesion, promote activity and support economic viability. Providing and/or improving amenity, for example parks and spaces for local exchange (i.e. community markets) or improvements to footpaths/trails, is an important component in promoting social activity, supporting economic activity through passing foot traffic and fostering social cohesion.
- § Encourage the creative use of space. Opportunistically leveraging space for service and amenity is another strategy in times of resource constraints. For example, running sessional and youth outreach sessions from existing local shop front, or a school; a library outlet in an established coffee shop or holding pop up art displays in unlet shops.
- § Consider accessibility and mobility needs and constraints and facilitate access at a lower personal inconvenience and cost between communities and services.
- § Manage and maintain existing community infrastructure assets by Council ensuring buildings are used as efficiently and effectively as possible to deliver best value to a community and people. This can result in communities sharing buildings to allow all people in the community the opportunity to thrive. Shared buildings or collections of spatially related or management linked buildings are commonly referred to as 'Community hubs'.

TRANSPORT & ACCESS

- § Support the development of an efficient and sustainable transport network.
- § Encourage the expansion of public and community transport across the Shire.

OBJECTIVE 4 -

To direct economic development and employment opportunities through diversifying industry and business in settlements identified for growth.

RECOMMENDED ACTIONS:

§ Ensure retail land use policy supports:

- Reinforce the role of Leongatha and Korumburra as the key retail centres of the Shire.
- Encourage the provision of retail development in accordance with adopted settlement Structure Plans and Urban Design Frameworks.
- Support expansion of 'in-centre' retail development in strategic locations experiencing growth / in accordance with the settlement hierarchy.

§ Ensure commercial land use policy supports:

- The establishment of new businesses in a manner that supports the settlement hierarchy.
- Ensure commercial land supply is sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum.
- Provide commercial land supply in areas surrounding the commercial core of existing town centres and transport nodes, specifically Leongatha which has been identified as having insufficient supply to meet demand by 2020.

§ Ensure industrial land use policy supports:

- Reinforce the role of Leongatha and Korumburra as the major industrial centres of the Shire given the developable land supply, proximity to population and commercial centres and the presence of major industries and businesses.
 - Continue to direct and expand the role of industrial use at Barry's Beach.
 - Ensure sufficient industrial land is available for expansion of key food manufacturing businesses.
 - Ensure large lot industrial land is available in strategic locations for dairy related and value-add industries.
 - Support the development of new port related industries at Barry's Point.
 - Ensure industrial land supply is sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum.
 - Discourage the encroachment of sensitive land uses in close proximity to industrial uses particularly where industrial noise, odour, lighting and truck movements may cause amenity concerns.
- ##### § Ensure tourism uses policy supports:
- Encourage and promote the development of the local tourism sector.
 - Support the development of larger scale tourism infrastructure capable of attracting year round visitation, such as conference centres and major accommodation venues, in appropriate locations.
 - Strengthen tourism links with adjoining municipalities.

FIGURE 5 – SETTLEMENT HIERARCHY MAP



5.3 SETTLEMENT HIERARCHY & COMMUNITY FACILITIES FRAMEWORK

TABLE 7 – SETTLEMENT HIERARCHY & COMMUNITY FACILITIES FRAMEWORK

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
MUNICIPAL CENTRE	Municipal Centres are the dominant residential, commercial and retail node within the Shire. They support a large and diverse population, housed in a variety of dwelling types including specialist forms, as well as provide access to all levels of education as well as a range of health, recreational and cultural opportunities. Municipal Centres are connected to all essential utility services and are well serviced by public transport, possessing strong relationships with surrounding settlements of all types.	<p>Utilities - reticulated water, sewer, electricity & gas</p> <p>Services - Post Office, Ambulance & Police Stations, CFA, medical facilities, local govt office, accommodation, primary / secondary / tertiary education</p>	LEONGATHA	<p>Early Years – children’s centres, preschool, playgroups</p> <p>Education – special, primary, secondary, tertiary and training</p> <p>Medical – medical services, hospital</p> <p>Specialist housing – nursing homes, crisis housing, transitional housing, caravan parks</p> <p>Recreation – indoor swimming pool, velodrome, squash centre, indoor recreation centre, recreation reserves, playgrounds, parks</p>	<p>Promote Growth (Primary Growth Settlement) (reflects Council’s prioritised infrastructure investment)</p> <p>Highest level facilities and services commensurate with municipal catchment.</p> <p>Avoid duplication of facilities and services associated with close proximity to Korumburra.</p> <p>Key transport node providing access to higher level services in Melbourne and the Latrobe Valley.</p> <p>Monitor demand for children’s, family and aged services associated with population growth and ageing.</p>
LARGE DISTRICT CENTRE	Large District Centres have a diverse population base. They are the secondary residential, commercial and retail node within the Shire and contain a moderate employment base. Large District Centres provide access to a range of educational, health and recreational opportunities, are connected to all essential utility services and are well serviced by public transport.	<p>Utilities - reticulated water, sewer, electricity & gas</p> <p>Services - Post office/general store, medical services, CFA, ambulance, police, local government office, accommodation, primary and secondary education</p>	KORUMBURRA	<p>Early Years – Maternal child and health, kindergarten, childcare, playgroups</p> <p>Education – primary, secondary, library</p> <p>Medical – medical services, hospital</p> <p>Specialist housing – nursing home, community housing, caravan park</p> <p>Recreation – swimming pool, indoor recreation centre, recreation reserves, playgrounds, parks</p>	<p>Promote Growth (Primary Growth Settlement) (reflects Council’s prioritised infrastructure investment)</p> <p>High level facilities and services commensurate with the north-western growth corridor catchment.</p> <p>Complementary municipal services associated with close proximity to Leongatha.</p> <p>Key transport node providing access to higher level services in Melbourne.</p> <p>Monitor demand for children’s and family services, particularly kindergartens and childcare, associated with growth within Korumburra and north-western corridor.</p> <p>Support aged housing in close proximity to town centre.</p>

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
DISTRICT TOWN	District towns function as a key retail and service centre for a rural hinterland. They contain a limited range retail, education, health and recreational opportunities. There may be some specialist housing forms. Access to higher order services is generally sought in Large District Centres, Municipal Centres and outside the Shire.	<p>Utilities - reticulated water, sewer & electricity</p> <p>Services - Post Office/general store, basic medical services, CFA, ambulance, police, accommodation, primary and secondary education</p>	MIRBOO NORTH	<p>Early Years – maternal and child health, playgroup, children's centre</p> <p>Education – primary, secondary, library</p> <p>Medical – community health centre, medical centre</p> <p>Specialist housing – aged care, caravan park</p> <p>Recreation – skate park, swimming pool, hockey field, recreation reserve, parks</p>	<p>Promote Growth (Secondary Growth Settlement) (reflects Council's prioritised infrastructure investment)</p> <p>District level facilities and services commensurate with the north-eastern precinct catchment.</p> <p>Key transport node providing access to higher level services in the Latrobe Valley.</p> <p>Monitor demand for children's, family and aged services associated with development of lifestyle properties.</p>
			FOSTER	<p>Early Years – maternal and child health, children's hub, children's centre, preschool</p> <p>Education – primary, secondary, library</p> <p>Medical – community health centre, dentist, hospital</p> <p>Specialist housing – aged care, caravan park</p> <p>Recreation – swimming pool, showgrounds, skate park. recreation reserve, parks</p>	<p>Promote Growth (Secondary Growth Settlement) (reflects Council's prioritised infrastructure investment)</p> <p>District level facilities and services commensurate with the southern and eastern precinct catchment.</p> <p>Key transport node providing access to higher level services in Leongatha.</p> <p>Established role in providing retirement living, aged housing, health and disability facilities and services is likely to continue to grow due to ageing population.</p> <p>Likely to experience increased demand for smaller houses suitable for older residents.</p>

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
SMALL TOWN	Small towns provide access to a limited range essential education and health services for a rural hinterland and contain a small retail centre. They may be connected to both reticulated water and sewer services and usually have strong relationships with larger settlements nearby.	<p>Utilities - reticulated water, sewer (possible) & electricity</p> <p>Services - Post office/general store, CFA, police station, accommodation, primary school</p>	NYORA	Playgroup, primary school, community hall, open spaces, recreation reserve, skate park	<p>Support Growth (recognize continual growth potential with limited local infrastructure investment)</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Monitor demand for children's and family services associated with projected population growth.</p> <p>Enhance connections to Korumburra for higher level services.</p> <p>Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster, particularly in light of expected growth in Nyora where limited community services exist.</p>
			TOORA	Kindergarten, primary school, community house, medical centre, swimming pool, recreation reserve, skate park, caravan park, supported housing, aged care, parks	<p>Support Growth(recognize continual growth potential with limited local infrastructure investment)</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Enhance connections to Foster for higher level services, particularly aged services.</p>
			MEENIYAN	Preschool, primary school, playgroups, community hall, recreation reserve, golf club, basketball/volleyball indoor stadium, parks	<p>Support Growth (recognize continual growth potential with limited local infrastructure investment)</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Enhance connections to Leongatha for higher level services, particularly aged services.</p>

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
			POOWONG	Maternal and child health, kindergarten, primary school, library, swimming pool, recreation reserve, basketball stadium, community hall, open spaces	<p>Support Growth (recognize continual growth potential with limited local infrastructure investment)</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Monitor demand for children's and family services associated with projected population growth.</p> <p>Enhance connections to Korumburra for higher level services.</p> <p>Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.</p> <p>Support development of a community hub in the Poowong in the longer term given its good level of existing infrastructure and services.</p>
			LOCH	Preschool, primary school, market site, community hall, skate ramp, medical centre, recreation reserve, local parks, lawn bowls club	<p>Support Growth (recognize continual growth potential with limited local infrastructure investment)</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Enhance connections to Korumburra for higher level services.</p> <p>Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.</p>
			FISH CREEK	Kindergarten, primary school, dental clinic, community hall, recreation reserve	<p>Support Growth (recognize continual growth potential with limited local infrastructure investment)</p> <p>Local facilities and services commensurate with a sub-district catchment.</p> <p>Enhance connections to Foster for higher level services, particularly aged services.</p>

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
VILLAGES	Villages support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are found in a small commercial area and connections to reticulated water and sewer vary.	<p>Utilities – electricity, reticulated water (possible)</p> <p>Services - Post office/general store, CFA, primary school, accommodation</p>	WELSHPOOL	Kindergarten, primary school, community hall, Rural Transaction Centre, recreation reserve, indoor stadium	<p>Contain Growth within Settlement Boundary (Encourage community use or other uses compatible to the characters of the settlements within the settlement boundary, and discourage development incompatible with existing zoning outside the settlement boundary)</p> <p>Local facilities and services commensurate with village and environs catchment.</p> <p>Explore opportunities to optimise use of existing facilities and take advantage of Welshpool-Port Welshpool Cluster.</p> <p>Enhance connections to larger centres for higher level services.</p>
			PORT WELSHPOOL	Skate park, playground	
			KOONWARRA	Community hall, recreation reserve , shops	
COASTAL VILLAGES	Coastal villages perform a key tourist function and experience seasonal population influxes. They support small permanent populations and have limited access to public transport and community services. Coastal villages possess strong linkages to nearby towns and centres for access to essential and higher order services. Connections to reticulated water and sewer vary.		VENUS BAY	Playgroup, lifesaving club, community centre, skate park, parks	<p>Contain Growth in accordance with the Victorian Coastal Strategy</p> <p>Local facilities and services commensurate with village and environs catchment.</p> <p>Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.</p> <p>Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.</p> <p>Enhance connections to larger centres for higher level services.</p>
			SANDY POINT	Community hall, lifesaving club, recreation reserve	
			TARWIN LOWER	Maternal and child health, playgroup, primary school, mobile library site, community health centre, tennis courts, sports park, community hall	
			WARATAH BAY	Recreation reserve	
			WALKERVILLE	Community hall	
			YANAKIE	Recreation reserve	

SETTLEMENT TYPE	DEFINITION	TYPICAL SERVICES & UTILITIES	SETTLEMENT	KEY EXISTING COMMUNITY INFRASTRUCTURE	GROWTH STRATEGY & COMMUNITY FACILITIES DIRECTIONS
HAMLET	Hamlets contain a small cluster of housing generally within the Township Zone. Limited services or facilities are located within the settlement other than a possible community space and/or CFA service.	Utilities – Electricity Services - Community space, CFA (potentially)	BENA BUFFALO DUMBALK KONGWAK MIRBOO PORT FRANKLIN RUBY STONY CREEK JUMBUNNA	Community halls and/or recreation reserves exist in most hamlets and localities	Contain Growth within Settlement Boundary: (Encourage community use or other uses compatible to the characters of the settlements within the settlement boundary, and discourage development incompatible with existing zoning outside the settlement boundary) Explore opportunities to optimise use of existing facilities. Enhance connections to larger centres for higher level services.
LOCALITY	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.	Utilities – Electricity Services - Nil	ARAWATA DARLIMURLA KARDELLA MT BEST- HEDLEY-AGNES NERRENA STRZELECKI	Community halls and/or recreation reserves exist in most hamlets and localities	Discourage Growth Explore opportunities to optimise use of existing facilities. Enhance connections to larger centres for higher level services.



DIVERSITY & AFFORDABILITY

6.1 HOUSING DIVERSITY CHALLENGE

6.1.1 KEY CHALLENGES FOR SOUTH GIPPSLAND

The provision of a diverse housing stock assists in the achievement of broader strategic goals including housing choice, affordability and adaptability, and supports the concept of ageing in place. Healthy communities are characterised by diversity of people and places. Diversity makes communities and settlements vibrant and socially and economically sustainable.

The Shire of South Gippsland is predicted to experience population growth and a changing demographic profile over the next twenty years. It is estimated that approximately 4,892 dwellings will be required to accommodate the projected population growth in the Shire to 2031. The largest component of the household growth in the Shire is projected to be in lone person households, and to take place in the larger settlements.

Detached houses remain the dominant housing form, reflective of the rural context of the Shire. Detached dwellings contribute to dwelling diversity and choice throughout the Shire, by catering to a range of household types, from traditional to multi-generation families and group households. However, it is likely that this housing stock will reduce as a proportion of overall housing in the Shire as housing form changes to reflect demand.

The development of smaller housing forms such as flats, townhouses and dual occupancies have generally taken place in the larger townships of Leongatha, Korumburra and more recently in Foster. It still remains a low percentage of overall housing stock.

The disability statistics for the Shire indicate 5.3% of the population require help in their day-to-day lives due to disability. An ageing population is likely to increase demand for housing that supports aged residents and people with a disability.

6.1.2 SPECIAL NEEDS HOUSING

Affordable and accessible housing is necessary to cater for culturally and socio-economically diverse populations. In the context of the South Gippsland Shire, 'special needs housing' refers to housing that meets the essential housing needs of those residents whose needs cannot be met by the traditional housing stock. Vulnerable groups include the elderly, disabled people, the youth, single person households, homeless people and the Indigenous community.

Elderly residents require dwellings that are not only well located, but also accessible and adaptable for those who have limited mobility. As the health circumstances of older residents change, dwellings may need to be modified for wheelchair access and handrails. In addition, many seek accommodation with sufficient space to provide for visitors to stay, and carers if required. In addition many seek accommodation that is designed well in the first place to ensure that any modification to address mobility or changing physical conditions is minimal.

People with a disability may be able to live comfortably within standard dwellings; however some require specialised housing fitted out according to their physical needs. Provision of suitable housing for people with disabilities is reliant on a number of factors such as location, design, availability of carers and support people, housing assistance and access to employment.

More flexible housing options should be provided in close proximity to the key centres of Leongatha and Korumburra, to reduce future travel burden and ensure access to exiting services and amenity. For example, there appears to be a large market for attractive, adaptable, accessible, energy efficient units for long term residents who recognise the challenges of ageing in place, particularly in terms of maintenance of larger properties.

6.2 HOUSING AFFORDABILITY CHALLENGE

Housing is a fundamental human right and one of the universal determinants of health and wellbeing. The availability of secure, well located affordable housing provides pathways to employment and education, supports choices, builds strong, connected, diverse and sustainable communities and provides opportunities to participate in community life.

Opportunities for the Shire to increase the supply of affordable housing may include:

- § Support for affordable housing in land use planning;
- § Form, facilitate and support partnerships to deliver affordable housing;
- § Advocate for affordable and social housing.

The settlement structure plans and urban design frameworks for settlements across the Shire also provide an opportunity to identify number, specific location, localised need, design and incentives for developers for affordable housing as an objective.

6.2.1 THE NEED FOR AFFORDABLE HOUSING

The desire to access appropriate, well located and affordable housing is universal.

Need for affordable housing can be a broad topic. Home buyers can suffer mortgage stress at times of high interest rates or a contracting economy. Rising house prices exclude first home buyers from the market, or force them to buy in areas distant from settlements with work, friends, transport and family. Renters in the private market

may face unaffordable rents in areas of high housing demand, or settlements with limited rental stock, with similar impacts. Existing home owners are having difficulty transitioning through the housing market in line with their changing housing needs. Individuals and households with special needs face their own particular affordability challenges.

A commonly accepted definition of affordable housing is:

Housing that leaves sufficient family household income to meet other household needs. This has become understood to mean housing that costs no more than 30% of a family's gross income in rent or 35% in mortgage repayments. This is especially the case for those in the lowest 40% of Australians ranked by income.

6.2.2 TYPES OF AFFORDABLE HOUSING

In considering the challenge of affordable housing, the Shire really needs to consider action in every significant sector, while having regard to the opportunities and constraints that exist. With homes for purchase, for example, mechanisms are needed to encourage developers to include affordable housing in larger developments. However the ability to require this would need State government support and intervention – a quest that has so far been unsuccessful. Effective resolution of affordability of houses to buy is an issue tied up with numerous policies of all three levels of government, including Commonwealth taxation policy. Similar comments apply to the private rental market.

Aside from the mainstream private market in housing, there are numerous potential providers, including:

- § Public housing

- § Community housing

- § Housing associations & trusts

Sometimes these types of housing are collectively referred to as Social Housing, referring to not-for-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, and security of tenure and good location in relation to employment services.

In Victoria, the Commonwealth and State Governments jointly fund public rental housing through the Department of Human Services (Office of Housing). Eligibility is determined by assets and income, special need and residency and citizenship criteria. Generally rents are capped at between 25-30% of income.

Community housing is an alternative to public housing and private rental and operates as a not-for-profit housing system. Combined rents of occupants are used to cover running costs over the long term. There is only a small supply of community housing in Victoria.

Registered housing associations sometimes operate through partnerships with the private sector.

6.2.3 HOUSING STRESS

Housing stress is an interconnected set of environmental, social and economic issues which have the potential to affect the mental and physical health and wellbeing of residents by reducing a household's capacity to afford healthy food, access health and social services and participate in community life.

There is a growing body of work being led by the Australian Housing and Urban Research Institute (AHURI) that builds on the widely used

30 per cent benchmark method to measure and understand affordability which determines a household's level of housing stress.

The 'residual income method' calculates how much is left over for housing rents or mortgage *after* relevant expenditure items for different household types have been taken into account. If there is insufficient income left for rents and mortgages after meeting this budget standard, a household has an affordability problem.

This measure is considered to better reflect housing expenditure patterns as it indicates that housing affordability is greater than previously measured and will be reflected in an increased level of housing stress.

6.2.4 PROVISION OF AFFORDABLE HOUSING

The provision of affordable housing is a complex issue. Federal, State and local governments can each play a variety of roles in the delivery of affordable housing. However, it is recognised that the State has the largest role particularly in the provision of social housing. Registered housing associations (RHAs) are currently the recognised growth vehicle for affordable housing in Victoria and have their own criteria for households they serve.

For the purposes and scope of this housing strategy Council's direct intervention either through the direct purchase of stock (as is undertaken by a limited number of other Councils) or through the provision of land in partnership with other levels of government or Housing Associations is currently not an option. This is due in part to financial constraints. There is also a mismatch between the maximum lease arrangements for Council land under the Local Government Act (50 years) and the requirement of funding bodies

and the viability of Housing Associations for a minimum of 99 year leases. This undermines Council's stewardship where virtually any Council title provided for affordable housing needs to be offered in perpetuity with no commensurate guarantee of affordable housing.

This Housing Strategy recognises that there is a difference between the provision of affordable rental housing and affordable homeownership, each requiring specific policy responses that take account of these distinctions. Notwithstanding, there is currently a trend towards a market based rent model for the delivery of affordable housing; this has largely been driven by the federal government's National Affordable Housing Agreement.

There is currently a range of policy and funding opportunities available to increase the supply of social and affordable housing in South Gippsland Shire. These initiatives are likely to change over the life of this Housing Strategy. Key current and recent initiatives include:

- § National Affordable Housing Agreement and National Partnerships
- § National Rental Affordability Scheme
- § Housing Affordability Fund
- § The Australian Government's White Paper on Homelessness
- § Investments into Registered Affordable Housing Associations
- § Local Action on Affordable Housing – Victorian Office of Housing (DHS)
- § Victorian Integrated Housing Strategy

The Shire should continue to actively identify affordable housing need and communicate and coordinate responses from other organisations which deliver affordable housing, such as registered

housing associations, developers and investors. The Shire should also continue to liaise with relevant State government departments.

6.2.5 SOCIAL HOUSING

Federal and State government play a key role in the provision and maintenance of social housing, including public housing. The Department of Human Services (Office of Housing) administers Victoria's housing policy and manages the provision of social housing assistance to low income or special needs groups.

6.3 OBJECTIVES & ACTIONS

The HSS aims to facilitate sufficient housing development over the next 20 years to meet projected demand. The Strategy sets the following objective for addressing housing diversity and affordability within the Shire:

- § Diversify the variety of housing types in the Shire of South Gippsland.
- § Provide housing that meets the specialised requirements of particular residents.
- § Increase the supply and distribution of affordable housing in the Shire

OBJECTIVE 1 -

Diversify the variety of housing types in the Shire of South Gippsland

To meet the needs of a diverse range of requirements and manage the levels of change expected in South Gippsland, it is important that housing stock caters for a diverse range of requirements including students, culturally diverse households, families, ageing residents and contains a mixture of types and that design flexibility and robustness are promoted.

South Gippsland has a community facing varying degrees of hardship. The population is ageing, has a higher than average proportion of people with a disability (5.31% compared to 4.77% in Victoria), changing family structures (increasing single parent/person households and double income no kids) as well as settlements having variable levels of service provision.

Within the Shire these groups have specific housing needs in terms of design, location, tenure and cost, outside of the existing traditional dwelling stock. Specialist housing forms, such as public and social housing, nursing homes and emergency housing, currently represent only a marginal percentage of dwelling stock in the Shire.

According to housing projections, approximately 4,892 dwellings will be required across the Shire to 2031 to cater to the growing and changing population. The Settlement Framework Plan identifies the settlements that have the capacity to support increased densities and housing change, as well as the settlements with limited potential for growth.

RECOMMENDED ACTIONS:

- § Update Clause 21.04-3 'Settlement' in the Municipal Strategic Statement to ensure consistency with this *Housing & Settlement Strategy 2013*.
- § Insert the *Housing & Settlement Strategy 2013* into the South Gippsland Planning Scheme as a Reference Document.
- § Promote the larger settlements of Leongatha, Korumburra, Foster and Mirboo North with higher accessibility, offer a range of services and provide a high level of amenity to residents as key locations for housing diversity.
- § Investigate implementation of the reformed residential zones to translate and achieve the development objectives of this Strategy.

OBJECTIVE 2 –

Provide housing that meets the specialised requirements of particular residents.

Some community groups have particular requirements for housing in terms of design, location, tenure and cost. This includes the elderly, people with a disability, students and newly arrived migrants. The Shire has limited resources for directly providing housing suitable for these groups. As such Council must focus on improving the diversity, affordability and accessibility of housing stock provided by the private sector to meet the needs of special groups to ensure that they are not displaced or discouraged from living in South Gippsland, due to inappropriately designed and located or unaffordable housing stock.

Collaboration with local housing providers, agencies and community services should also be investigated for other housing and tenure types such as social housing and other special needs housing to address barriers to the housing market, and access to affordable housing in general.

RECOMMENDED ACTIONS:

- § Continue to liaise with the community housing sector and service providers on an as needed basis to exchange information and research regarding the housing needs and trends of special needs groups.
- § Support housing that is designed for people with disabilities in Leongatha and Korumburra.
- § Strengthen housing options for people with mental illnesses in settlements where medical and community services are readily available, including Meeniyah, Mirboo North, Leongatha, Korumburra, Foster and Fish Creek.

- § Support housing options for younger people in Leongatha and Korumburra with good access to secondary and tertiary (TAFE) education, employment and transport.
- § Encourage development of housing that is adaptable to a range of household types to support Indigenous housing needs, including in Meeniyan, Mirboo North, Leongatha, Korumburra, Foster and Fish Creek.
- § Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels in higher order settlements where medical and aged care services are readily available, including Leongatha.

OBJECTIVE 3 -

Increase the supply and distribution of affordable housing in the Shire.

To achieve this objective Council will advocate for the increased supply of affordable housing; and maintain relationships with housing providers and the Office of Housing.

Council has limited resources for providing affordable housing directly. Therefore additional partners and funds will be necessary to meet the future need for affordable housing. Affordable housing can be delivered through a range of funding and management mechanisms, including State government, local government, not-for-profit organisations, and by private developers. Ongoing liaison with the Office of Housing, housing associations and local welfare organisations is encouraged in order to share knowledge, promote advocacy and identify opportunities for joint projects.

Providing clear direction to the development industry and investors regarding the settlements in South Gippsland that are identified for housing affordability including Leongatha, Korumburra, Foster, Mirboo North, and other sewerred settlements as appropriate.

RECOMMENDED ACTIONS:

- § Examine options to encourage more affordable housing to be provided through planning provisions to provide a stronger basis for planning staff to negotiate outcomes for the inclusion of affordable housing in appropriate locations across the Shire, particularly well serviced settlements including Leongatha, Korumburra and Foster. This may also be appropriate in settlements that support large industry employers such as Poowong.
- § Investigate opportunities for affordable housing in designated settlement structure plans and urban design frameworks including specific location, localised need and design, and incentives for developers, including:
 - Identify specific housing needs and suitable locations for sub-categories of affordable housing such as student accommodation, key worker housing, aged care facilities, etc.;
 - Identify suitable land/airspace for affordable housing, including Council land, State Government land and major development sites;
 - Provide greater detail to encourage a mix of low cost rental accommodation (through registered housing associations) as well as settlements of greater diversity/density.

- § Advocate to State government to provide local government more control over local planning to encourage more affordable housing provision. Investigate effective statutory mechanisms to encourage more affordable housing provision, including reviewing the success of processes implemented by other local governments.
- § Advocate to the Office of Housing for the continued renewal of public housing in the Shire, including strategies to concentrate public housing in settlements where support services are easily accessible.
- § Encourage the provision of affordable housing options.
- § Support the development of social housing to address gaps in the private rental market and the specific needs of vulnerable community members.



7

HOUSING DESIGN

7.1 HOUSING DESIGN CHALLENGE

The design of housing is fundamental to community wellbeing and liveability. Improving the design quality of residential development requires consideration of matters such as context, aesthetics, internal amenity, robustness, flexibility of design and environmental performance.

Detached residential housing stock is the predominant housing form across the settlements of South Gippsland. As the size and profile of households change and redevelopment opportunities arise in designated settlements, different housing forms will be required to address contemporary requirements, expectations and environmental standards. The construction of a new dwelling should also take into consideration current and potential future needs of residents – for instance, housing that can be adapted to meet changing household sizes and profiles, and which is easily accessible irrespective of mobility and other physical limitations.

Settlements across South Gippsland have diverse landscape context including rural, coastal, undulating and flat. It is important that environmentally sensitive areas are protected, and that any housing growth is carefully managed in designated settlements subject to environmental risk.

Each settlement in South Gippsland comprise fundamental characteristics that are valued by the community, and contribute to the character of each settlement. New housing design needs to be cogniscent of established character.

Increasingly the link between household needs and the demand on services is becoming important. More intensive forms of housing can

increase the demand for community facilities and infrastructure such as water, public transport and open space. Locating more housing in settlements where service levels are higher (particularly reticulated sewerage and water), and where adequate infrastructure either exists or can be provided makes better sense for the community as a whole, and enables a better standard of living for the future residents.

7.1.1 ENVIRONMENTALLY SENSITIVE AREAS

South Gippsland comprises areas that possess significant cultural, environmental and landscape values. These areas require careful management and protection from intensive and inappropriate development. Many of these features are located at the edge of existing settlements with direct abuttal to private properties. It is important that new developments and housing provide sensitive design responses, particularly along the interfaces of these areas.

ENVIRONMENTAL RISKS AND INFRASTRUCTURE CAPACITY

The predicted impacts of climate change have the potential to affect the Shire's settlement's environment, community and economy. Research undertaken by the CSIRO indicates that climate extremes and natural hazards such as storm surges, floods, bushfires and extreme temperatures are projected to increase in frequency and severity. There is a need to ensure that these potential impacts are monitored and planned for, particularly in the location and design of future housing.

The Shire is currently awaiting updated data and mapping of the Bushfire Management Overlay and the Land Subject to Inundation Overlay to include provisions into the South Gippsland Planning Scheme. The settlements identified at higher environmental risk

such as coastal towns and town close to vegetated landscapes, are not designated for housing growth in this Strategy.

The key design challenges for these areas include:

- § Ensuring new developments adjoining or close to environmentally significant and sensitive areas are carefully managed.
- § Ensuring new developments do not cause a significant detrimental impact to these areas.
- § Ensuring new developments respond to and mitigate the potential impacts of climate change and bushfire risk.
- § Ensuring that physical and community infrastructure is adequate and maintained at a standard to meet the future demand.

7.1.2 ENVIRONMENTALLY SUSTAINABLE DESIGN

There are opportunities through this Strategy to improve the environmental performance of existing and new housing stock.

Council's *Alternative Domestic Energy Supply Policy* at Clause 22.02 of the Planning Scheme seeks to guide the design and location of alternative, renewable energy sources such as solar and wind power, a small, yet significant, method by which the community can address the global issue of climate change through local actions.

To assist Council in reducing future greenhouse gas emissions, it is also important that the future housing stock is designed and constructed to effectively and efficiently manage comfort whilst improving the environmental performance of buildings and mitigate against climate change.

Council may consider preparation of an *Environmentally Efficient Design* policy to the Local Planning Policy Framework. The aim would be to provide guidance and establish expectations for environmental sustainability in new developments, as well as giving policy support for Council's assessment and decision making on specific planning applications.

Other types of assessments include such tools as the *Sustainable Design Assessment* (SDA) program that seeks to ensure the consistent inclusion of environmental performance considerations into the planning assessment process to achieve more sustainable outcomes for the community.

The SDA encourages applicants to use the STEPS tool to assess the environmental impact of dwellings, with the view to reduce these impacts. South Gippsland would be able to 'contextualise' the requirements based on locational aspirations eg. coastal and/or rural.

7.1.3 WELL DESIGNED, ACCESSIBLE AND ADAPTABLE HOUSING

Well designed housing is housing which has properly considered its internal layout and access to the home, which provides accessibility for people of all levels of mobility and physical impairment. Often referred to as 'universal design', housing which is designed with good accessibility principles in mind will meet the needs of a broader range of the community, will minimise expensive modifications if short or longer term impairment occurs for any of the residents of the home, and is also more welcoming for all community members.

There are a number of guidelines available that can be considered. For instance, *Liveable Housing Australia* has released design

guidelines that, if followed, will assist in designing new dwellings or renovations that are:

- § easier to enter
- § safer to move in and around
- § more capable of easy and cost-effective adaptation
- § designed to better anticipate and respond to the changing needs and abilities of the people who live in the home

These guidelines have broad agreement across the development and government sectors, as well as associations representing the needs of people with disabilities or other specialist requirements.

In addition, encouraging developers and residents to consider their likely future needs, and designing a home which can be adapted to meet changing circumstances – for instance, accommodating additional family members within self contained accommodation, enabling a home office to be catered for, or conversely, housing that can be adapted to allow for downsizing in the future – can avoid costly renovations. It may also meet future housing demand within a smaller footprint, as smarter designed housing can be more flexible to changing needs.

7.2 OBJECTIVES AND ACTIONS

There is a need to ensure that the Shire provides well located and appropriate housing forms for the future population. Principles around access to transport, flexible housing options (ie. accommodation outside of the traditional 3 bedroom detached house or 2 bedroom unit) and secure provision of essential services (ie. gas, water, electricity) are important to implement.

Other key qualities include:

- § Highly energy efficient dwellings, with small footprint, good solar access, north facing, good winter light.
- § Dwellings that are accessible or adaptable, built on flat land with wider doorways, and reinforced frames for grab rails.
- § Dwellings located in walkable environments in close proximity to shops for food, chemist and services (i.e. medical services), more specifically in Leongatha or Korumburra, but potentially also in Meeniyan, Mirboo North and Foster.
- § Close proximity refers to direct walking distance (1-1.5 kilometres) on flat land and in a pleasant environment if possible, and with seats provided to support walking journeys.

OBJECTIVE 1 -

To enhance the design quality and character of residential development in South Gippsland settlements.

RECOMMENDED ACTIONS:

- § Amend the Municipal Strategic Statement to provide policy support for improving the design quality of residential development in the Shire.
- § Provide targeted training to staff and Councillors to enhance skills in, and awareness of, design principles and practice.
- § Prepare and adopt an *Environmentally Efficient Design* policy specific to residential development in settlements within the Shire. The aim would be to provide guidance and establish expectations for environmental sustainability in new developments, as well as giving policy support for Council's assessment and decision making on specific planning applications.
- § Investigate other environmental assessment tools for new development such as *Sustainable Design Assessment (SDA)*.
- § Promote these actions through a community awareness program.

OBJECTIVE 2 -

To build resilience in the Shire's settlements and housing stock to the impacts of climate change

RECOMMENDED ACTIONS:

- § Work with the State Government to plan for the potential impacts of climate change within settlements in South Gippsland.

OBJECTIVE 3 -

To improve the environmental performance of new and existing housing

RECOMMENDED ACTIONS:

- § Investigate programs and initiatives to broker the retrofitting of older less efficient housing to reduce energy and water consumption and improve thermal performance.
- § Continue to advocate to the State Government and the Australian Building Code Board to strengthen environmental performance requirements for all new developments.
- § Develop a program of initiatives to educate and inform the community about ESD initiatives that they may incorporate into new and existing dwellings.

OBJECTIVE 4 -

To protect environmentally sensitive areas from inappropriate development:

RECOMMENDED ACTIONS:

- § Implement the updated BMO and LSIO overlays into the South Gippsland Planning Scheme.
- § Strengthen relations with the Country Fire Authority and West Gippsland Catchment Management Authority to ensure good planning in locations subject to risk.
- § Provide information to local residents and local development industry representatives regarding the content and requirements of environmental, bushfire, erosion, giant Gippsland earthworm and significant landscape overlays.
- § Prepare educational material regarding native vegetation protection to property owners and developers.

OBJECTIVE 5 -

To encourage the provision of well designed, adaptable and accessible housing:

RECOMMENDED ACTIONS:

- § Promote the use of the *Livable Housing Design Guidelines* to new home owners and developers (noting that other regulations, such as the building regulations, must also be complied with).
- § Encourage, and promote examples of, housing which has been designed to enable future adaption to meet changing needs with minimal future expense.



8

SETTLEMENT FRAMEWORK PLANS

8.1 AGNES

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

Eastern District Urban Design Framework (2012)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Reticulated water supply and Great Southern Rail Trail

KEY CONSTRAINTS

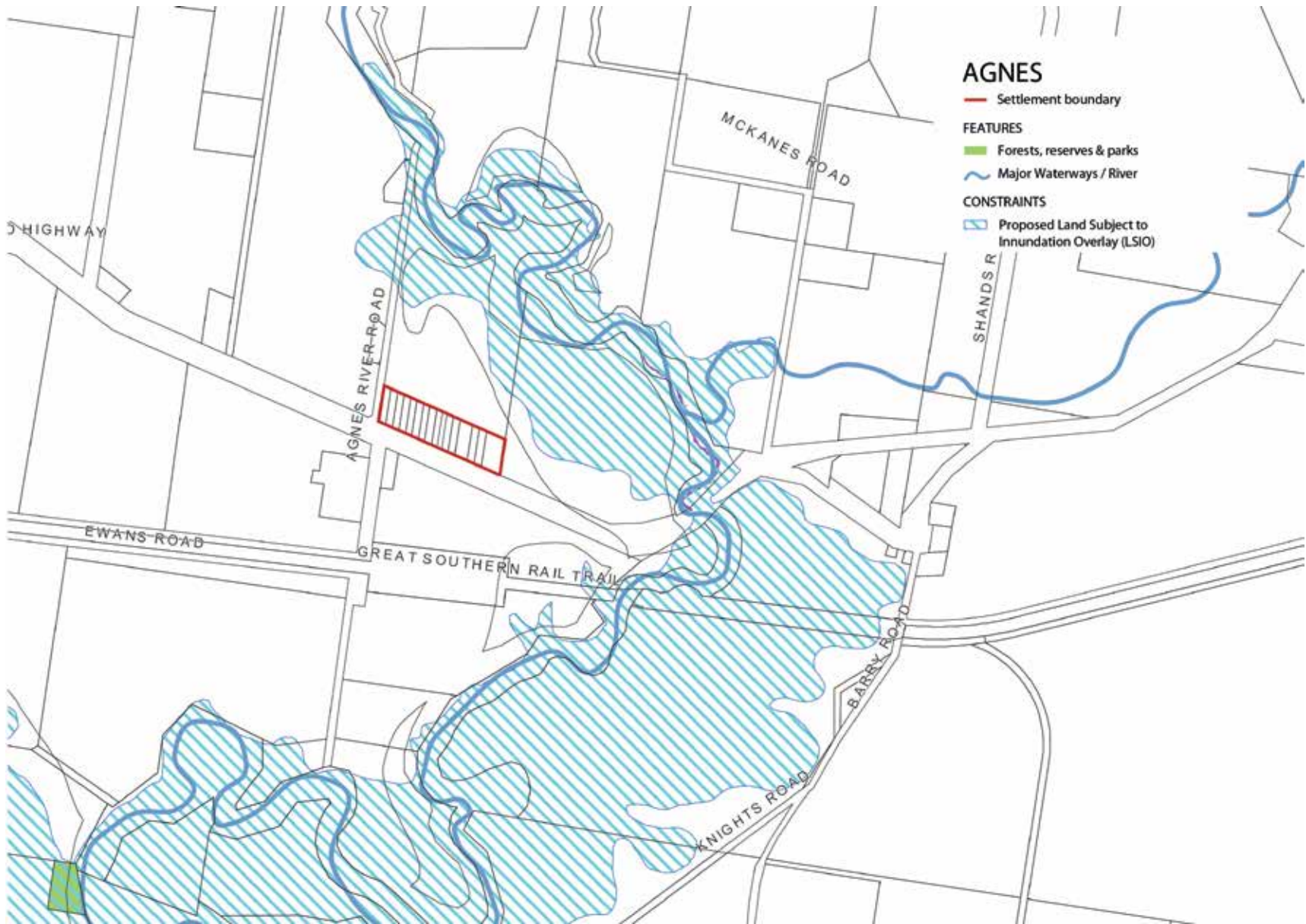
- § No services
- § Agnes: Land within Agnes subject to ESO6, the LSIO applies to land adjacent to the Agnes River; SLO3 applies to the smaller lots.

FUTURE GROWTH STRATEGY

Discourage Growth

RECOMMENDATIONS:

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.



8.2 ARAWATA

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community hall

KEY CONSTRAINTS

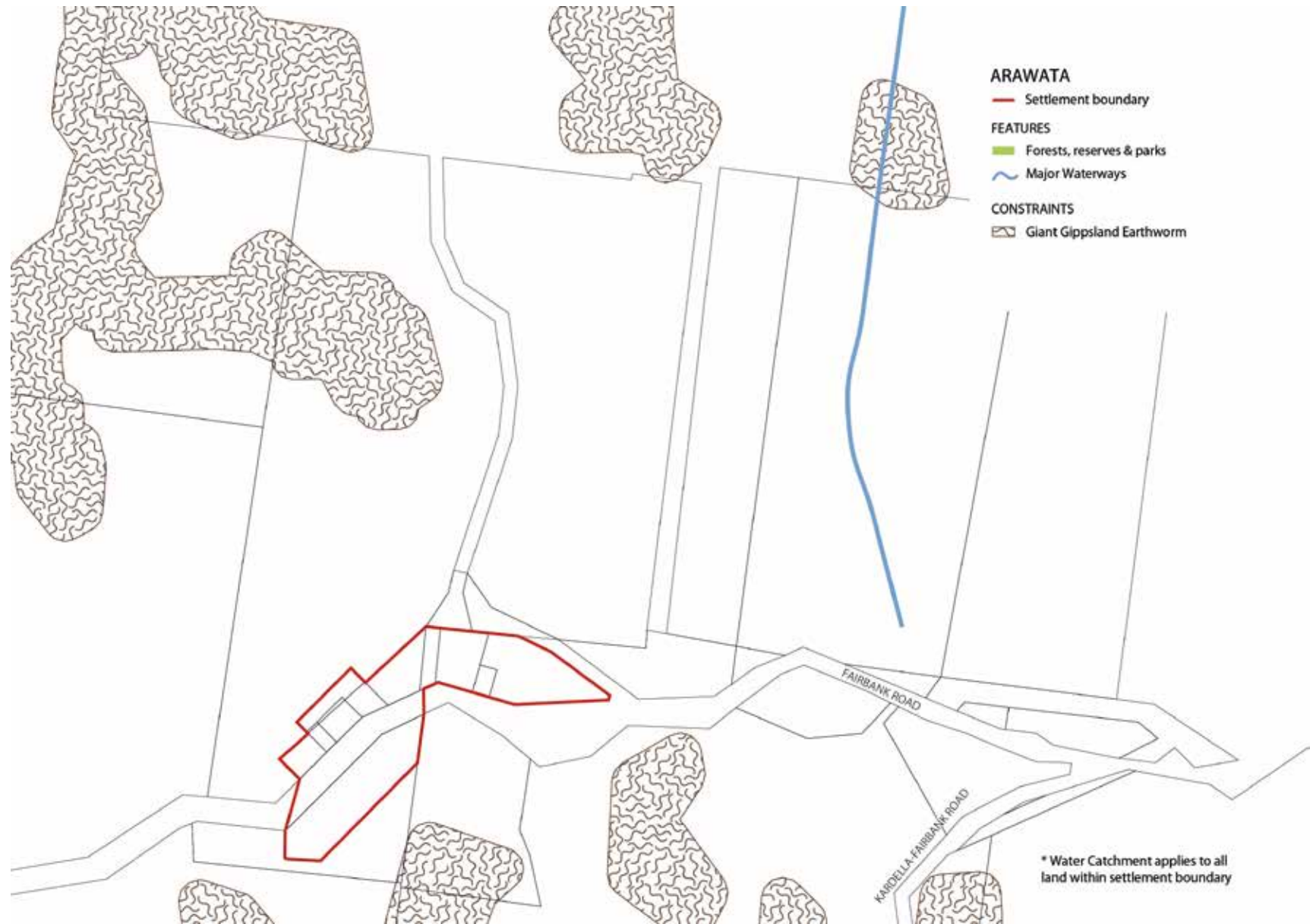
- § No services
- § Within a Declared Water Supply Catchment - Tarwin River

FUTURE GROWTH STRATEGY

Discourage Growth

RECOMMENDATIONS:

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.



8.3 BENA

SETTLEMENT ROLE

Hamlet

REFERENCE

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community hall

KEY CONSTRAINTS

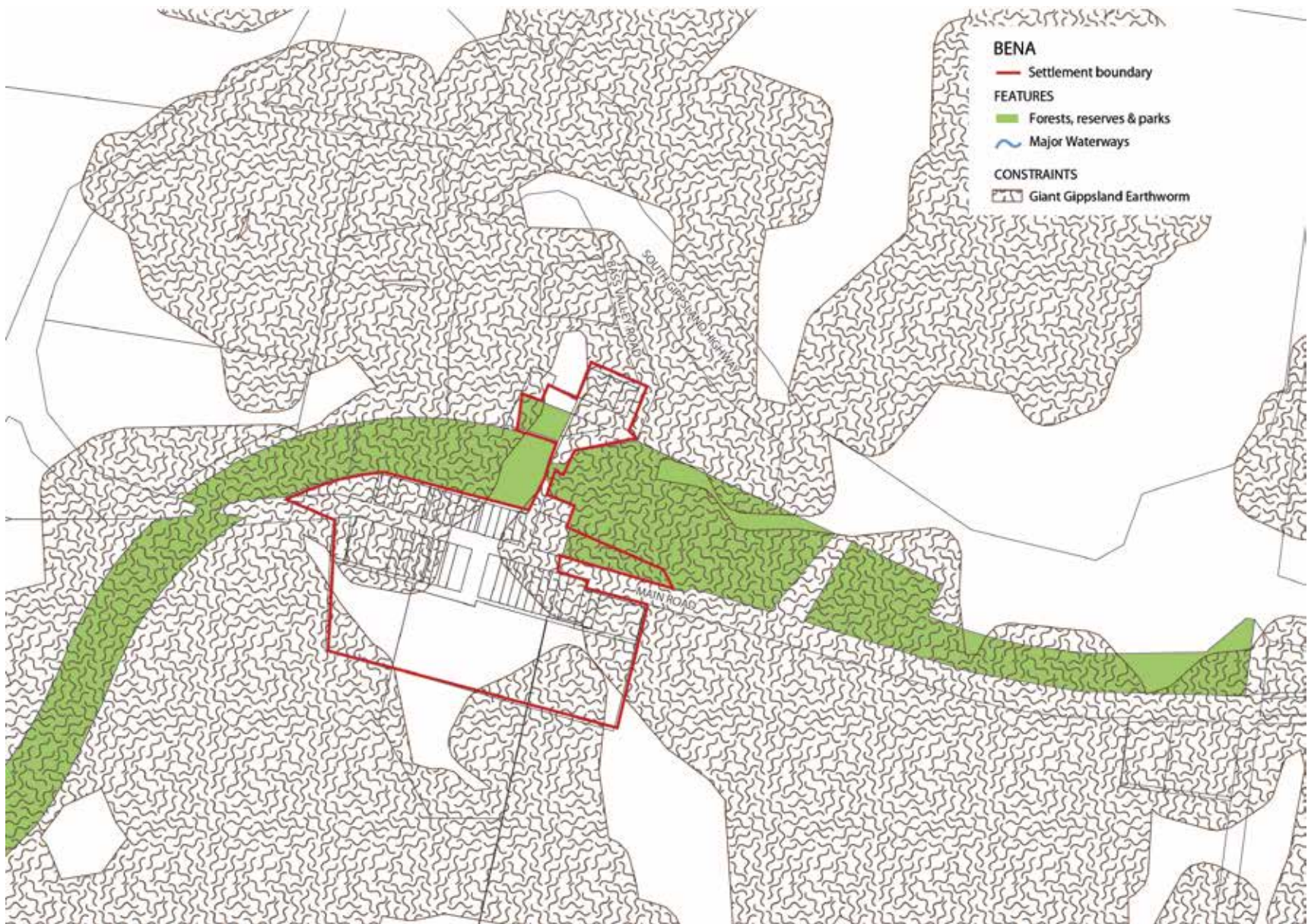
- § No reticulated water supply or sewer
- § Habitat of the Giant Gippsland Earthworm

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services. Encourage new development in accordance with adopted Urban Design Framework for the settlement.



8.4 BUFFALO

SETTLEMENT ROLE

Hamlet

REFERENCE

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community hall and general store, Great Southern Rail Trail.

KEY CONSTRAINTS

- § No reticulated water supply or sewer.
- § Aboriginal Cultural Heritage Sensitive Area along waterway south of town centre.
- § Fire prone town centre.

FUTURE GROWTH STRATEGY

Contain Growth within Settlement Boundary

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services. Encourage new development in accordance with adopted Urban Design Framework for the settlement.



8.5 DARLIMURLA

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity, access to Mirboo North (Grand Ridge) Rail Trail.

EXISTING COMMUNITY INFRASTRUCTURE

Community hall

KEY CONSTRAINTS

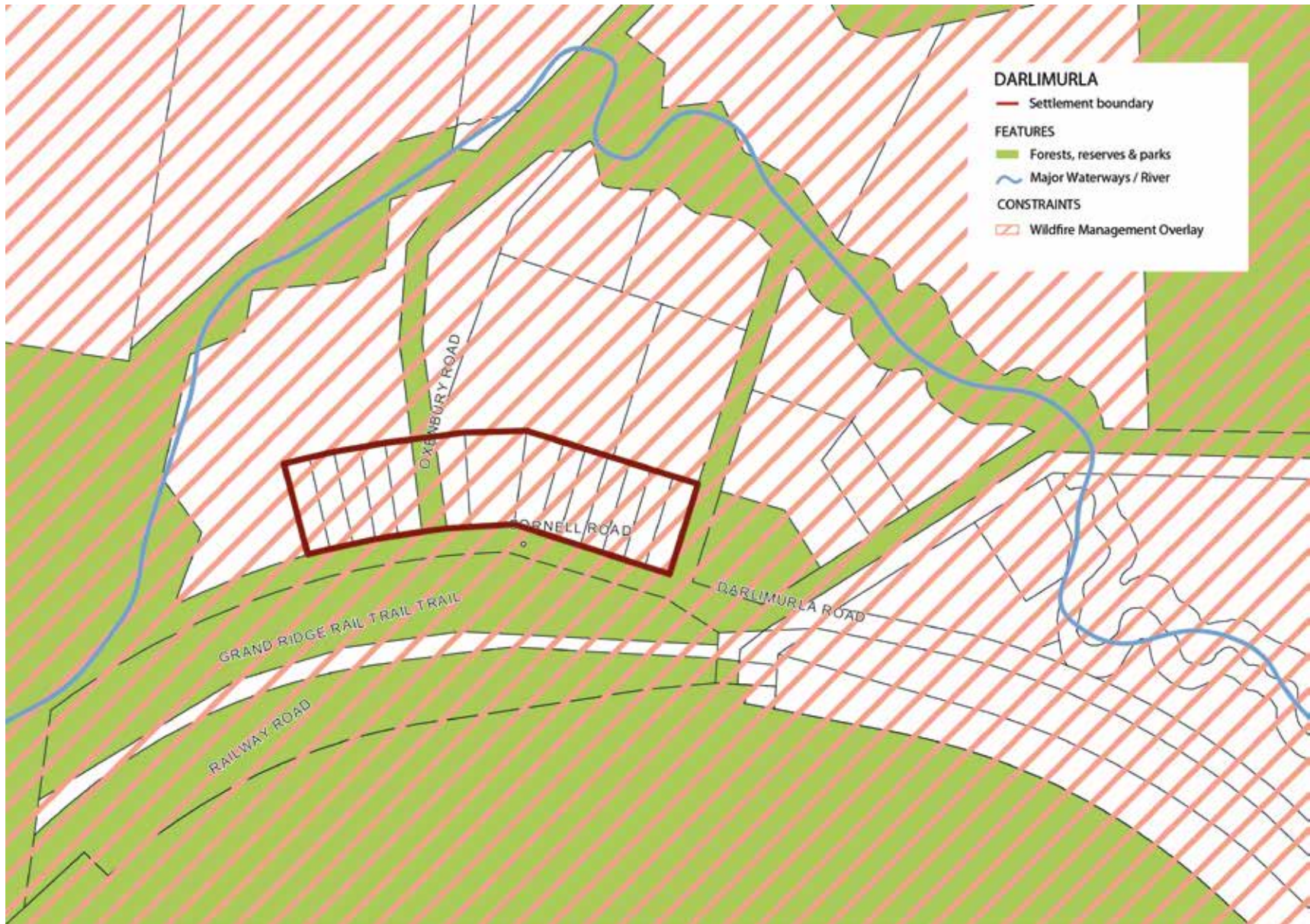
- § No reticulated water, sewer, or gas.
- § Fire prone settlement.

FUTURE GROWTH STRATEGY

Discourage growth

RECOMMENDATIONS:

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.



8.6 DUMBALK

SETTLEMENT ROLE

Hamlet

REFERENCE

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Reticulated water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

Other Services: Community hall, CFA brigade, general store (including post office), cafe, farm and hardware supplies store, nursery and Church

Recreation: Recreational reserve with sporting clubs and campdraft, Memorial Park and playground, picnic facilities

KEY CONSTRAINTS

- § No reticulated sewer or gas.
- § Within a declared Water Supply Catchment – Tarwin River.

EXISTING LAND SUPPLY

	TZ	LDRZ	TOTAL
Existing Vacant Lots	8	1	9
Potential Lots	14	0	14
Sub-Total	22	1	23

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.
- § Encourage new development in accordance with adopted Urban Design Framework for the settlement.



8.7 FISH CREEK

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

South Gippsland Small Towns Urban Design Framework, 2013

EXISTING PHYSICAL INFRASTRUCTURE:

Reticulated water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

Early Years:	Kindergarten
Education:	Primary School
Medical:	Dental Clinic
Other Services	Community Hall, CFA brigade
Recreation	Recreation Reserve, Great Southern Rail Trail

KEY CONSTRAINTS

- § No reticulated gas or sewer.
- § Waste disposal issues in some parts associated with soil capacity.
- § Waterway and Aboriginal Cultural Heritage Sensitive area running through the town.
- § Erosion prone land.
- § Fish Creek is prone to flooding and inundation. Proposed LSIO affects a small portion of the settlement.

KEY CONSIDERATIONS

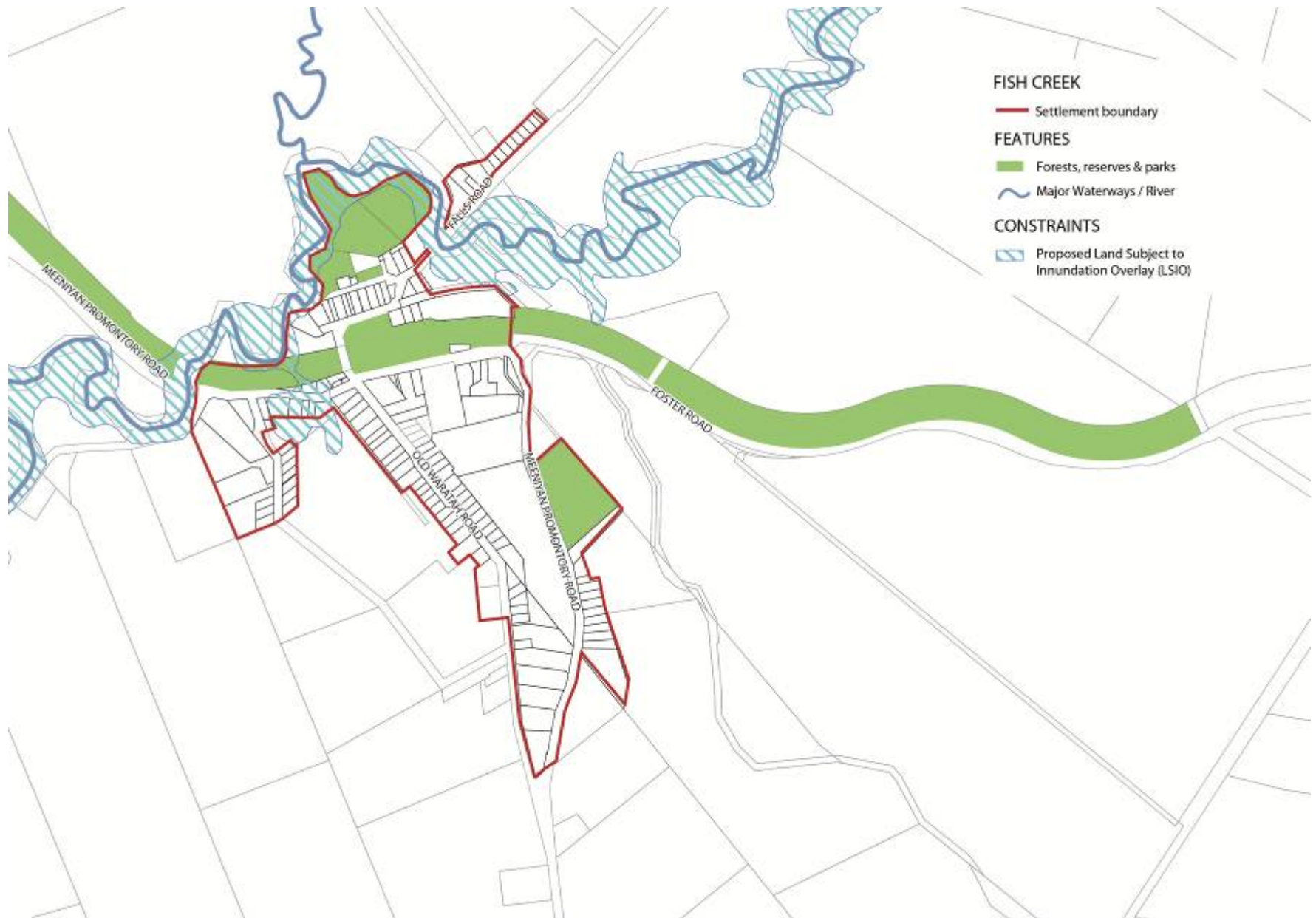
- § Limited growth pressure in township.

FUTURE GROWTH STRATEGY

Support growth

RECOMMENDATION

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Local facilities and services commensurate with a sub-district catchment.



8.8 FOSTER

SETTLEMENT TYPE: District Town

KEY REFERENCE DOCUMENT:

*Foster Structure Plan (2008)
Amendment C46, C50*

EXISTING PHYSICAL INFRASTRUCTURE:

Serviced by reticulated water and sewer, electricity. Situated along South Gippsland Highway.

EXISTING COMMUNITY INFRASTRUCTURE

Early Years: Maternal and child health, children's hub, children's centre, preschool

Education: Primary, secondary, library

Medical: Community Health Centre, dentist, hospital

Specialist Housing: Aged care, caravan parks

Other Services: CFA brigade, police station, SES, ambulance, Council office, Visitor Information Centre

Recreation Swimming pool, showgrounds, skate park, recreation reserve, parks

KEY CONSTRAINTS

- § No reticulated gas.
- § Limited vacant retail/commercial land.
- § Some areas of inundation and flooding.
- § Areas to the north and west of township are bushfire prone.

§ Area surrounding township has significant landscape character.

EXISTING LAND SUPPLY

	Residential 1 Zone	Low Density Residential Zone	TOTAL
Existing Vacant Lots	25	-	-
Potential Lots	101	3	104
Sub-Total	126	3	129

Recent Planning Scheme Amendment C50 has rezoned land south of Foster town centre, creating an additional lifestyle residential supply for about 26 RLZ lots.

INFLUENCES AND INDICATORS

Foster has a significant retiree and holiday home role. The most prevalent dwelling type is detached houses, most with 3 bedrooms. However, it also has the largest proportion of apartments in the Shire (10% of all Foster dwellings in 2011).

Its 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 aging population in Foster (91% dwelling approvals in R1Z in past 5 years), No semi-detached dwellings were recorded in 2006 and 2011 Census.

There is high demand for aged care services and facilities in the township. South Gippsland Hospital is located in Foster and a 60 bed (high and low) care facilities is being developed in the town.

GROWTH PRESSURES

- § Demand for smaller dwellings (eg. 180 - 400 m² lots)
- § Some demand for high and low aged care facilities

§ Demand for more retail services

PROJECTED HOUSING DEMAND / SUPPLY

POPULATION 2011	POPULATION 2031 *	TOTAL NEW 299+OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
1,677	2,251	333	17

*Based on Moderate Growth Scenario

FUTURE GROWTH STRATEGY

Promote growth (Primary Growth Settlement)

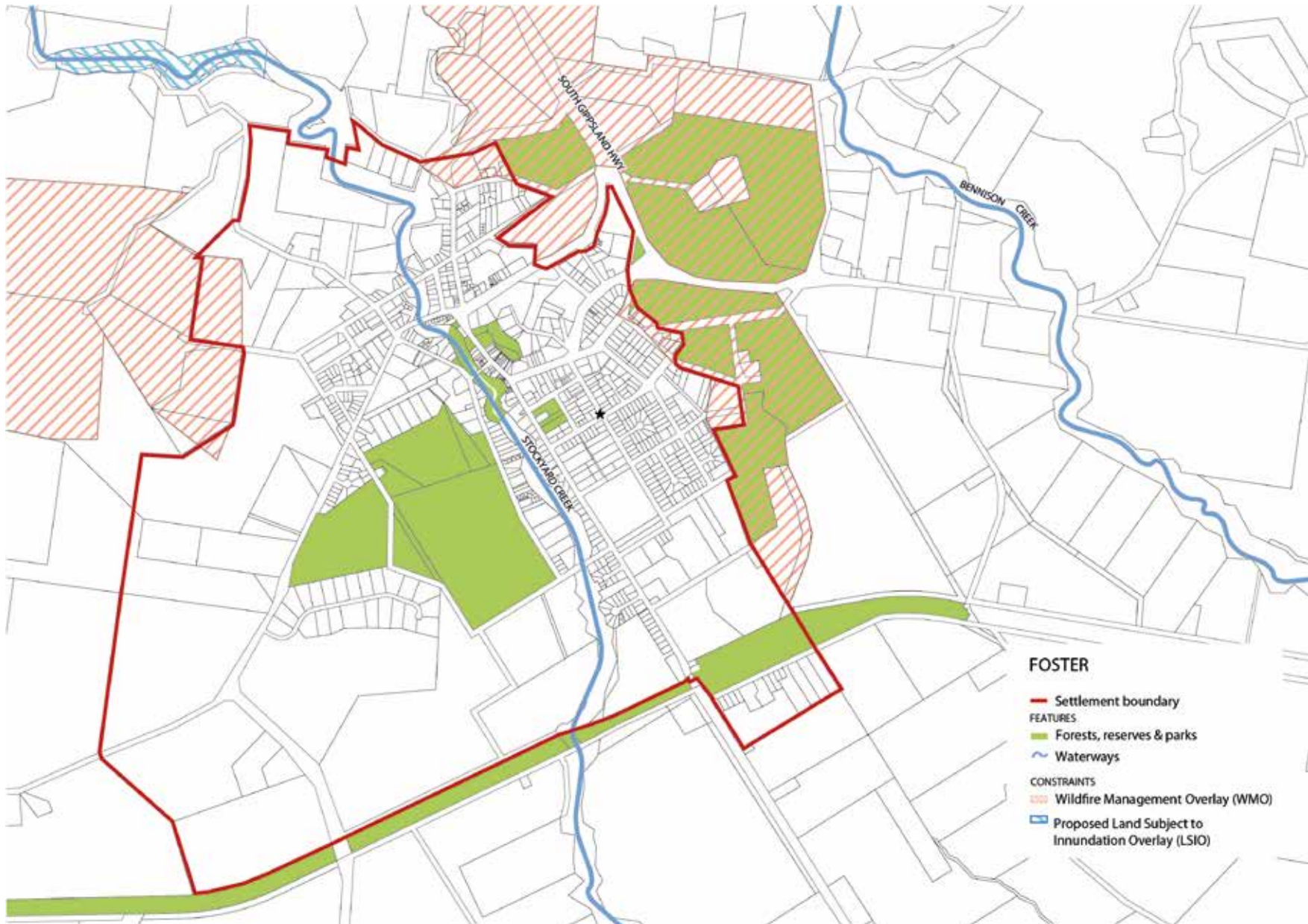
KEY CONSIDERATIONS

Foster is the key service centre for the eastern section of the Shire. Demand is expected to continue for standard and medium density residential dwellings, particularly due to the ageing population in this section of the Shire. There is expected to be ongoing demand for basic services, health care and retirement living in Foster, which performs the role of a District Town.

RECOMMENDATION

- § District level facilities and services commensurate with the South Gippsland southern and eastern precinct catchment.
- § Create smaller residential allotments within a 400m radius of the Foster Town Centre (250 -400sqm).
- § Encourage housing diversity including specialist forms of housing, particularly aged care.
- § Established role in providing retirement living, aged housing, health and disability facilities and services is likely to continue to grow due to ageing population.

- § Advocate to Nursing Home to provide additional supply of low care and high care beds in accordance with Federal aged care allocations of 113 places per 1,000 people aged 70 years and over.
- § Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels.
- § Provide housing options for people with mental illnesses ideally within an 800m radius of the Foster Town Centre and where medical and community services are readily available.
- § Encourage the provision of affordable housing options in appropriate locations in new development.



8.9 HEDLEY

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

Eastern District Urban Design Framework (2012)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community hall, Great Southern Rail Trail, CFA brigade

KEY CONSTRAINTS

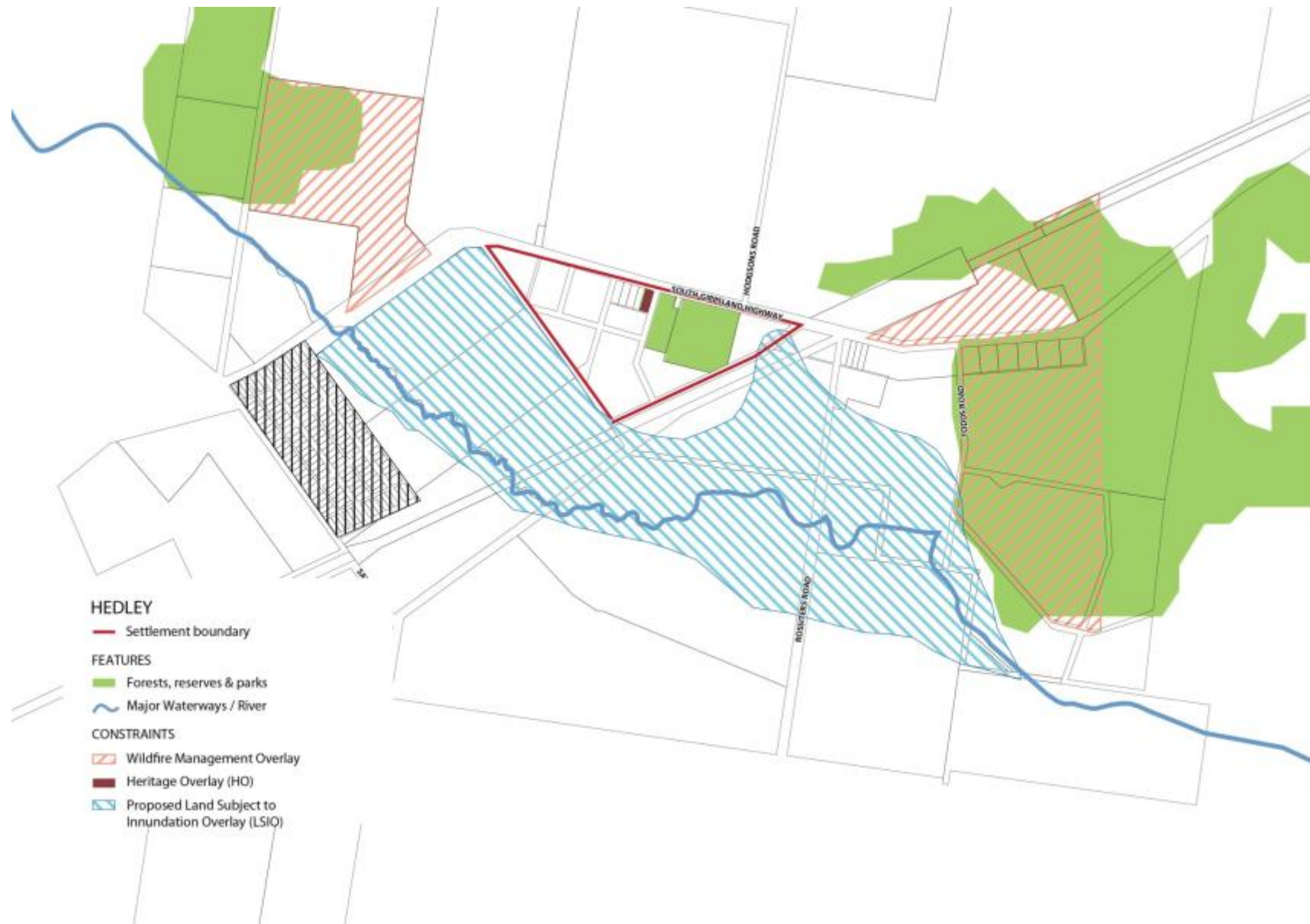
- § No reticulated water, sewer or gas.
- § BMO applies to land to the east and west of Hedley.
- § SLO3 applies to the smaller lots in Hedley.
- § LSIO applies to land close to the Nine Mile Creek.

FUTURE GROWTH STRATEGY

Discourage growth

RECOMMENDATIONS:

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.



8.10 JUMBUNNA

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community hall

KEY CONSTRAINTS

No reticulated water, sewer or gas.

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.
- § Encourage new development in accordance with adopted Urban Design Framework for the settlement.



8.11 KARDELLA

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community halls and/or recreation reserves exist in most hamlets and localities

KEY CONSTRAINTS

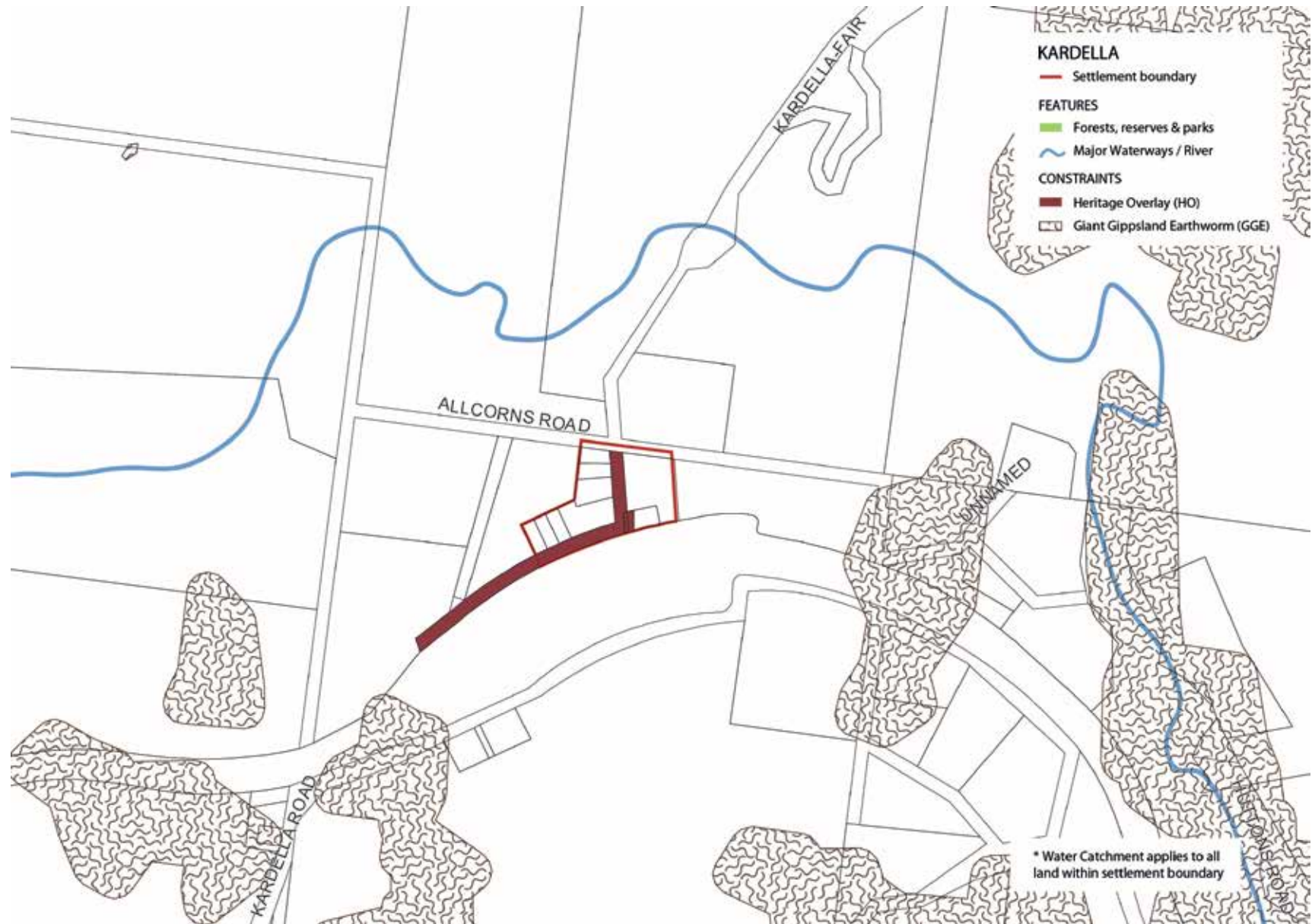
- § No reticulated water, sewer or gas.
- § Within a Declared Water Supply Catchment - Tarwin River.
- § Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to all land surrounding the Township Zone (TZ).

FUTURE GROWTH STRATEGY

Discourage growth

RECOMMENDATIONS:

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.



8.12 KONGWAK

SETTLEMENT TYPE:

Hamlet

KEY REFERENCE DOCUMENT:

South Gippsland Small Towns Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE:

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Education Primary school

Other Services Community hall, CFA brigade

Recreation Recreation reserve

KEY CONSTRAINTS

- § No reticulated water, sewer or gas.
- § Aboriginal Cultural Heritage Sensitive Area covers half of the town centre and surrounding land.
- § Bushfire Management Overlay (BMO) applies to land south of the township.
- § Proposed LSIO affects a small portion of the settlement.

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary

RECOMMENDATION

- § Local facilities and services commensurate with village and environs catchment.
- § Explore opportunities to optimise use of existing facilities.

- § Enhance connections to Wonthaggi and Korumburra for services.



8.13 KOONWARRA

SETTLEMENT ROLE

Village

REFERENCE

South Gippsland Small Settlements Urban Design Framework (2013)
Community Information Guides - Bushfire

EXISTING PHYSICAL INFRASTRUCTURE:

Electricity and reticulated water.

EXISTING COMMUNITY INFRASTRUCTURE

Other Services: Community hall, shops, private primary school,
CFA brigade

Recreation: Recreation reserves

KEY CONSTRAINTS

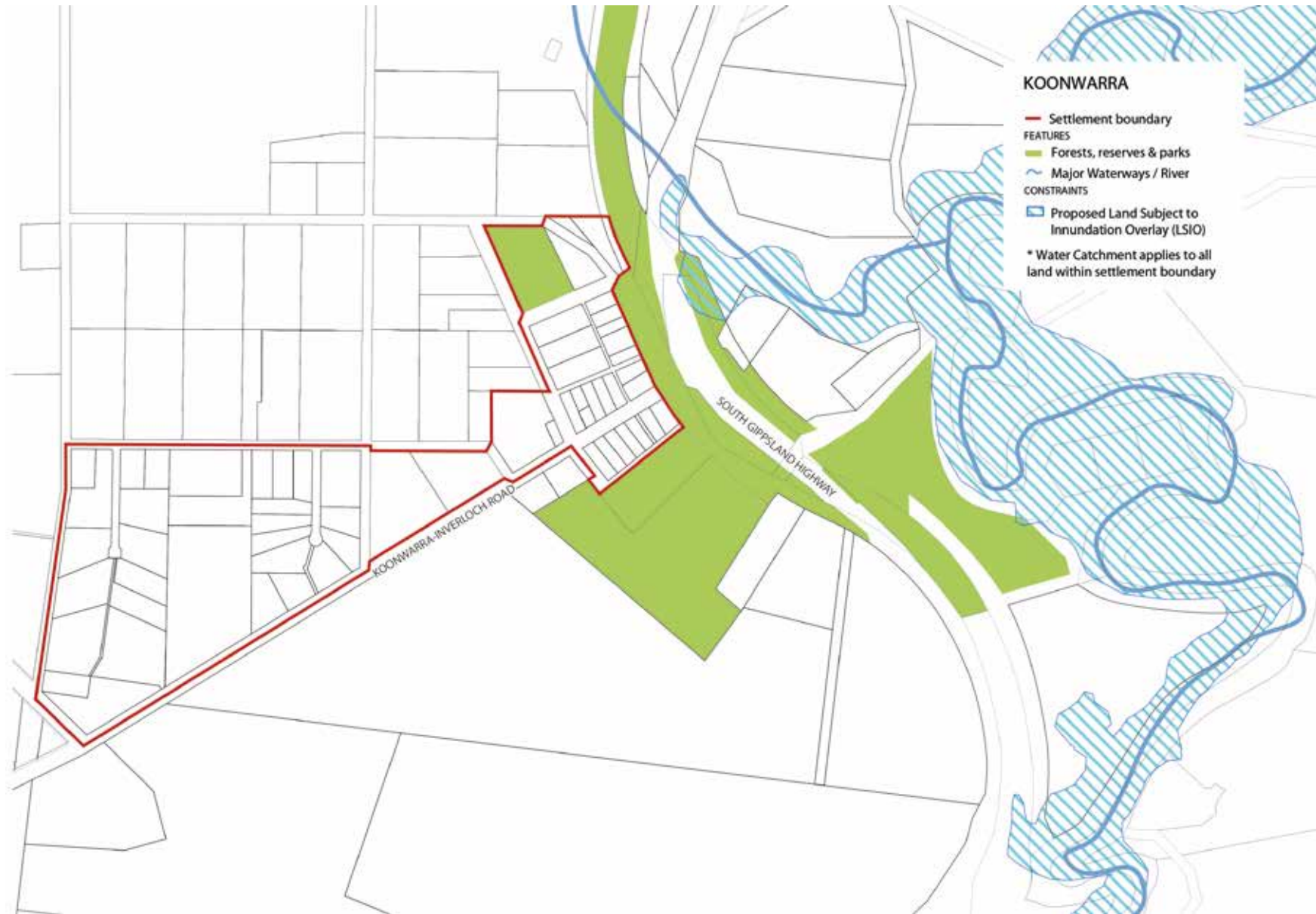
- § No reticulated sewer or gas.
- § Bushfire prone
- § Within a Declared Water Supply Catchment – Tarwin River

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.
- § Encourage new development in accordance with adopted Urban Design Framework for the settlement.



8.14 KORUMBURRA

SETTLEMENT TYPE: Large District Centre

KEY REFERENCE DOCUMENT

*Korumburra Structure Plan (2010)
Amendment C70*

EXISTING PHYSICAL INFRASTRUCTURE

Reticulated sewer, water, electricity and gas. Situated along South Gippsland Hwy. V-line Bus Service, community transport.

EXISTING COMMUNITY INFRASTRUCTURE

Early Years: Kindergarten, childcare, playgroups

Education: Primary, secondary

Medical: Hospital, maternal child & health, medical services

Specialist Housing: Nursing home, community housing, caravan park

Other Services: CFA brigade, Police station, Ambulance, Council meeting Room, Visitor Information Centre

Recreation Swimming pool, indoor recreation centre, recreation reserves, playgrounds, parks, tennis courts. Tourist railway, Coal Creek Community Park & Museum.

KEY CONSTRAINTS

- § Limited larger land parcels.
- § Land surrounding township is erosion prone.

- § Habitat of the Giant Gippsland Earthworm.
- § Declared Tarwin Water Catchment covers the eastern half of Korumburra.
- § Vacant industrial land subject to a range of environmental constraints.

EXISTING LAND SUPPLY

	Residential 1 Zone	Low Density Residential Zone	TOTAL
Existing Vacant Lots	121	-	121
Potential Lots	390	18	408
Sub-Total	511	18	529

INFLUENCES AND INDICATORS

Korumburra is the second largest urban settlement in South Gippsland Shire and has a significant industrial and dairy sector.

It has a similar housing stock as Leongatha, mostly detached houses with 3 bedrooms in R1Z land of standard density (600-750 sqm). There are also a number of lifestyle properties. The key markets for housing are similar to Leongatha's, probably with more work force in the industrial/manufacturing sector and a higher number of retirees compared to Leongatha.

Korumburra had the second highest new dwelling growth in the Shire in the past 5 years (21% of total Shire). The majority of growth happened in R1Z, some in rural zones. The Structure Plan identified a range of urban and rural residential land supply in Korumburra in 2008.

Anecdotal information also suggests an increasing demand for 4 beds+ houses and smaller dwellings (approx 180-400 sqm).

26% of new commercial and industrial development in the Shire was in Korumburra.

GROWTH PRESSURES

- § Demand for Residential 1 Zone (R1Z) and Low Density Residential Zone (LDRZ).
- § Increasing demand for 4 beds+ houses and smaller dwellings (approx 180-400sqm) to support young families and children and people moving to Korumburra from smaller settlements.
- § Demand for retail/commercial land in flat topography locations.
- § Recent rezoning of the former saleyards site to the Industrial 3 Zone in Korumburra has further added to the stock of industrial land.

PROJECTED HOUSING DEMAND / SUPPLY

POPULATION 2011	POPULATION 2031 *	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
4,373	5,871	756	38

*Based on Moderate Growth Scenario

FUTURE GROWTH STRATEGY

Promote Growth (Primary Growth Settlement)

FUTURE ROLE

Korumburra is the secondary service centre for the Shire, often performing a similar role to Leongatha but with a reduced civic and employment role. Due to the capacity of the town to accommodate future growth and the strategic location in the north-west section of the Shire in relatively close proximity to Metropolitan Melbourne, Korumburra is considered to be a long term District Town, but to remain as a secondary centre in comparison to Leongatha. Consideration should be given to the retail and business requirements for the town as it grows, including protecting and facilitating growth in key business sectors and supporting industries.

RECOMMENDATION:

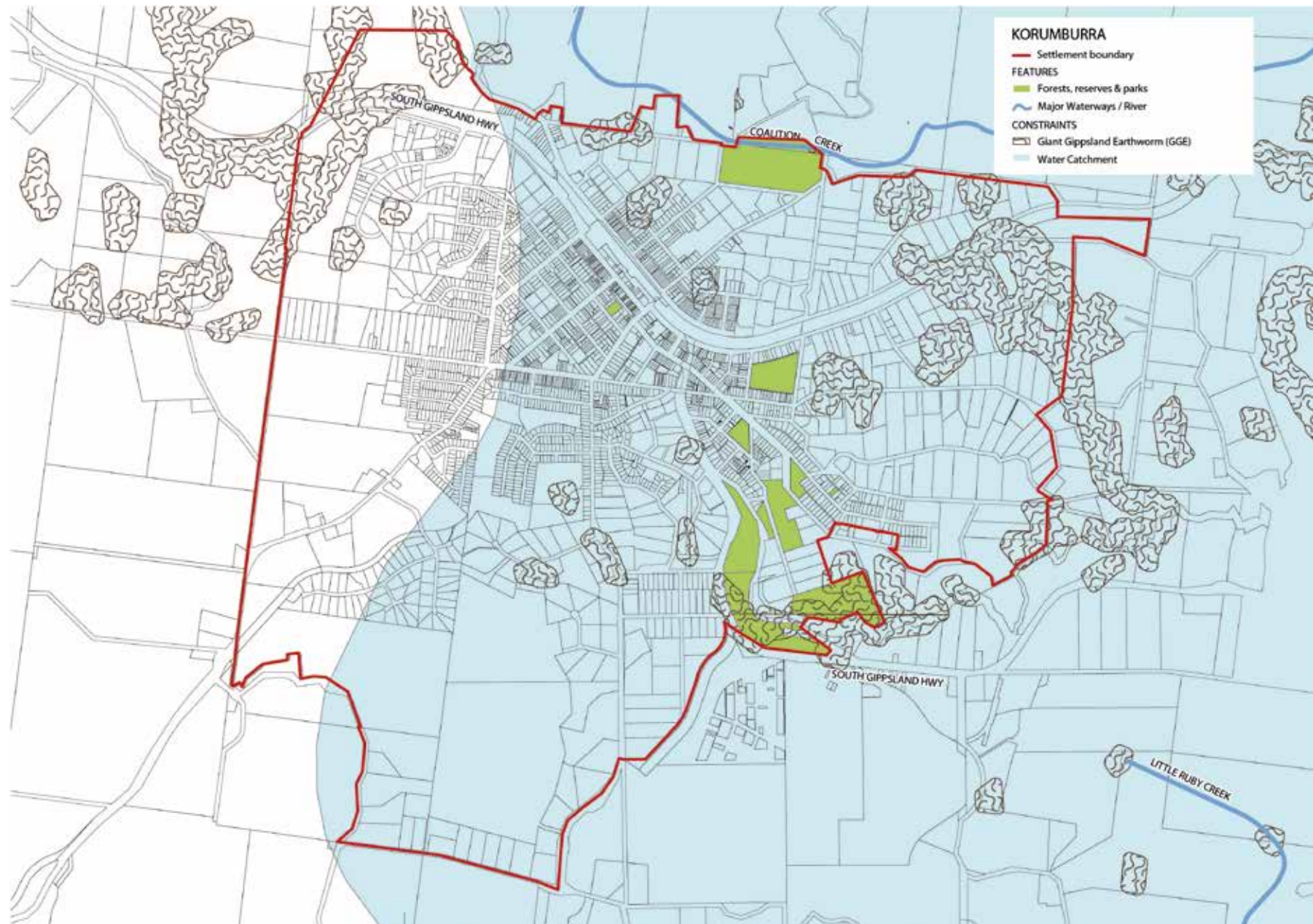
- § Facilitate residential development on both sides of Jumbunna Road in accordance with the Planning Scheme.
- § High level facilities and services commensurate with the north-western district, complementary to municipal services associated with close proximity to Leongatha, including:
 - secondary residential, commercial and retail.
 - primary and secondary education.
 - a range of health, recreational and cultural opportunities.
 - connected to all essential utility services.
 - transport services.

- § Limit settlement expansion in locations subject to the proposed Environmental Significance Overlay (Giant Gippsland Earthworm).
- § Provide appropriate services for children's and family services, particularly kindergartens and childcare, associated with growth within Korumburra and north-western corridor of Nyora and Poowong.
- § Prefer higher density residential development with two or more dwellings on an urban residential site, on sites within a 400m radius of the Korumburra Town Centre in accordance with the *Korumburra Structure Plan 2010*.
- § Discourage further rezoning of land for Rural Residential Zone and Low Density Residential Zone that may limit settlement expansion.
- § Advocate to Nursing Home to provide additional supply of low care and high care beds in accordance with Federal aged care allocations of 113 places per 1,000 people aged 70 years and over.
- § Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels.
- § Provide housing options for people with mental illnesses ideally within an 800m radius of the Korumburra Town Centre and where medical and community services are readily available.
- § Support housing that is designed for people with disabilities, including locations with flat topography that supports access and movement, and where medical and community services are readily available.
- § Encourage the provision of affordable housing options in appropriate locations.
- § Support the development of social housing to address gaps in the private rental market and the specific needs of vulnerable community members:
 - Advocate to the National Rental Affordability Scheme (NRAS) to provide allocation for NARS housing stock in Korumburra.
 - Strengthen partnerships between housing associations, transitional housing managers, and service groups i.e. Aboriginal Housing and Red Shield Housing, RSL, Lions Club to support and increase social housing options in Korumburra.
- § Support key businesses with regular consideration of strategic commercial land requirements and facilitating expansion of existing business and attraction of supporting industries.
- § Industrial development should be encouraged and promoted, without the need to rezone land for industrial use in Korumburra, however this includes rezoning of the former saleyard site for 'future light industry and highway business'.
- § Build on Coal Creek's Community Park & Museum's success as a major educational and tourism destination.

FURTHER WORK

- § As part of the Korumburra Town Centre Framework Plan, deliver services and upgrades in accordance with the community priorities reflected in the adopted plan.

§ Support the Korumburra Integrated Children's Centre project which will provide child care, maternal health and preschool services meet the growing needs of the community.



8.15 LEONGATHA

SETTLEMENT TYPE: Municipal Centre

KEY REFERENCE DOCUMENT

Leongatha Structure Plan (2008)
Southern Leongatha Outline Development Plan (2012)

EXISTING PHYSICAL INFRASTRUCTURE

Reticulated sewer, water, electricity and gas. Situated along South Gippsland Hwy. Bus Service.

EXISTING COMMUNITY INFRASTRUCTURE

Early Years:	Children's centres, preschools, playgroups
Education:	Special, primary, secondary, tertiary, training
Medical:	Leongatha hospital, maternal child & health, medical services, specialist medical
Specialist Housing:	Nursing homes, crisis housing, transitional housing, caravan parks
Other Services:	CFA brigade, SES, Police, Ambulance, Council office, Citizen's Advice Bureau
Recreation	Indoor swimming pool, velodrome, squash centre, indoor soccer, recreation reserves, playgrounds, parks, golf course.

KEY CONSTRAINTS

- § Lack of housing diversity.

- § Some land surrounding Leongatha is flood prone.
- § Tarwin Declared Water Catchment.
- § Vacant industrial land subject to a range of environmental constraints.
- § Proposed LSIO affects a small portion of the settlement.

EXISTING LAND SUPPLY

	Residential 1 Zone	Low Density Residential Zone	TOTAL
Existing Vacant Lots	110	35	145 lots
Potential Lots	528	-	528 lots
Sub-Total	638	35	673 lots

INFLUENCES AND INDICATORS

Leongatha is the largest township and a regional industrial service centre with a significant dairy processing industry.

Leongatha is a standard density township (600 - 750 sqm lots). 3 bedroom houses make up 56% of the housing supply in the township. Leongatha had one of the highest proportion (10%) of townhouses/units and apartments in the Shire (2011). However, detached houses remain the most prevalent dwelling type in the area.

A key market for housing in Leongatha is young couples/families from the local area, metropolitan Melbourne, Latrobe Valley and surrounds. This market finds property prices in Leongatha to be more affordable, and the town has the physical infrastructure to commute to other regional centres and Melbourne. This market is also more

likely to have higher education qualifications and earn a higher household income.

Anecdotal information suggests that there is an increasing demand for larger (4 beds +) dwellings from young families market and smaller, more condensed housing for senior residents. This demand is not matched by supply at present.

Leongatha has the highest demand for new dwellings in the Shire - its dwelling approvals accounted for 30% of the Shire's total (2007-2011).

Leongatha is a commercial service centre to South Gippsland Shire. Over half of the new commercial and industrial development was in Leongatha in the past 5 years.

GROWTH PRESSURES

- § In-migration from smaller settlements.
- § Expand to a regional service centre.
- § Standard R1Z development is the most in demand.
- § Future Rural Living Expansion Areas restricting township growth.
- § Increasing demand for smaller dwellings (400sqm or less) and larger dwellings (4 beds+) to support young families and children, and people moving to Leongatha from smaller settlements.
- § High demand for commercial and industrial land.
- § Will require 1ha commercial land, 5ha retail land, 8ha for 'out of centre' bulky goods development and 30 ha industrial land.

PROJECTED HOUSING DEMAND

POPULATION 2011	POPULATION 2031*	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
5,332	7,158	945	47

**Based on Moderate Growth Scenario*

FUTURE GROWTH STRATEGY

Promote growth (Primary Growth Settlement)

FUTURE ROLE

Leongatha is the primary service centre for the Shire. The majority of industrial and commercial development in the Shire over the past 5 years has taken place in Leongatha, and the town is expected to be one of the Shire's major residential growth locations going forward. The town has good urban land supply, and will continue to be the focus for demand for housing and settlement in close proximity to services, employment and retail facilities. Key businesses should be supported, with regular consideration of strategic commercial land requirements and facilitating expansion of existing business and attraction of supporting industries.

RECOMMENDATIONS

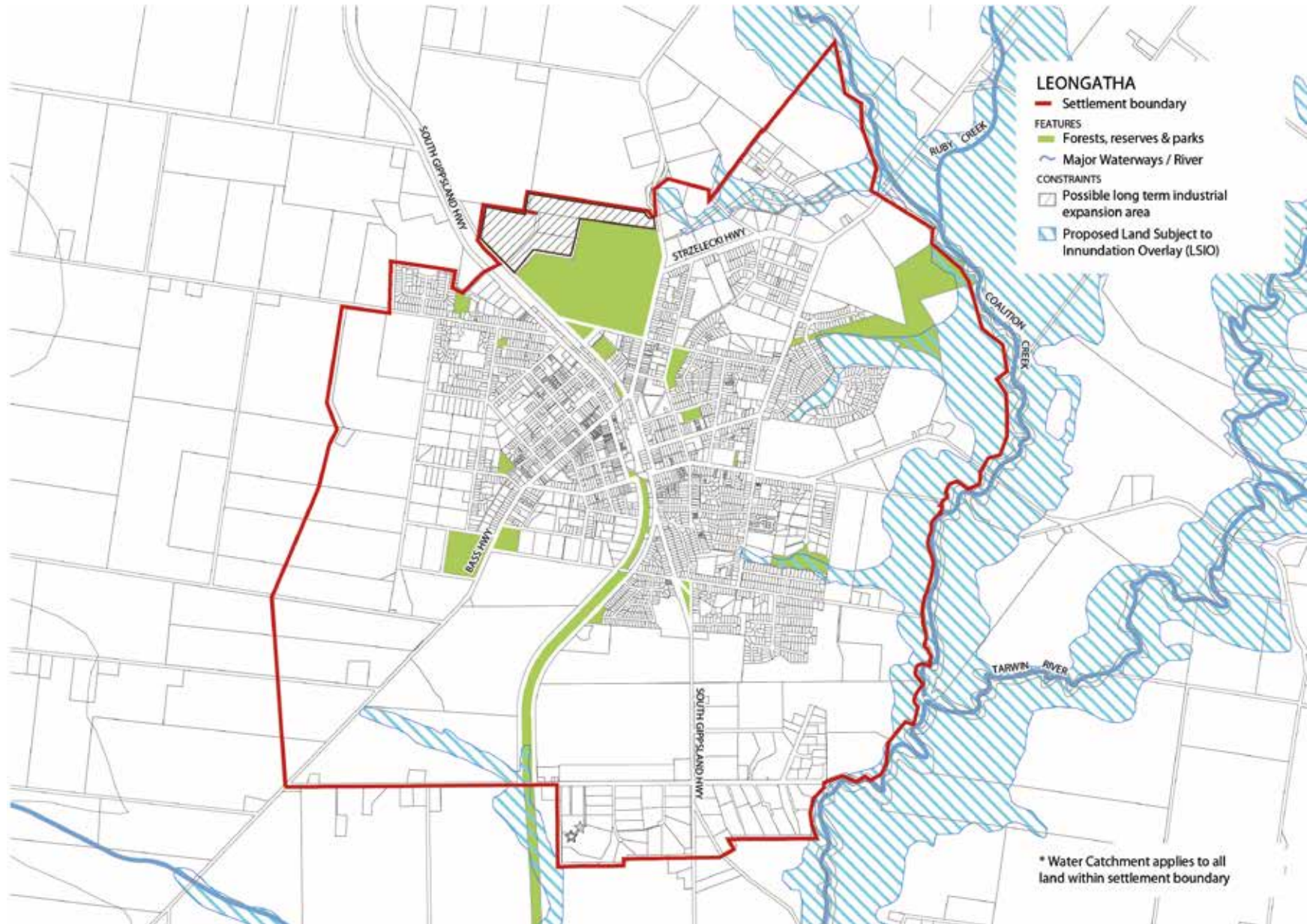
- § Provision of highest level facilities and services to support a municipal catchment including:
 - All levels of education.
 - A range of health, recreational and cultural opportunities.
 - Connected to all essential utility services.

- Transport services, possessing strong relationships with surrounding settlements of all types.
- § Encourage higher density residential development on Shinger Street and in Southern Leongatha in accordance with the Planning Scheme and Southern Leongatha Outline Development Plan.
- § Provide smaller residential allotments and housing options suitable for smaller households including elderly residents within a 400 metre radius of the Leongatha town centre.
- § Advocate to Nursing Home / Aged Care Housing Services to provide additional supply of low care and high care beds in accordance with Federal aged care allocations of 113 places per 1,000 people aged 70 years and over.
- § Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels.
- § Provide housing options for people with mental illnesses ideally within an 800m radius of the Town Centre and where medical and community services are readily available.
- § Support housing that is designed for people with disabilities, including locations with flat topography that supports access and movement, and where medical and community services are readily available.
- § Support smaller residential housing for younger people with good access to secondary and tertiary (TAFE) education, employment and transport.
- § Support development of affordable housing that is adaptable to a range of household types to support Indigenous and non-Indigenous housing needs. Work with the Aboriginal Housing and Red Shield Housing providers to determine demand.
- § Support the development of social housing to address gaps in the private rental market and the specific needs of vulnerable community members:
 - Advocate to the National Rental Affordability Scheme (NRAS) to provide allocation for NARS housing stock in Leongatha.
 - Strengthen partnerships between housing associations, transitional housing managers, and service groups i.e. Aboriginal Housing and Red Shield Housing, RSL, Lions Club to support and increase social housing options in Leongatha.
- § Support key businesses with regular consideration of strategic commercial land requirements and facilitating expansion of existing business and attraction of supporting industries.
- § Industrial development should be encouraged and promoted, without the need to rezone land for industrial use.

FURTHER WORK

- § The undersupply of residential land should be addressed as a matter of priority through implementation of the Southern Leongatha Outline Development Plan and the Leongatha Structure Plan.

- § Investigate the potential of the land identified for commercial use adjoining the South Gippsland Highway in the *Southern Leongatha Outline Development Plan (2012)* for the 8ha of land required for bulky goods development.
- § Rezone land in accordance with the Leongatha Industrial Land Study 2013.
- § Provide carparking in accordance with the Leongatha CBD Parking Strategy 2013.



8.16 LOCH

SETTLEMENT TYPE: Small Town

KEY REFERENCE DOCUMENT:

Loch Structure Plan (2011)

EXISTING PHYSICAL INFRASTRUCTURE:

Reticulated water supply, electricity. Adjoins South Gippsland Hwy.

EXISTING COMMUNITY INFRASTRUCTURE

Early Years: Preschool

Education: Primary school

Medical: Disability services

Other Services: Community Hall, market site, CFA brigade, Police Station.

Recreation: Recreation reserve, playground, skate ramp, parks, bowling club

KEY CONSTRAINTS

- § No sewer or gas (reticulated sewer expected by 2018).
- § Areas with steep topography and environmental overlays (east, west and south of Loch).
- § Habitat of the Giant Gippsland Earthworm.
- § Areas prone to inundation (north, west and east of Loch).
- § South Gippsland Highway to the north.
- § Heritage buildings.

EXISTING LAND SUPPLY

- § There are 32 existing vacant lots in 2011.

- § Replacement of the Township Zone can create 53 R1Z lots and 15 LDRZ lots as per the recommendations of the Loch Structure Plan 2011.

GROWTH PRESSURES

- § Provision of reticulated sewer could allow for smaller lots.
- § Retail/commercial development largely dependent on tourism.

KEY CONSIDERATIONS

The towns of Nyora, Poowong and Loch are considered to play a similar economic role, in that the relative proximity to services and employment in metropolitan Melbourne, combined with a regional setting and improving local services and infrastructure, are driving demand for standard density residential dwellings in these small settlements. These settlements act as a cluster, with improving land supply and infrastructure fundamentals allowing incremental growth that should continue to be supported by higher order facilities in Korumburra and Leongatha, alongside incremental growth in local services.

FUTURE GROWTH STRATEGY

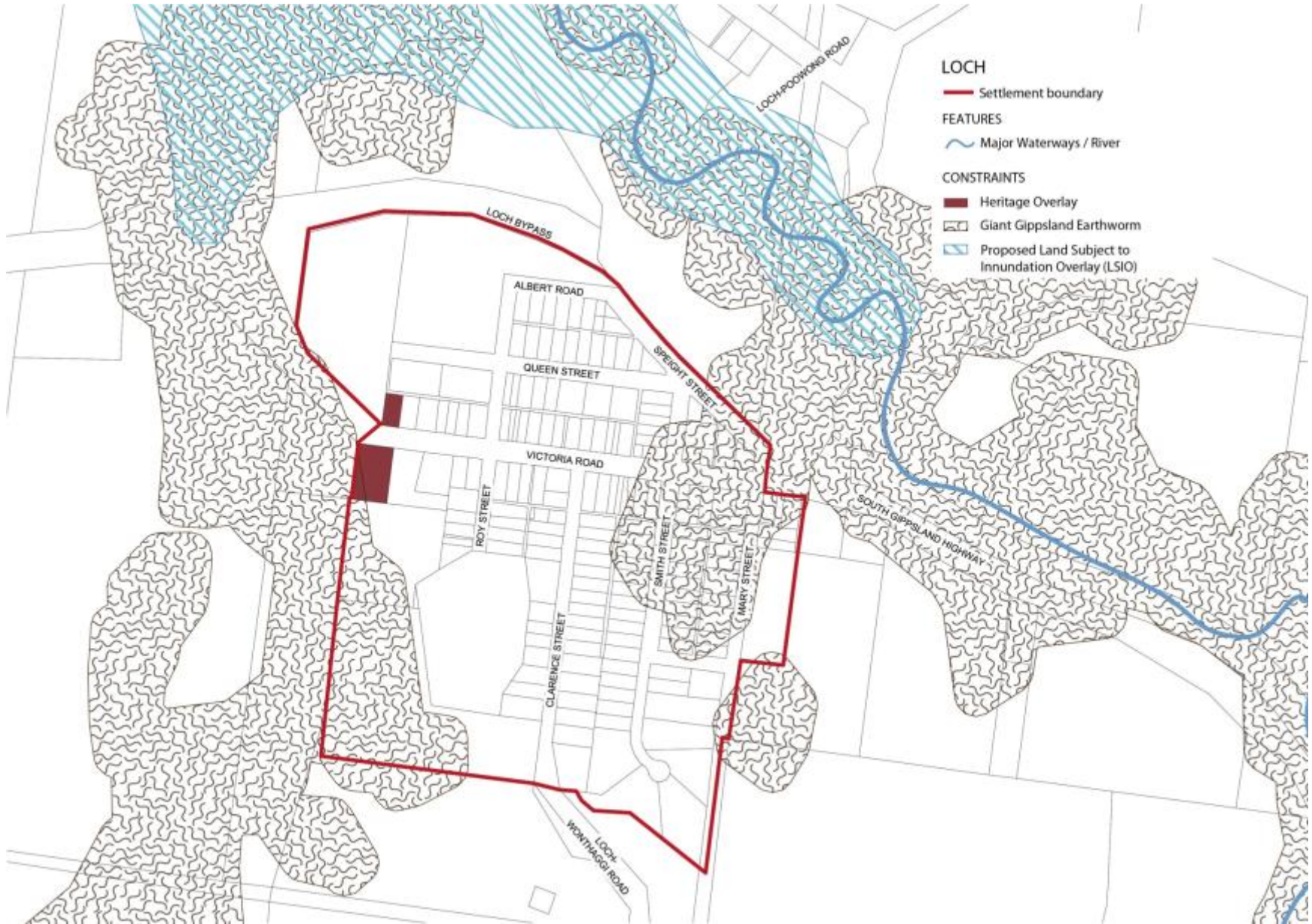
Support growth

RECOMMENDATION

- § Local facilities and services commensurate with a sub-district catchment.
- § Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.

FURTHER WORK

- § Implement the Design and Development Overlay to control buildings within Loch.



8.17 MEENIYAN

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

Meeniyen Structure Plan (2011)

EXISTING PHYSICAL INFRASTRUCTURE:

Reticulated sewer, water supply and electricity. Located on South Gippsland Highway. Connection to Great Southern Rail Trail

EXISTING COMMUNITY INFRASTRUCTURE

Early Years: Preschool, playgroups

Education: Primary school

Other Services Community hall, CFA brigade, Police station.

Recreation Recreation reserve, golf course, basketball/volleyball

KEY CONSTRAINTS

- § No reticulated gas.
- § Significant vegetated, swampy and sloping land.
- § Inadequate supply of existing vacant residential land/urban lots.
- § Erosion prone land surrounding settlement.
- § Large part of settlement is located within Tarwin Declared Water Catchment.
- § Bushfire and flood prone land to north of township.

EXISTING LAND SUPPLY

	TZ	LDRZ	TOTAL
Existing Vacant Lots	15	-	15
Potential Lots	3	-	3
Sub-Total	18	0	18

Initial proposed rezoning from TZ to R1Z - can create 25 urban lots

FUTURE GROWTH STRATEGY

Support growth

RECOMMENDATION

- § Create smaller residential allotments (500 -1,000sqm).
- § Support strengthening of commercial and retail centre.
- § Support local facilities and services commensurate with a sub-district catchment.



8.18 MIRBOO

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Former community hall and recreation reserve

KEY CONSTRAINTS

- § Mirboo is in Tarwin Catchment area, The Environmental Significance Overlay No. 2 “Water Catchments” applies to whole settlement.
- § South Gippsland Water has serious concerns with growth and associated increase in septic tanks creating catchment contamination.
- § No reticulated water supply, sewer or gas.
- § Aboriginal Cultural Heritage Sensitive Area.
- § Bushfire prone.

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary.

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.

- § Enhance connections to Leongatha for higher level services.
- § Encourage new development in accordance with adopted Urban Design Framework for the settlement.



8.19 MIRBOO NORTH

SETTLEMENT TYPE: District Town

KEY REFERENCE DOCUMENT:

Mirboo North Structure Plan (2004)

EXISTING PHYSICAL INFRASTRUCTURE:

Reticulated water and sewer supply, electricity.

EXISTING COMMUNITY INFRASTRUCTURE

Early Years: Maternal and child health, playgroup, children centre

Education: Primary, secondary, library

Medical: Community health centre, medical centre

Specialist Housing: Aged care,

Other Services: CFA brigade, Police Station

Recreation: Swimming pool, skate park, golf course, recreation reserve, parks. Community market, Great Southern Rail Trail.

KEY CONSTRAINTS

- § Limited vacant retail/commercial land
- § No reticulated gas.
- § Steep slope and Tarwin Declared Water Catchment south of the town.
- § Extensive application of the Bushfire Management Overlay (BMO) around and within the settlement.

EXISTING LAND SUPPLY

	Residential 1 Zone	Low Density Residential Zone	TOTAL
Existing Vacant Lots	24	-	24
Potential Lots	48	33	81
Sub-Total	72	33	105

INFLUENCES AND INDICATORS

Mirboo North is a lifestyle and retirement location due to its attractive environmental setting. The large majority of dwellings in town are detached houses (3+ bedrooms).

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.

Mirboo North has the highest annual growth in land and house values in the past 10 years in the Shire (18% and 12% p.a. respectively). New dwellings were half R1Z and half rural lifestyle properties between 2007 and 2011.

NBN fibre is expected to commence construction from June 2014.

The future development of the Mirboo North swimming Pool will be guided by the development of the master plan for the pool.

GROWTH PRESSURES

- § Demand for smaller dwellings and lifestyle properties.
- § Demand for aged care facilities.
- § Opportunities for some additional retail floorspace.

PROJECTED HOUSING DEMAND / SUPPLY

POPULATION 2011	POPULATION 2031 *	TOTAL NEW 299+OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
2,296	3,082	365	18

*Based on Moderate Growth Scenario

FUTURE GROWTH STRATEGY

Promote growth (Primary Growth Settlement)

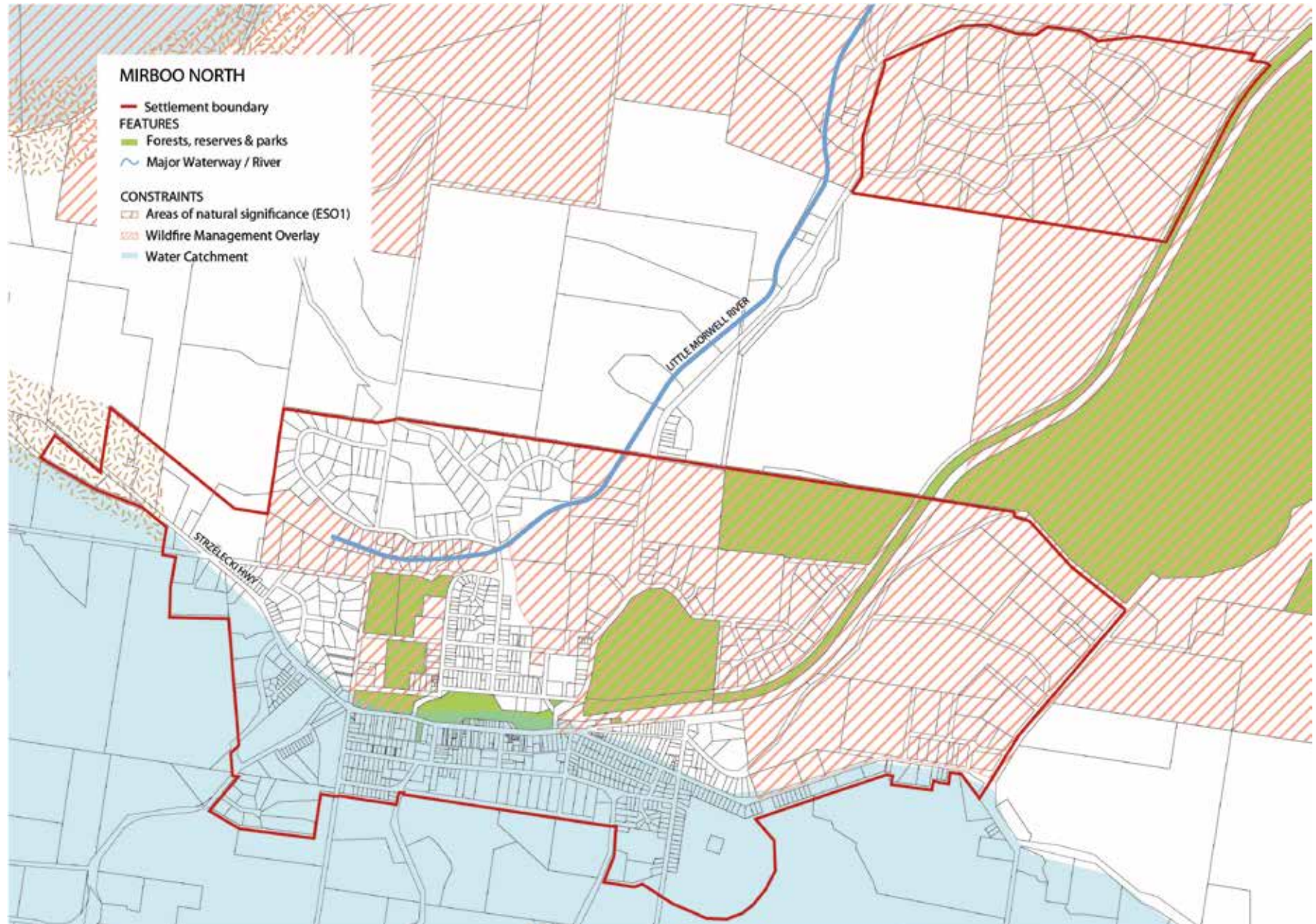
KEY CONSIDERATIONS

Mirboo North has a current population of just over 2,000 people. In the past 5 years, more dwellings have been developed in the LDRZ and RLZ than Residential 1 Zone, indicating the attractiveness of the location for lower density, high amenity living. Given the proximity to key regional employment locations including Leongatha and the Latrobe Valley, it is considered that Mirboo North will predominantly play a residential role, with a town centre servicing the local residents as well as leveraging tourism opportunities such as accommodation and hospitality.

RECOMMENDATION

- § Encourage housing diversity.
- § Create smaller residential allotments within a 400m radius of the Mirboo North Town Centre (250 -400sqm).
- § Encourage specialist forms of housing, particularly aged care.
- § District level facilities and services commensurate with the South Gippsland north-eastern precinct catchment.
- § Key transport node providing access to higher level services in the Latrobe Valley.

- § Monitor demand for children's, family and aged services associated with development of lifestyle properties.



8.20 MOUNT BEST

SETTLEMENT ROLE:

Locality

KEY REFERENCE DOCUMENT:

Eastern District Urban Design Framework (2012)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community hall and tennis court

KEY CONSTRAINTS

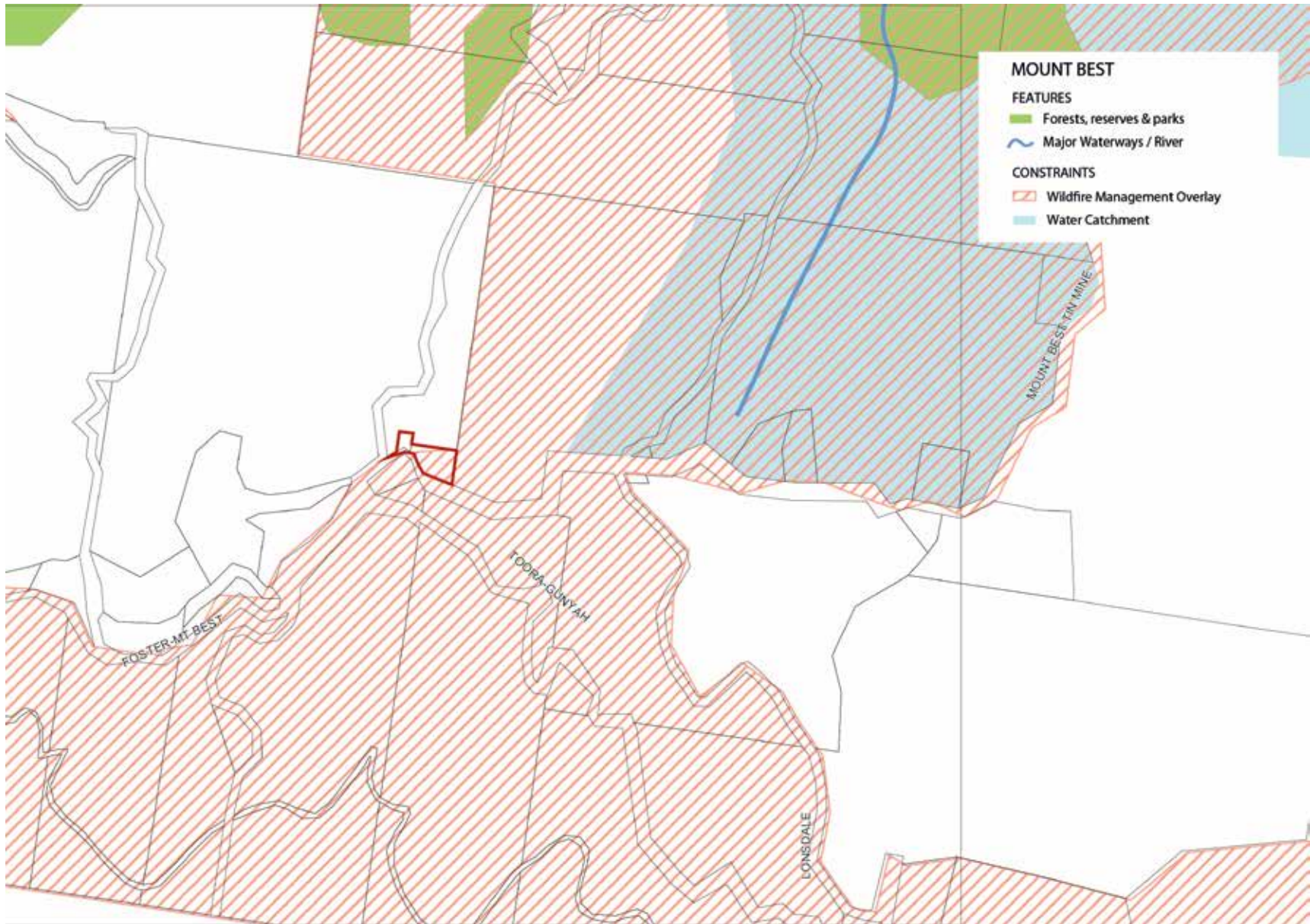
- § No reticulated water, sewer or gas.
- § Susceptible to erosion, bushfire risk too much of Mt Best.

FUTURE GROWTH STRATEGY

Discourage growth

RECOMMENDATIONS:

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.



8.21 NERRENA

SETTLEMENT TYPE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE:

Electricity

EXISTING COMMUNITY INFRASTRUCTURE:

Recreation reserve, playground, former school building, community hall, CFA brigade

KEY CONSTRAINTS:

- § No reticulated water, sewer or gas.
- § Within a Declared Water Supply Catchment - Tarwin River.
- § Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to settlement.
- § Heritage Overlay (HO102) applies to the Community Hall.

FUTURE GROWTH STRATEGY:

Discourage growth

RECOMMENDATIONS:

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services.



8.22 NYORA

SETTLEMENT TYPE: Small Town

KEY REFERENCE DOCUMENT:

Nyora Structure Plan (2011)

Nyora Community Information Guide - Bushfire

EXISTING PHYSICAL INFRASTRUCTURE:

Reticulated water, electricity

EXISTING COMMUNITY INFRASTRUCTURE

Early Years: Playgroup

Education: Primary

Specialist Housing: Aged care,

Other Services: Community hall

Recreation: Parks, Nyora Speedway, Tourist railway.

KEY CONSTRAINTS

- § No reticulated gas and sewer (sewer expected to be introduced in 2015).
- § The town has limited retail/commercial services.
- § Railway reserve (which supports tourist train) provides the main open space.
- § Habitat of the Giant Gippsland Earthworm.
- § Topographical constraints.
- § Areas to the west of State significance including sand resources (buffer to sand mining).
- § Protecting the economic value of agricultural land in the Farm Zone.

EXISTING LAND SUPPLY

	Township Zone	Low Density Residential Zone	TOTAL
Existing Vacant Lots	6	-	6
Potential Lots	21	15	36
Sub-Total	27	15	42

Will be updated in light of Amendment C72 for Nyora Structure Plan and Henry Road rezoning.

KEY CONSIDERATIONS

Nyora is identified as a peri-urban settlement within 100 kilometres of metropolitan Melbourne. There are currently large scale proposals for Residential 1 Zoned land adjoining the existing township to the north-east (Wallis Watson). Recent adoption of Amendment C72 for Nyora will see development of additional residential land.

Nyora is a rural residential town that has the highest proportion of detached houses with 4+ bedrooms in the Shire (2011).

All new dwellings were rural properties in the past 5 years (5% of total Shire). Demand for new housing slowed since 2009.

The town has limited retail/commercial services. Residents rely on Korumburra and Leongatha for essential services.

GROWTH PRESSURES

- § Demand for lifestyle properties and some standard density/commuter lots.
- § Demand on existing primary school associated with growth.
- § Limited service provision in comparison to high growth projection.

PROJECTED HOUSING DEMAND / SUPPLY

POPULATION 2011	POPULATION 2031 *	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
1,332	1,788	202	10

*Based on Moderate Growth Scenario

FUTURE GROWTH STRATEGY

Support growth (subject to the provision of reticulated sewer)

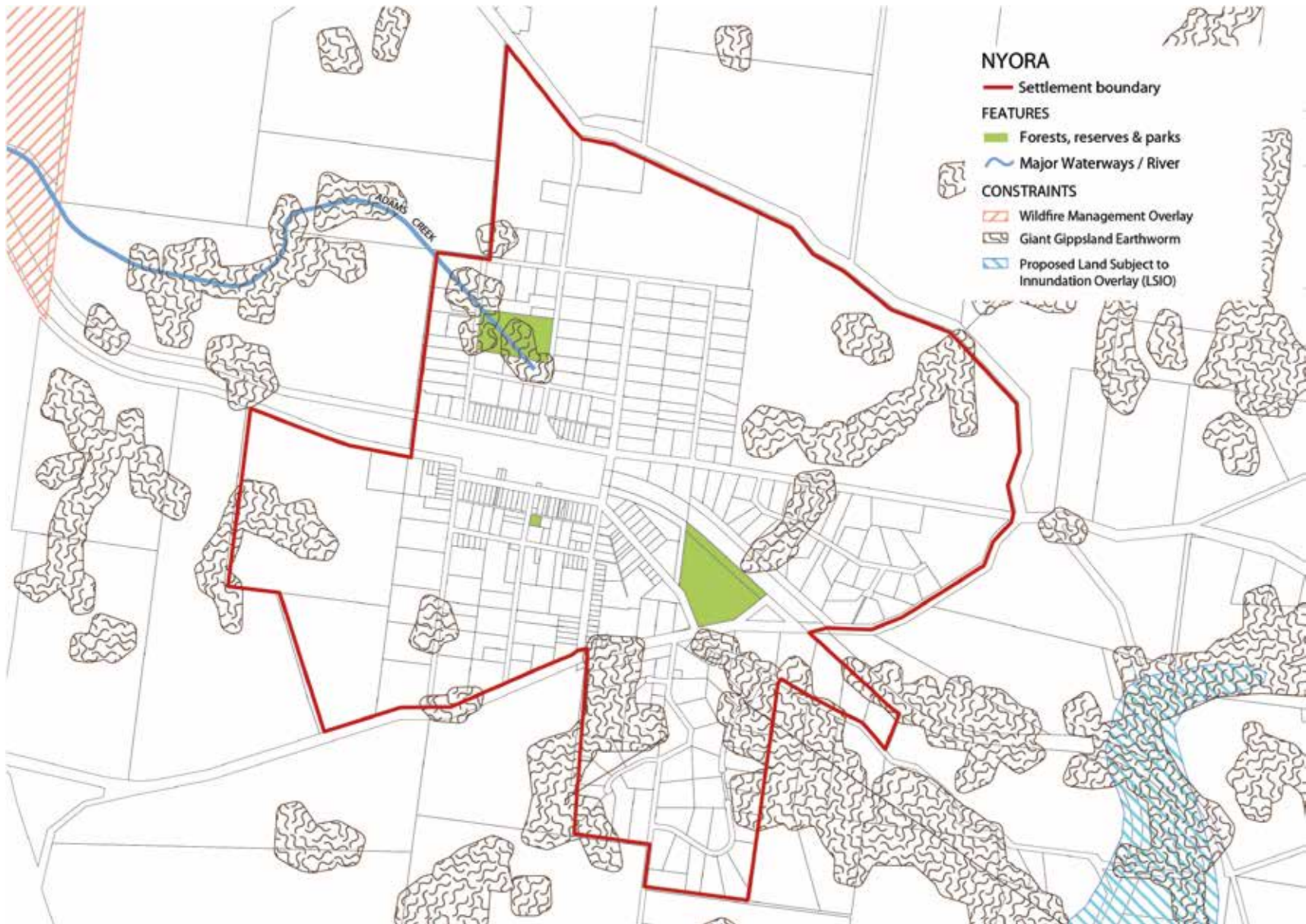
KEY CONSIDERATIONS

The towns of Nyora, Poowong and Loch are considered to play a similar economic role, in that the relative proximity to services and employment in metropolitan Melbourne, combined with a regional setting and improving local services and infrastructure, are driving demand for standard density residential dwellings in these small settlements. These settlements act as a cluster, with improving land supply and infrastructure fundamentals allowing incremental growth that should continue to be supported by higher order facilities in Korumburra and Leongatha, alongside incremental growth in local services. Currently Nyora does not contain sufficient community infrastructure to support large scale growth.

RECOMMENDATION

- § Local facilities and services commensurate with a sub-district catchment.
- § Monitor demand for children's and family services associated with projected population growth.
- § Enhance connections to Korumburra for higher level services.

- § Explore opportunities to address demand for community facilities by enhancing connections within the Nyora-Poowong-Loch cluster.



8.23 POOWONG

SETTLEMENT TYPE: Small Town

KEY REFERENCE DOCUMENT:

Poowong Structure Plan (2011)

EXISTING PHYSICAL INFRASTRUCTURE:

Reticulated water supply, electricity.

EXISTING COMMUNITY INFRASTRUCTURE

Early Years: Maternal & child Health, kindergarten

Education: Primary school, library

Other Services: Community hall, CFA brigade

Recreation: Recreation reserve, swimming pool, indoor sports stadium, open spaces

KEY CONSTRAINTS

- § No sewer or gas (reticulated sewer expected by 2018).
- § Much of the land in and around Poowong is steeply sloping
- § Habitat of the Giant Gippsland Earthworm.
- § Aboriginal Cultural Heritage sensitive area in south of town centre.
- § Demand for lifestyle properties and potential to constrain settlement growth.
- § Existing industry provides a constraint due to required buffers (abattoir and UDP Dairy).

EXISTING LAND SUPPLY

	TZ	LDRZ	TOTAL
Existing Vacant Lots	3	-	3
Potential Lots	72	13	85
Sub-Total	75	13	88

Approximately 126 new lots can be created in the township based on rezoning of the Township Zone to the Residential 1 Zone (R1Z) in accordance with the Poowong Structure Plan 2011.

GROWTH PRESSURES

Provision of reticulated sewer will allow for small lots.

FUTURE GROWTH STRATEGY

Support growth (subject to the provision of reticulated sewer)

KEY CONSIDERATIONS

Poowong's relative proximity to services and employment in metropolitan Melbourne, combined with a regional setting and improving local services and infrastructure, are driving demand for standard density residential dwellings. The settlement acts as a cluster with Nyora and Loch, with improving land supply and infrastructure fundamentals allowing incremental growth that should continue to be supported by higher order facilities in Korumburra and Leongatha, and supported by local services.

RECOMMENDATION

- § Sub-district catchment local facilities and services.
- § Monitor demand for children's and family services associated with projected population growth.
- § Enhance connections between community facilities in Nyora and Poowong.

- § Support housing developments suitable for workers employed in town.



8.24 PORT FRANKLIN

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT

South Gippsland Small Settlements Urban Design Framework (2013)
Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

Reticulated water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- § Community hall, basketball courts, oval
- § Corner Inlet and coastal park
- § Franklin River Reserve and Foreshore Reserve

KEY CONSTRAINTS

- § No reticulated sewer or gas.
- § Prone to coastal processes.
- § Land Subject to Inundation Overlay (LSIO) applies to low-lying areas adjacent to Corner Inlet, including the 'peninsula' reserve. It's also covered by the proposed LSIO/FO.
- § Environmental Significance Overlays apply to the entire town (ESO3 Coastal Settlements). Aboriginal Cultural Heritage Sensitive Area.
- § A Significant Landscape Overlay (SLO) applies to the majority of land outside the town boundary.

EXISTING LAND SUPPLY

	TZ	LDRZ	TOTAL
Existing Vacant Lots	9	0	9
Potential Lots	9	0	9
Sub-Total	18	0	18

Approximately 5.3 hectares of un-subdivided land within the Township Zone in 2010. Due to the absence of sewer, the un-subdivided land would yield a maximum of 1 dwelling per 4,000 square metres, equating to a further 13 lots. However, some of the un-subdivided land is unsuitable for further subdivision due to its close proximity to the Franklin River.

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary.

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to Foster and Leongatha for higher level services.
- § Encourage new development in accordance with adopted Urban Design Framework for the settlement.



8.25 PORT WELSHPOOL

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

South Gippsland Eastern Districts UDF (2012)

Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

Reticulated sewer, water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

- § Tennis Court, playground, foreshore reserve, caravan park, bowling club, museum, former ferry terminal community building.
- § Heritage Listed “Long Jetty”, boat ramps and fishing jetty.
- § Port facility.
- § Coast Guard.

KEY CONSTRAINTS

- § No reticulated gas.
- § Prone to impacts of coastal processes.
- § Significant landscape character.
- § Aboriginal Cultural Heritage Sensitive Area covers the entire settlement.
- § Land to north and west of township is bushfire prone.
- § Settlement is largely surrounded by Crown land.
- § ESO3 Coastal Settlement covers the settlement.
- § Proposed LSIO affects a portion of the settlement.

EXISTING LAND SUPPLY

	TZ	LDRZ	TOTAL
Existing Vacant Lots	59	-	59
Potential Lots	16	-	16
Sub-Total	75	0	75

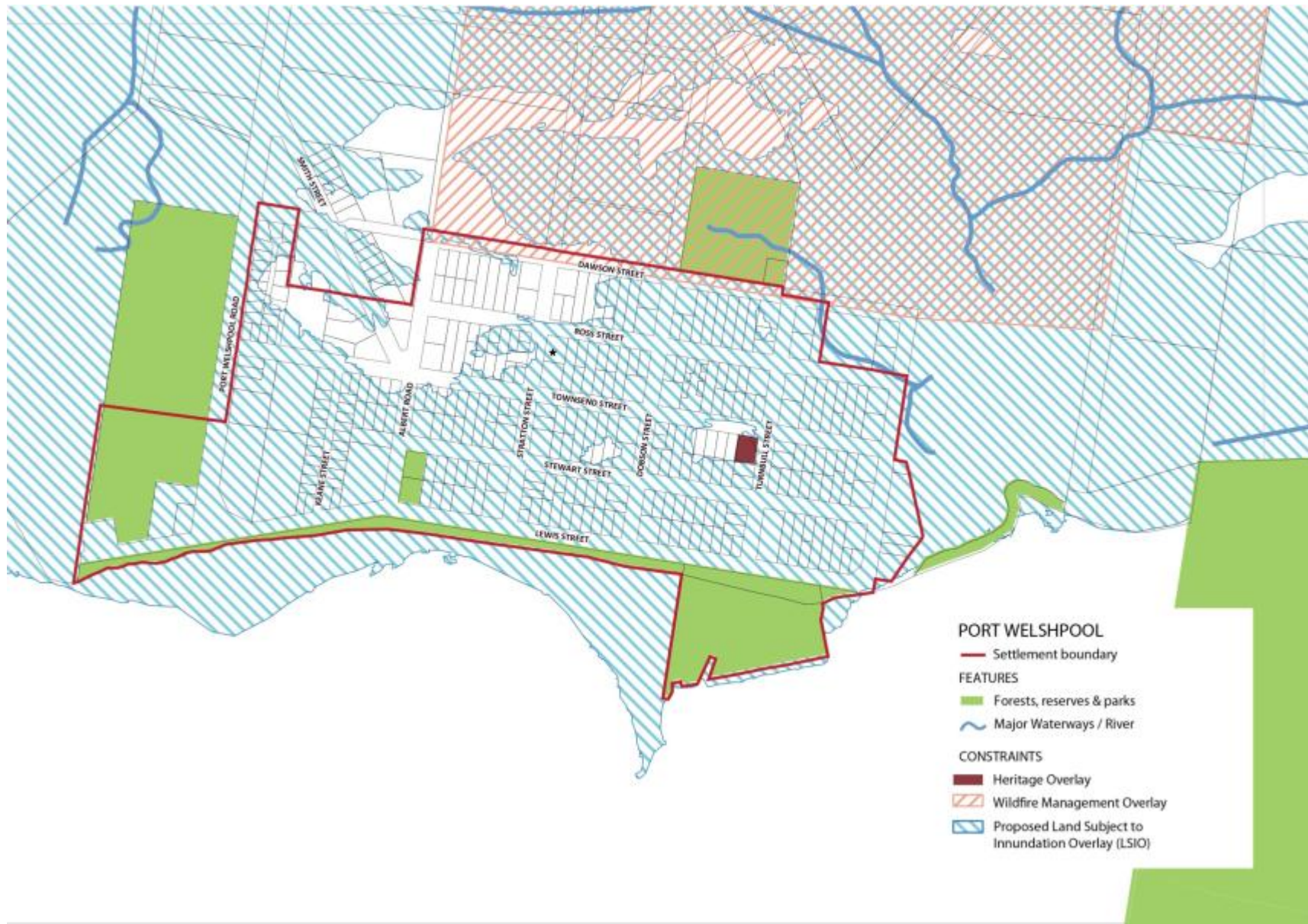
Industrial zoned land is available in the settlement.

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary

RECOMMENDATION

- § Local facilities and services commensurate with village and environs catchment.
- § Explore opportunities to optimise use of existing facilities and take advantage of Welshpool-Port Welshpool Cluster.
- § Enhance connections to larger centres for higher level services.
- § Support the recreational boating community by providing state of the art boat launching and marina facilities.



8.26 RUBY

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community hall, tennis court, CFA brigade

KEY CONSTRAINTS

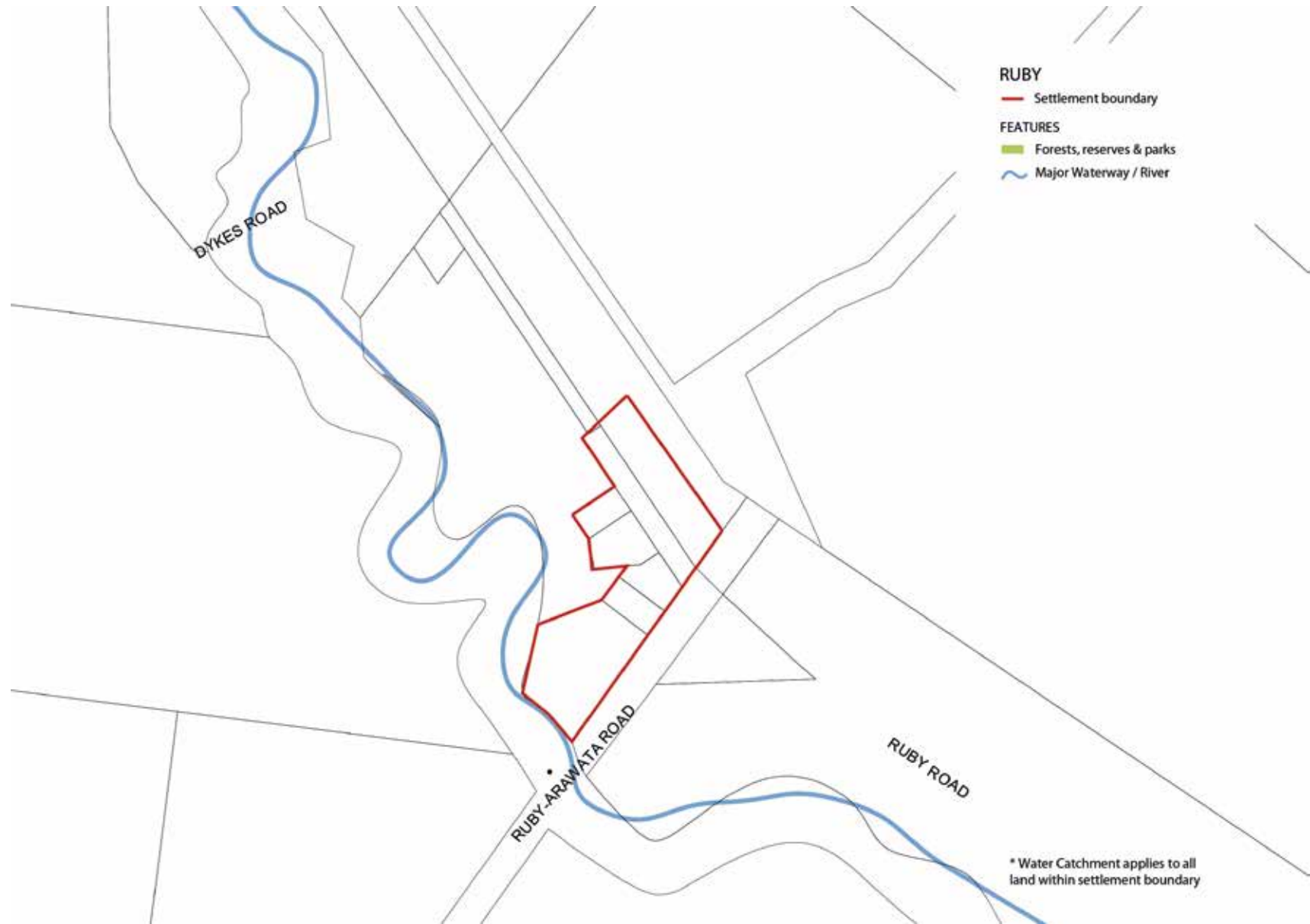
- § No reticulated water supply, sewer or gas.
- § Within a Declared Water Supply Catchment - Tarwin River.
- § Aboriginal Cultural Heritage Sensitive Area.

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary.

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres for higher level services. Encourage new development in accordance with adopted Urban Design Framework for the settlement.



8.27 SANDY POINT

SETTLEMENT TYPE:

Coastal Village

KEY REFERENCE DOCUMENT:

Sandy Point Structure Plan (2006)
Victorian Coastal Strategy
Sandy Point Community Information Guide - Bushfire

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Early Learning: Playgroup
Other Services: Community hall, Lifesaving Club, Neighbourhood Safer Place
Recreation: Recreation Reserve, tennis court.

KEY CONSTRAINTS

- § No reticulated water, sewer or gas.
- § Prone to coastal processes.
- § Acid sulphate Soils.
- § Bushfire prone.
- § Aboriginal Cultural Heritage Sensitive Area surrounding the settlement.
- § Design and Development Overlay and ESO7 apply to the entire settlement.
- § Proposed LSiO affects a small portion of the settlement.

PROJECTED HOUSING DEMAND / SUPPLY

- § 91 vacant lots in the Township Zone.

GROWTH PRESSURES

- § 90% of dwellings in Sandy Point were unoccupied in 2011 (holiday homes). Large majority of dwellings were large beach holiday houses. Only a small proportion of permanent residential population. The town relies heavily on Leongatha for major retail, commercial and industrial services.
- § Sandy Point provides accommodation for tourists to surrounding coastal towns/parks.

EXISTING LAND SUPPLY

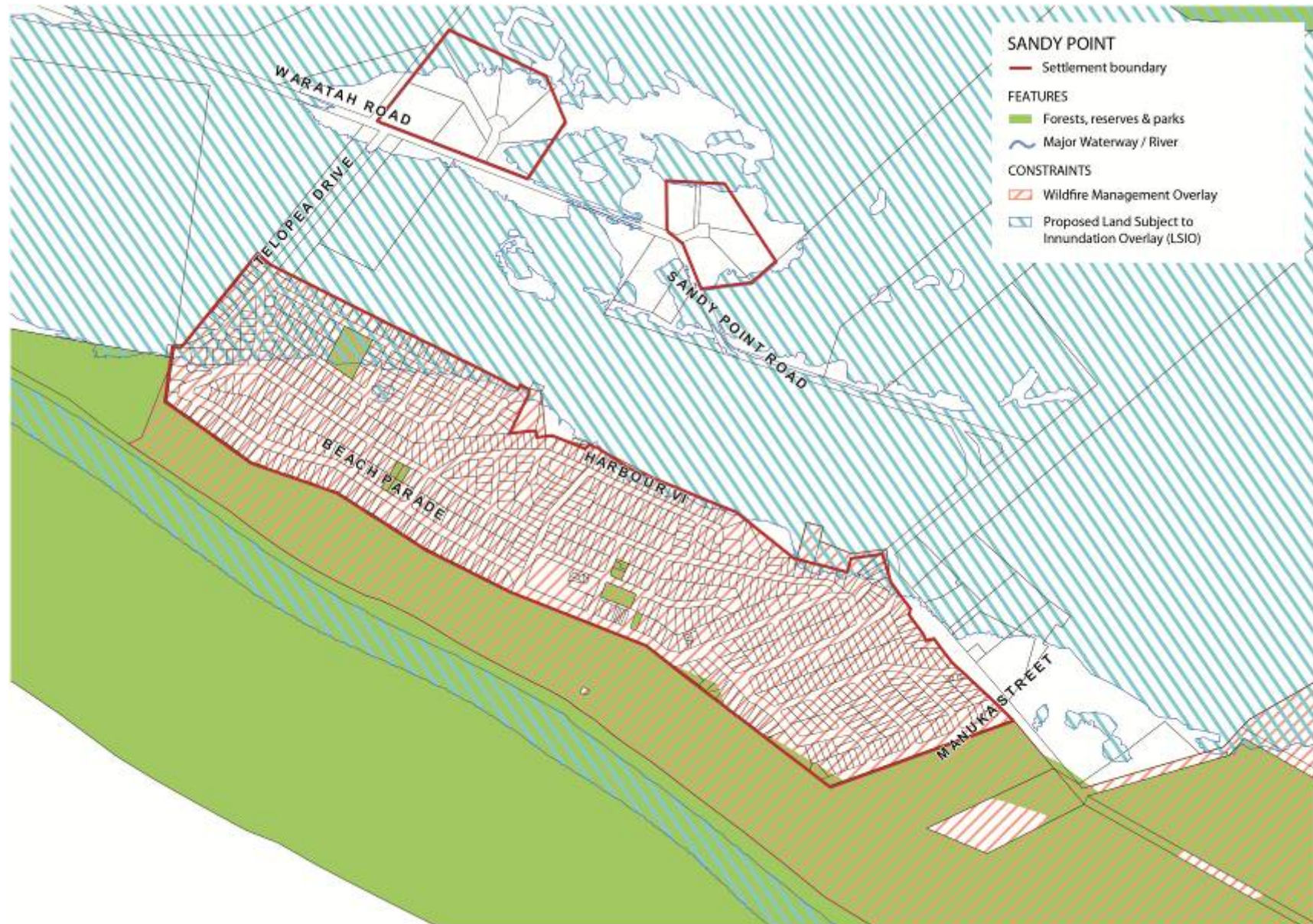
	TZ	LDRZ	TOTAL
Existing Vacant Lots	91	0	91
Potential Lots	8	0	8
Sub-Total	99	0	99

FUTURE GROWTH STRATEGY

Contain growth in accordance with the Victorian Coastal Strategy.

RECOMMENDATION

- § Local facilities and services commensurate with village and environs catchment.
- § Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.
- § Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.
- § Enhance connections to larger centres for higher level services.



8.28 STONY CREEK

SETTLEMENT ROLE

Hamlet

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community Hall, glass manufacturer, and Victorian-era former shop buildings, Stony Creek Racecourse and Recreation Reserve, Great Southern Rail Trail, Go Kart track.

KEY CONSTRAINTS

- § No reticulated water supply, sewer or gas.
- § Northern half of the settlement is within a Declared Water Supply Catchment - Tarwin River.
- § Western half of the settlement is bushfire prone.

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary.

RECOMMENDATIONS:

- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to Foster and Leongatha for higher level services.

- § Encourage new development in accordance with adopted Urban Design Framework for the settlement.
- § Promote the extension of reticulated sewer system to the settlement.



8.29 STRZELECKI

SETTLEMENT TYPE:

Locality

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

EXISTING PHYSICAL INFRASTRUCTURE:

Electricity

EXISTING COMMUNITY INFRASTRUCTURE:

Community hall and local church

KEY CONSTRAINTS:

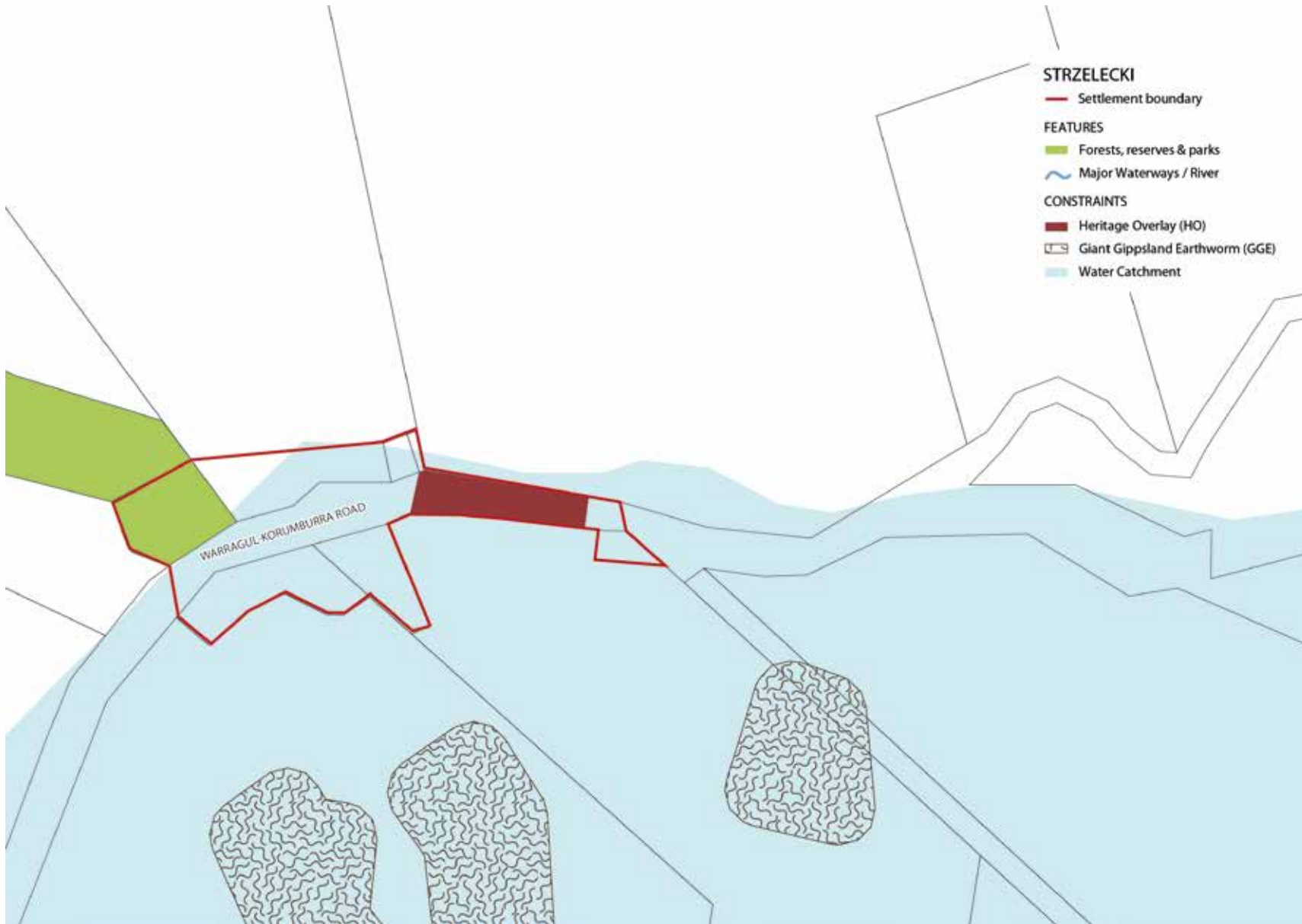
- § Area south of the Korumburra Warragul Road is within a Declared Water Supply Catchment - Tarwin River.
- § The Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to entire locality.
- § No reticulated water supply, sewer or gas.

FUTURE GROWTH STRATEGY:

Discourage growth

RECOMMENDATIONS:

- § Encourage infill development in accordance with adopted Urban Design Framework for the settlement.
- § Explore opportunities to optimise use of existing facilities.
- § Enhance connections to larger centres.



8.30 TARWIN LOWER

SETTLEMENT TYPE:

Coastal Village

KEY REFERENCE DOCUMENT:

Victorian Coastal Strategy

Tarwin Lower Urban Design Framework (2006)

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Early Learning: Playgroup

Education: Primary school, mobile library site

Medical: Maternal and child health, community health centre

Other Services: Community centre, community hall, CFA brigade

Recreation: Parks, river reserve, tennis courts, recreation reserve

KEY CONSTRAINTS

- § No reticulated water, sewer or gas.
- § Prone to coastal processes.
- § Bushfire prone.
- § Land is subject to inundation.
- § Acid Sulfate soils.
- § Design and Development Overlay and ESO7 apply to the entire settlement.
- § Proposed LSIO affects a small portion of the settlement.

EXISTING LAND SUPPLY

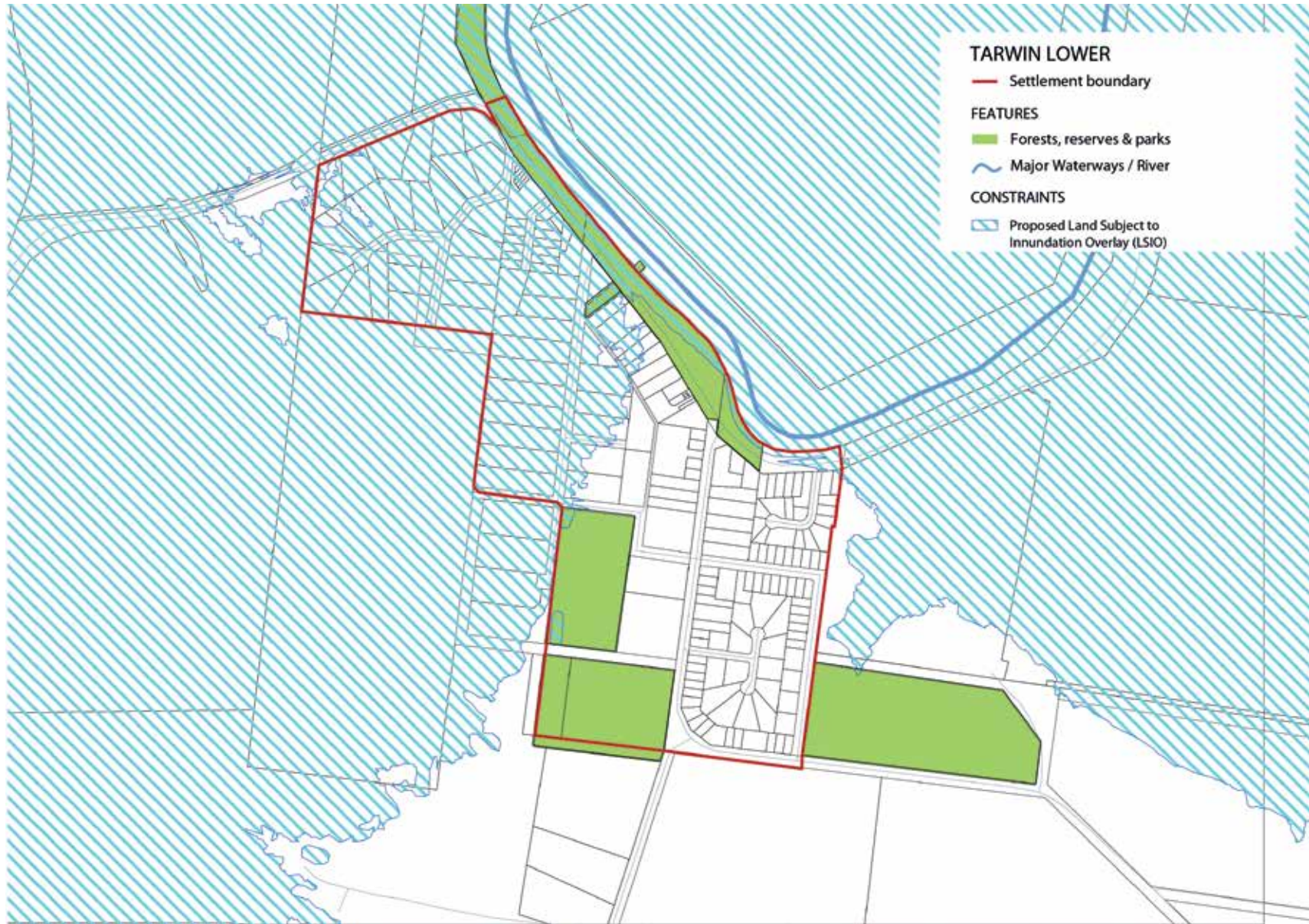
	TZ	LDRZ	TOTAL
Existing Vacant Lots	21	18	39
Potential Lots	0	29	29
Sub-Total	21	47	68

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary

RECOMMENDATION

- § Local facilities and services commensurate with village and environs catchment.
- § Explore opportunities to improve accessibility between Venus Bay and Tarwin Lower.
- § Enhance connections to Leongatha and Korumburra for higher level services.



8.31 TOORA

SETTLEMENT TYPE:

Small Town

KEY REFERENCE DOCUMENT:

South Gippsland Eastern District UDFs (2012)

EXISTING PHYSICAL INFRASTRUCTURE:

Reticulated sewer, water supply and electricity.

EXISTING COMMUNITY INFRASTRUCTURE

Early Years: Maternal & child health, pre school

Education: Primary school

Specialist Housing: Caravan park, supported housing

Medical: Medical centre

Other Services: Community House, public hall, library, aged care, CFA brigade

Recreation: Swimming pool, recreation reserve, skate park, Great Southern Rail Trail.

EXISTING LAND SUPPLY

	TZ	LDRZ	TOTAL
Existing Vacant Lots	12	-	12
Potential Lots	38	-	38
Sub-Total	50	0	50

KEY CONSTRAINTS

§ No reticulated gas.

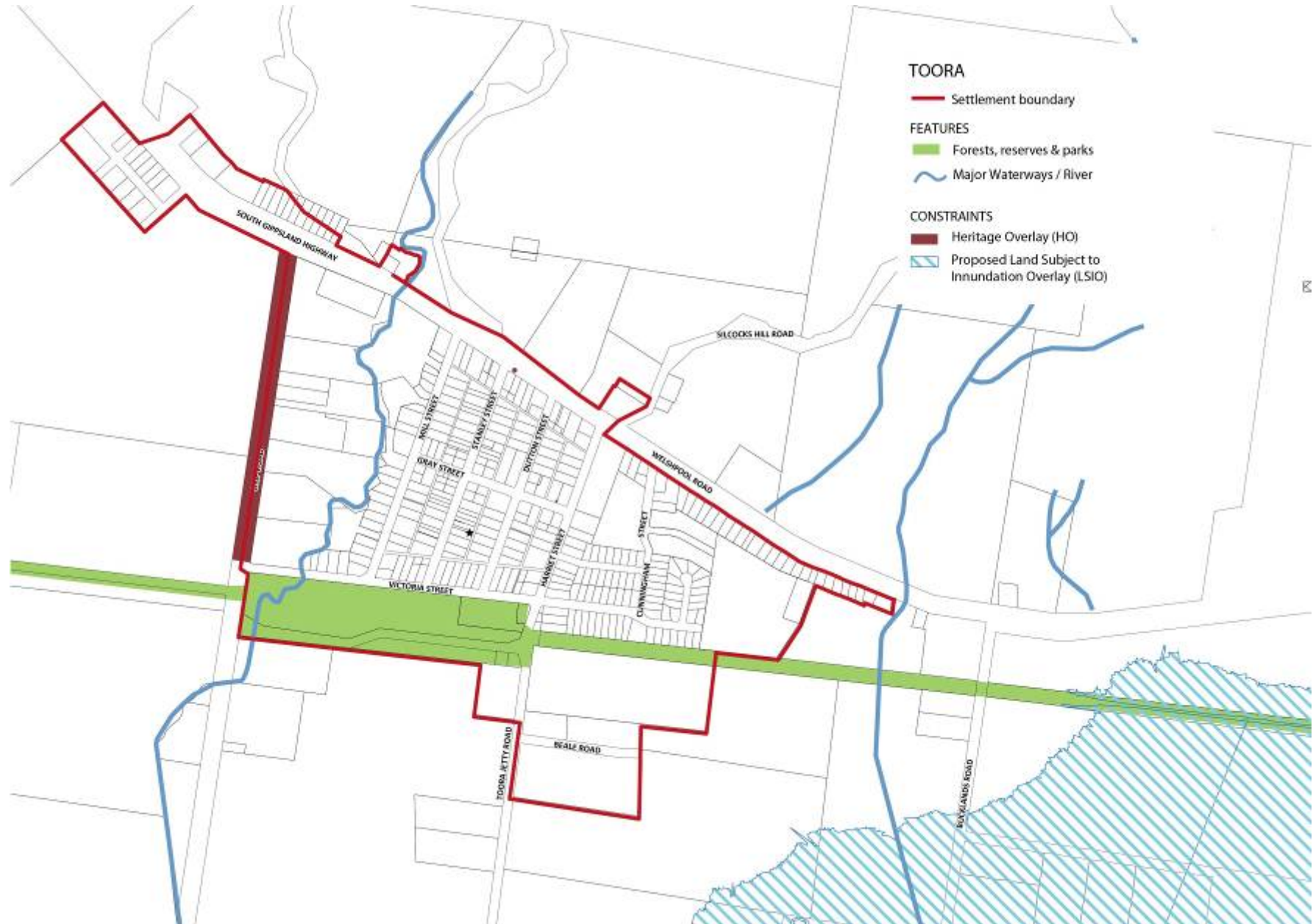
FUTURE GROWTH STRATEGY

Support growth

RECOMMENDATION

§ Local facilities and services commensurate with a sub-district catchment.

§ Council continue to work with various community groups and secure funding to conduct a feasibility study in relation to using the former Bonlac Store building as a community space.



8.32 VENUS BAY

SETTLEMENT TYPE:

Coastal Village

KEY REFERENCE DOCUMENT:

Venus Bay Urban Design Framework (2006)
Venus Bay Community Information Guide - Bushfire

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Early Learning: Playgroup
Other Services: Community centre, Lifesaving Club, CFA shed, caravan park.
Recreation: Skate park, parks, boat ramp.

KEY CONSTRAINTS

- § No reticulated water, sewer or gas.
- § Fragmented retail services, only a town centre in Estate 1.
- § Crown land reserve along the coast within Aboriginal Cultural Heritage Sensitive Area.
- § Prone to coastal processes.
- § Bushfire prone.
- § Land to southeast is flood prone.
- § Significant landscape character.
- § Acid Sulfate soils.
- § Design and Development Overlay and ESO7 apply to the entire settlement.

- § Proposed LSIO affects a small portion of the settlement.

GROWTH PRESSURES

- § Demand for lifestyle properties and some standard density/commuter lots.
- § Service delivery given the very high rate of unoccupied dwellings (mostly holiday homes).

EXISTING LAND SUPPLY

	TZ	LDRZ	TOTAL
Existing Vacant Lots	692	0	692
Potential Lots	0	0	0
Sub-Total	692	0	692

KEY CONSIDERATIONS

Venus Bay is the key holiday home location in the Shire spread across three distinct estates. 82% of dwellings in the town were unoccupied on Census night, and historical demand for dwellings in this location is high. It is considered that the town is appropriate for local convenience retail and commercial facilities, but that higher order facilities can be appropriately accessed in Tarwin Lower, Inverloch and Wonthaggi as incremental growth progresses.

PROJECTED HOUSING DEMAND / SUPPLY

Housing demand is mainly driven by the holiday home market in Venus Bay, demonstrated by the very high proportion of dwellings that were unoccupied at the last Census (82%). Therefore, a different housing demand method was used to project dwelling requirements for Venus Bay to the other settlements in the Shire.

For Venus Bay:

- § The requirement for new occupied dwellings is based on permanent resident population growth (the 3 scenarios used in this report); and
- § The requirement for new unoccupied dwellings (mostly holiday homes) is based on the average number of dwelling approvals between 2007 and 2011 and assuming the current proportion of unoccupied dwellings to continue in 2031.

- § Monitor the level of sea change movement to the settlement as a result of the conversion of holiday homes to permanent residences as well as construction of new permanent homes.

POPULATION 2011	POPULATION 2031 *	TOTAL NEW OCCUPIED DWELLINGS 2011-2031	NEW OCCUPIED DWELLINGS REQUIRED ANNUALLY*
589	791	124	27

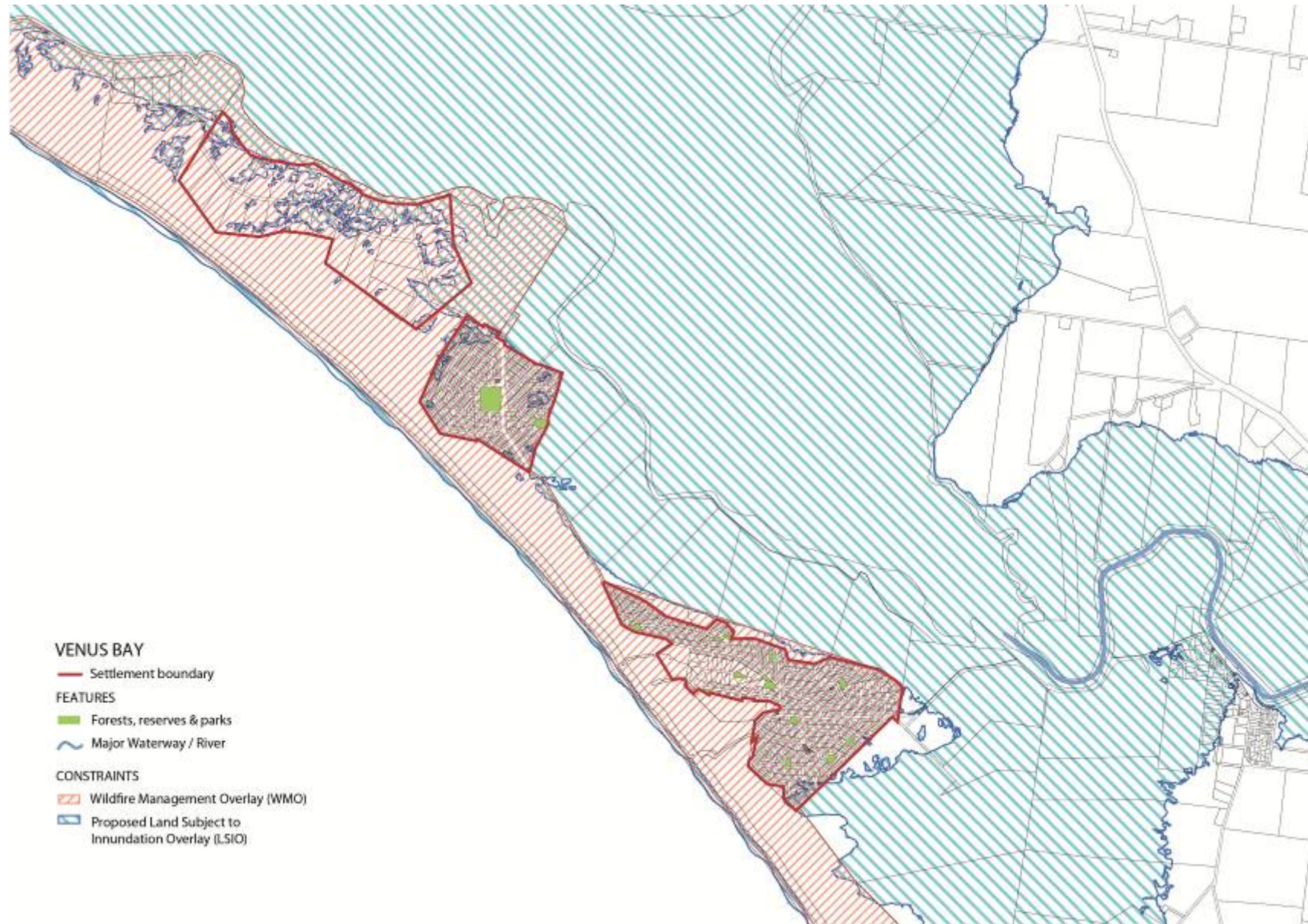
*Based on Moderate Growth Scenario

FUTURE GROWTH STRATEGY

Contain growth in accordance with the *Victorian Coastal Strategy*

RECOMMENDATION

- § Local facilities and services commensurate with village and environs catchment.
- § Coastal villages contain a high proportion of holiday homes, however small and vulnerable permanent populations require access to services.
- § Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.
- § Enhance connections to larger centres for higher level services.



8.33 WALKERVILLE

SETTLEMENT TYPE:

Coastal Village

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

Draft Walkerville Coastal Foreshore Management Plan (2013)

Victorian Coastal Strategy

Walkerville Community Information Guide - Bushfire

PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Community hall

KEY CONSTRAINTS

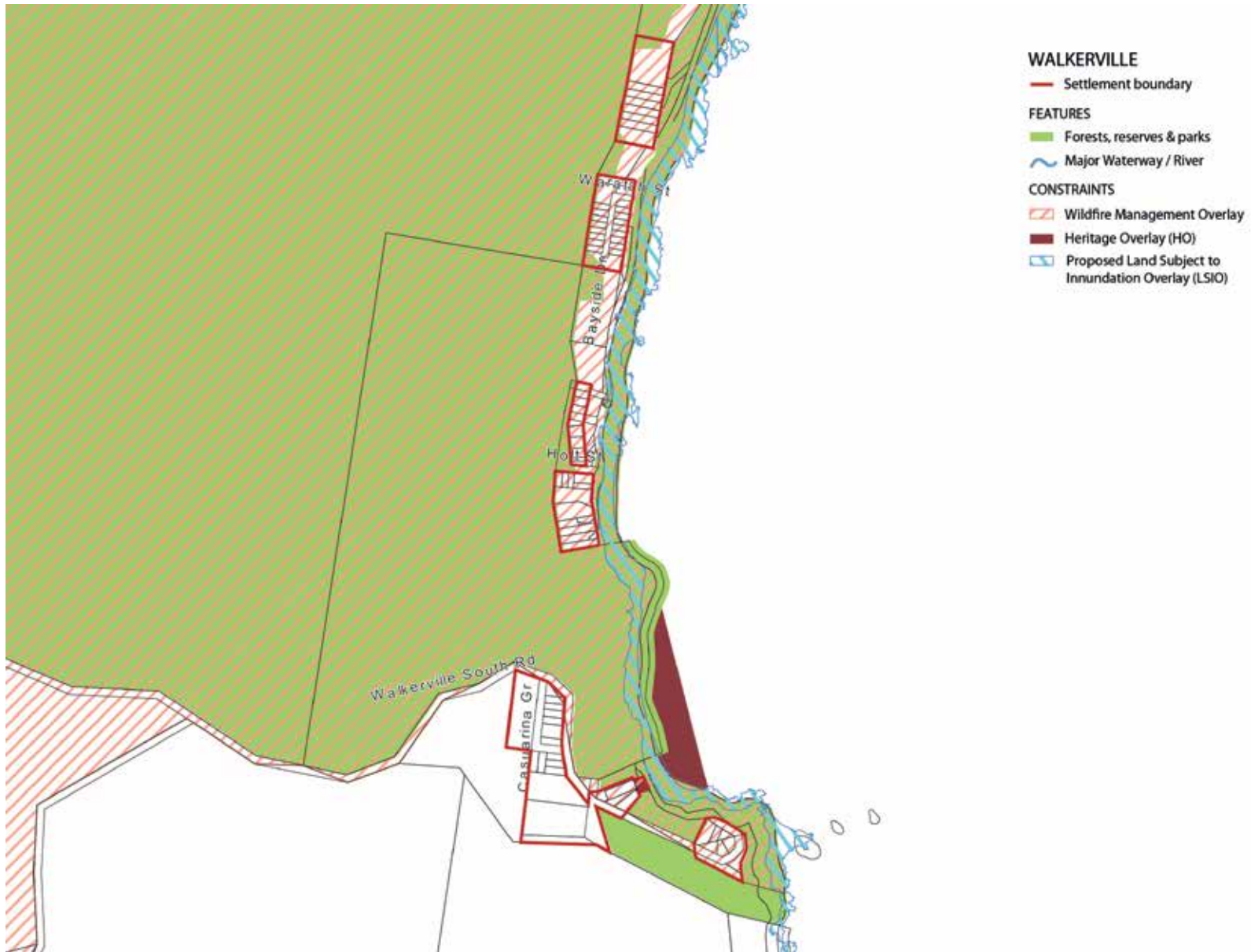
- § No reticulated water supply, sewer or gas.
- § Prone to coastal processes.
- § Acid sulfate soils.
- § Bushfire prone.
- § Aboriginal Cultural Heritage Sensitive Area in Crown land south and east of the settlement.
- § Walkerville South & North is largely surrounded by Crown land.
- § ESO3 covers all of Walkerville.

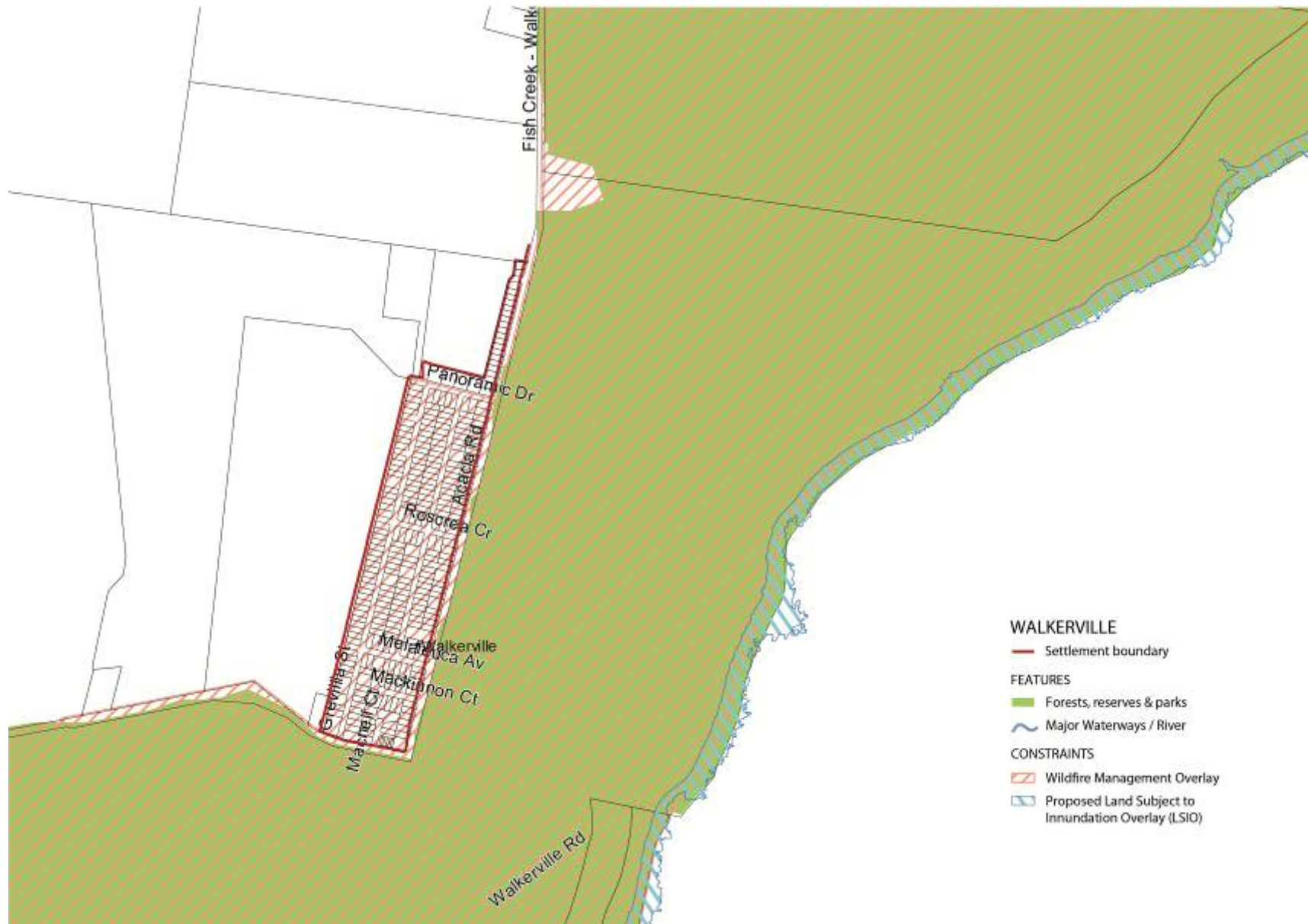
FUTURE GROWTH STRATEGY

Contain growth in accordance with the Victorian Coastal Strategy.

RECOMMENDATION

- § Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.
- § Enhance connections to larger centres.
- § Enhance community connections and identity between the three separate settlements of Walkerville South, Walkerville North and the Promontory Views.





8.34 WARATAH BAY

SETTLEMENT TYPE:

Coastal Village

KEY REFERENCE DOCUMENT:

Waratah Bay Structure Plan (2006)

Victorian Coastal Strategy

Waratah Bay Community Information Guide - Bushfire

EXISTING PHYSICAL INFRASTRUCTURE

Sewer and electricity

EXISTING COMMUNITY INFRASTRUCTURE

Recreation reserve, caravan and camping park.

KEY CONSTRAINTS

- § No reticulated water or gas
- § Prone to coastal processes
- § Acid sulfate soils
- § Bushfire prone
- § Aboriginal Cultural Heritage Sensitive Area covers most of the settlement.
- § Design and Development Overlay and ESO7 apply to the most of the settlement, with a Development Plan Overlay to a small section.
- § Proposed LSI0 affects a small portion of the settlement.

FUTURE GROWTH STRATEGY

Contain growth in accordance with the *Victorian Coastal Strategy*

RECOMMENDATION

- § Provide local facilities and services commensurate with village and environs catchment.
- § Explore opportunities to optimise use of existing facilities and take advantage of Venus Bay-Tarwin Lower Cluster.



8.35 WELSHPOOL

SETTLEMENT TYPE:

Village

KEY REFERENCE DOCUMENT:

South Gippsland Eastern Districts UDF (2012)

EXISTING PHYSICAL INFRASTRUCTURE

Reticulated sewer, water supply and electricity

EXISTING COMMUNITY INFRASTRUCTURE

Early Learning: Kindergarten

Education: Primary school

Other Services: Community hall, Rural Transaction Centre, CFA brigade

Recreation: Recreation reserve

KEY CONSTRAINTS

- § No reticulated gas.
- § Significant landscape character.
- § Aboriginal Cultural Heritage Sensitive Area covers large area north of the main street.
- § Ability to accommodate demand for housing and associated community and physical service infrastructure in association with potential commercial / industrial development at Barrys Beach and Port Welshpool.

EXISTING LAND SUPPLY

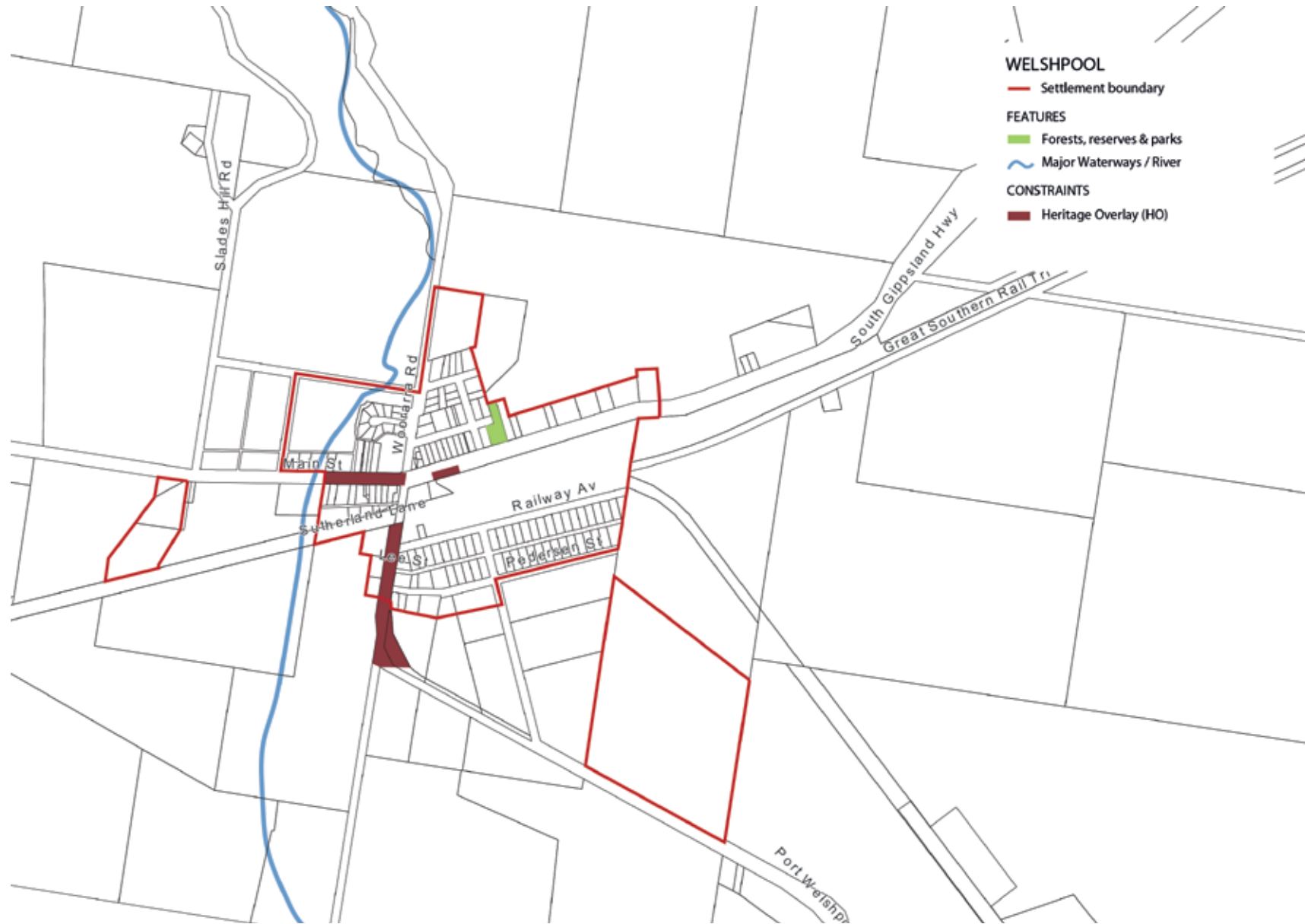
	TZ	LDRZ	TOTAL
Existing Vacant Lots	11	-	11
Potential Lots	0	-	0
Sub-Total	11	0	11

FUTURE GROWTH STRATEGY

Contain growth within Settlement Boundary

RECOMMENDATION

- § Provide local facilities and services commensurate with village and environs catchment.
- § Explore opportunities to optimise use of existing facilities and take advantage of Welshpool-Port Welshpool Cluster.
- § Enhance connections to larger centres for higher level services.
- § Monitor land supply and housing demand / supply in Welshpool if commercial and industry growth increases in Barrys Beach and Port Welshpool.



8.36 YANAKIE

SETTLEMENT TYPE:

Coastal Village

KEY REFERENCE DOCUMENT:

South Gippsland Small Settlements Urban Design Framework (2013)

Victorian Coastal Strategy

EXISTING PHYSICAL INFRASTRUCTURE

Electricity

EXISTING COMMUNITY INFRASTRUCTURE

Recreation reserve, CFA brigade, Caravan Park. Community hall.

KEY CONSTRAINTS

No reticulated water supply, sewer or gas

GROWTH PRESSURES

Increase in demand for commercial/retail options associated with development of the Rural Activity Zone - Prom Gate.

FUTURE GROWTH STRATEGY

Contain growth in accordance with the *Victorian Coastal Strategy*

RECOMMENDATION

- § Provide local facilities and services commensurate with village and environs catchment.
- § Explore opportunities to optimise use of existing facilities and take advantage of proximity to Foster.

- § Enhance connections to larger centres for higher level services.





9

IMPLEMENTATION

9.1 MONITORING AND PERFORMANCE

For each action the Implementation Plan indicates Council's role and the priority of the action.

9.1.1 COUNCIL'S ROLE

The Council will play different roles in the implementation of this Strategy. These will vary between the roles of Planner, Provider, Advocate, Partner/Facilitator, Educator and Regulator. A description of these various roles is provided below:

- § **Planner** – in relation to its urban and social planning responsibilities;
- § **Advocate** – representing community needs and interests to Commonwealth and State Governments and the private sector;
- § **Partner / Facilitator** – working closely with developers, housing providers, residents and human service agencies;
- § **Educator** – provide information to housing suppliers, residents and interest groups; and
- § **Regulator** – ensuring that housing meets town planning, building and public health regulations and expectations.

9.1.2 PRIORITY

Actions have been prioritised into high, medium, low and ongoing to be completed over the lifetime of the strategy. Priorities should be periodically reviewed and reassessed in line with available budgets, resources and funding opportunities. The timeframe for completing prioritised actions is:

- § **High** – Action to occur over the next 1-3 years;
- § **Medium** – Action to occur over the next 4-6 years;
- § **Low** – Action to occur over the next 7-10 years; and

- § **Ongoing** – Action to be undertaken on an ongoing basis.

PERFORMANCE INDICATORS

Performance indicators have been provided to measure the success of the actions. Each indicator is a quantifiable characteristic or achievement within a designated timeline.

9.2 IMPLEMENTATION PLAN

The Implementation Plan is presented under the chapter headings.

9.2.1 GROWTH FRAMEWORK

No	Action	Council's Role	Priority	Performance Indicators
<i>To direct housing and growth in accordance with the South Gippsland Settlement Hierarchy.</i>				
1	Update Clause 21.04-3 'Settlement' in the Municipal Strategic Statement to ensure consistency with the Settlement Hierarchy and Community Facilities Framework.	Planner Regulator	High	Amendment to the South Gippsland Planning Scheme
2	Support residential development in areas serviced by reticulated water and sewer.	Planner Regulator	High	
3	Encourage infill development within settlement boundaries identified in adopted township Structure Plans and Urban Design Frameworks.	Planner Regulator	Ongoing	
4	Continue to apply/administer the Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited.	Planner Regulator	Ongoing	
5	Ensure sufficient land supply for lifestyle residential development by encouraging existing RLZ land to rezone to Low Density Residential Zone in close proximity to growth settlements where sewer connection is available.	Planner Regulator	Ongoing	
6	Plan for lifestyle residential development in an integrated manner through settlement structure planning that takes into account land capability, natural hazards, locational suitability, existing and likely future land demand/supply and the efficient provision of services and infrastructure.	Planner Regulator	Ongoing	
7	Discourage the rezoning of additional land not identified by this strategy to Rural Living Zone except for the purpose of addressing zone anomalies or limited application to township interface issues to address environmental or amenity concerns.	Planner Regulator	Ongoing	
8	Discourage increasing the supply of lifestyle residential land in the Shire beyond 10 years.	Planner Regulator	Ongoing	
9	Continue to support Clause 22.08 - Rural Dwellings Policy and the recommendations of the South Gippsland Rural Land Use Strategy, with the exception of the provisions relating to old and inappropriate subdivisions which are updated by the provisions of this strategy	Planner Regulator	Ongoing	
10	Investigate the implications of the reformed planning zones in rural areas to assure that the intent of the Rural	Planner	High	

No	Action	Council's Role	Priority	Performance Indicators
	Land Use Strategy is not compromised.	Regulator		
11	Discourage dwelling development in the Farming Zone on lots between 4.1 and 40 ha that are not essential to support agricultural production on the land.	Planner Regulator	Ongoing	
12	Apply the Restructure Overlay to old and inappropriate subdivisions throughout the Shire and amend the Rural Dwellings Policy to reflect the provisions of the Overlay.	Planner Regulator	High	Amendment to the South Gippsland Planning Scheme
13	Ensure that new development in settlements with reticulated infrastructure constraints does not result in adverse environmental impacts or overburden existing services.	Planner Regulator	Ongoing	
14	Advocate for and facilitate the provision of infrastructure required to support the development of business and industry, including water, telecommunications, energy and waste systems.	Planner Regulator	Ongoing	
15	Require new Low Density Residential Developments to connect to reticulated sewer systems (on site waste water containment will not be supported in Declared Water Supply Catchments).	Planner Regulator	Ongoing	
<i>To promote housing in locations with access to transport and community services and to make efficient use of existing infrastructure.</i>				
16	Use the Community Facilities Framework to inform the location and types of future community infrastructure.	Community Infrastructure Provider	Ongoing	
17	Support the implementation and development of community infrastructure plans, such as the draft Korumburra Community Infrastructure Plan recently released by Council for public exhibition.	Community Infrastructure Provider	Ongoing	
18	Foster partnerships by working with external providers to run services locally. For example supporting a local school to hold out-of-hour services (i.e. adult education), working with neighbourhood hall committees to provide a supported outreach library service or space for outreach Maternal and Child Health services.	Community Infrastructure Provider	Ongoing	
19	Foster social cohesion, promote activity and support economic viability. Providing and/or improving amenity, for example parks and spaces for local exchange (i.e. community markets) or improvements to footpaths/trails, is an important component in promoting social activity, supporting economic activity through passing foot traffic and fostering social cohesion.	Community Infrastructure Provider	Ongoing	
20	Encourage the creative use of space. Opportunistically leveraging space for service and amenity is another strategy in times of resource constraints. For example, running sessional and youth outreach sessions from existing local shop front, or a school; a library outlet in an established coffee shop or holding pop up art displays in inlet shops.	Community Infrastructure Provider	Ongoing	
21	Consider accessibility and mobility needs and constraints and facilitate access at a lower personal	Community	Ongoing	

No	Action	Council's Role	Priority	Performance Indicators
	inconvenience and cost between communities and services.	Infrastructure Provider		
22	Manage and maintain existing community infrastructure assets by Council ensuring buildings are used as efficiently and effectively as possible to deliver best value to a community and people. This can result in communities sharing buildings to allow all people in the community the opportunity to thrive. Shared buildings or collections of spatially related or management linked buildings are commonly referred to as 'Community hubs'.	Community Infrastructure Provider	Ongoing	
23	Support the development of an efficient and sustainable transport network.	Community Infrastructure Provider	Ongoing	
24	Encourage the expansion of public and community transport across the Shire	Community Infrastructure Provider	Ongoing	
25	Continue to share information between the statutory, strategic and community planning departments to provide up to date data regarding shortfalls and gaps in existing community infrastructure to use in negotiations with developers	Planner	Medium	Increase in the provision of community infrastructure across the municipality. Timeline for amendment to the South Gippsland Planning Scheme.
26	Ensure any Development Contribution Overlay requires developments to provide appropriate provision of community infrastructure and open space in accordance with the Housing and Settlement Strategy.	Planner	Medium	
27	Develop a Funding Strategy for the delivery of hard and soft infrastructure needed to support future housing growth. This may include recommendations for application of new Developer Contributions Overlay as one option, and other mechanisms for developer contributions to inform planning permit and amendment negotiations.	Planner	Medium	Timeline for preparation of a Funding Strategy Timeline for amendment to the South Gippsland Planning Scheme
<i>Direct economic development and employment opportunities in settlements identified for growth.</i>				
28	Ensure retail land use policy supports:	Planner	Ongoing	

No	Action	Council's Role	Priority	Performance Indicators
	<ul style="list-style-type: none"> - Reinforce the role of Leongatha and Korumburra as the key retail centres of the Shire. - Encourage the provision of retail development in accordance with adopted settlement Structure Plans and Urban Design Frameworks. - Support expansion of 'in-centre' retail development in strategic locations experiencing growth / in accordance with the settlement hierarchy. 	Regulator		
29	<p>Ensure commercial land use policy supports:</p> <ul style="list-style-type: none"> - Support the establishment of new businesses in a manner that supports the settlement hierarchy. - Ensure commercial land supply is sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum. - Provide commercial land supply in areas surrounding the commercial core of existing town centres and transport nodes, specifically Leongatha which has been identified as having insufficient supply to meet demand by 2020. 	Planner Regulator	Ongoing	
30	<p>Ensure industrial land use policy supports:</p> <ul style="list-style-type: none"> - Reinforce the role of Leongatha and Korumburra as the major industrial centres of the Shire given the developable land supply, proximity to population and commercial centres and the presence of major industries and businesses. - Continue to direct and expand the role of industrial use at Barrys Beach. - Ensure sufficient industrial land is available for expansion of key food manufacturing businesses. - Ensure large lot industrial land is available in strategic locations for dairy related and value-add industries. - Support the development of new port related industries at Barry's Point. - Ensure industrial land supply is sufficient to allow for 15 years of organic growth at the moderate growth scenario as a minimum. Discourage the encroachment of sensitive land uses in close proximity to industrial uses particularly where industrial noise, odour, lighting and truck movements may cause amenity concerns. 	Planner Regulator	Ongoing	
31	<p>Ensure tourism uses policy supports:</p> <ul style="list-style-type: none"> - Encourage and promote the development of the local tourism sector. - Support the development of larger scale tourism infrastructure capable of attracting year round visitation, such as conference centres and major accommodation venues, in appropriate locations. - Strengthen tourism links with adjoining municipalities. 	Planner Regulator	Ongoing	

9.2.2 DIVERSTY & AFFORDABILITY

No	Action	Council's Role	Priority	Performance Indicators
<i>Diversify the variety of housing types in the Shire of South Gippsland</i>				
32	Update Clause 21.04-3 'Settlement' in the Municipal Strategic Statement to ensure consistency with this <i>Housing & Settlement Strategy 2013</i> .	Planner Regulator	High	Amendment to the South Gippsland Planning Scheme
33	Insert the Housing and Settlement Strategy into the South Gippsland Planning Scheme as a Reference Document.	Planner Regulator	High	
34	Promote the larger settlements of Leongatha, Korumburra, Foster and Mirboo North with higher accessibility, offer a range of services and provide a high level of amenity to residents as key locations for housing diversity.	Planner Regulator	Ongoing	
35	Investigate implementation of the reformed residential zones to translate and achieve the development objectives of this Strategy.	Advocate Planner	Medium	
<i>Provide housing that meets the specialised requirements of particular residents</i>				
36	Continue to liaise with the community housing sector and service providers on an as needed basis to exchange information and research regarding the housing needs and trends of special needs groups.	Advocate	Low	
37	Support housing that is designed for people with disabilities in Leongatha and Korumburra.	Planner Regulator Advocate	Ongoing	
38	Strengthen housing options for people with mental illnesses in settlements where medical and community services are readily available, including Meeniyan, Mirboo North, Leongatha, Korumburra, Foster and Fish Creek.	Planner Regulator Advocate	Ongoing	
39	Support housing options for younger people in Leongatha and Korumburra with good access to secondary and tertiary (TAFE) education, employment and transport.	Planner Regulator Advocate	Ongoing	
40	Encourage development of housing that is adaptable to a range of household types to support Indigenous housing needs, including in Meeniyan, Mirboo North, Leongatha, Korumburra, Foster and Fish Creek.	Planner Regulator Advocate	Ongoing	
41	Maintain existing, and support new housing options for residents assessed by the ACAT team as eligible for nursing home accommodation at High or Low Care Levels in higher order settlements where medical and aged care services are readily available, including Leongatha.	Planner Regulator Advocate	Ongoing	
<i>Increase the supply and distribution of affordable housing in the Shire.</i>				

42	Examine options to encourage more affordable housing to be provided through planning provisions to provide a stronger basis for planning staff to negotiate outcomes for the inclusion of affordable housing in appropriate locations across the Shire, particularly well serviced settlements including Leongatha, Korumburra and Foster. This may also be appropriate in settlements that support large industry employers such as Poowong.	Planner Advocate	Ongoing	
43	Investigate opportunities for affordable housing in designated settlement structure plans and urban design frameworks including specific location, localised need and design, and incentives for developers, including: <ul style="list-style-type: none"> § Identify specific housing needs and suitable locations for sub-categories of affordable housing such as student accommodation, key worker housing, aged care facilities, etc.; § Identify suitable land/airspace for affordable housing, including Council land, State Government land and major development sites; § Provide greater detail to encourage a mix of low cost rental accommodation (through registered housing associations) as well as settlements of greater diversity/density. 	Planner	Ongoing	Structure Plan Implementation
44	Advocate to State government to provide local government more control over local planning to encourage more affordable housing provision. Investigate effective statutory mechanisms to encourage more affordable housing provision, including reviewing the success of processes implemented by other local governments.	Advocate Regulator	Medium	Completion of advocacy actions
45	Advocate to the Office of Housing for the continued renewal of public housing in the Shire, including strategies to concentrate public housing in settlements where support services are easily accessible.	Advocate Regulator	Medium	Completion of advocacy actions
46	Encourage the provision of affordable housing options.	Advocate Regulator	Medium	
47	Support the development of social housing to address gaps in the private rental market and the specific needs of vulnerable community members.	Advocate Regulator	Medium	Completion of advocacy actions

9.2.3 HOUSING DESIGN

No	Action	Council's Role	Priority	Performance Indicators
<i>To enhance the design quality and character of residential development in South Gippsland settlements.</i>				
48	Amend the Municipal Strategic Statement to provide policy support for improving the design quality of residential development in the Shire.	Planner	High	Planning Scheme Amendment
49	Provide targeted training to staff and Councillors to enhance skills in, and awareness of, design principles and practice.	Educator	Ongoing	Timeline for development of design guidelines and case studies.

50	Prepare and adopt an <i>Environmentally Efficient Design</i> policy specific to residential development in settlements within the Shire. The aim would be to provide guidance and establish expectations for environmental sustainability in new developments, as well as giving policy support for Council's assessment and decision making on specific planning applications.	Planner	High	Planning Scheme Amendment
51	Investigate other environmental assessment tools for new development such as <i>Sustainable Design Assessment (SDA)</i> .	Planner	Medium	
52	Promote these actions through a community awareness program.	Regulator Advocate	Ongoing	
<i>To build resilience in the Shire's settlements and housing stock to the impacts of climate change</i>				
53	Work with the State Government to plan for the potential impacts of climate change within settlements in South Gippsland.	Planner	High	
<i>To improve the environmental performance of new and existing housing</i>				
54	Investigate programs and initiatives to broker the retrofitting of older less efficient housing to reduce energy and water consumption and improve thermal performance.	Planner	Medium	
55	Continue to advocate to the State Government and the Australian Building Code Board to strengthen environmental performance requirements for all new developments.	Regulator Planner Advocate	Ongoing	
56	Develop a program of initiatives to educate and inform the community about ESD initiatives that they may incorporate into new and existing dwellings.	Planner Educator	Medium	
<i>To protect environmentally sensitive areas from inappropriate development</i>				
57	Implement the updated BMO and LSIO overlays into the South Gippsland Planning Scheme.	Planner	High	Planning Scheme Amendment
58	Strengthen relations with the Country Fire Authority and West Gippsland Catchment Management Authority to ensure good planning in locations subject to risk.	Planner	Ongoing	
59	Provide information to local residents and local development industry representatives regarding the content and requirements of environmental, bushfire, erosion, giant Gippsland earthworm and significant landscape overlays.	Planner Educator	Ongoing	
60	Prepare educational material regarding native vegetation protection to property owners and developers	Planner Educator	Ongoing	
<i>To encourage the provision of well designed, adaptable and accessible housing</i>				

61	Promote the use of the <i>Livable Housing Design Guidelines</i> to new home owners and developers (noting that other regulations, such as the building regulations, must also be complied with)	Planner Educator	Ongoing	
62	Encourage, and promote examples of, housing which has been designed to enable future adaption to meet changing needs with minimal future expense.	Planner Educator	Ongoing	
EVALUATION & REVIEW				
63	<p>Prepare a Housing and Settlement Strategy Update / Implementation Report every five years and circulate to relevant Council departments. This report should include:</p> <ul style="list-style-type: none"> § Updated population and demographic profile and projections § Assessment of dwelling mix: dwelling type and tenure § Analysis of building and planning permit data: location and type of housing development § Site and locational characteristics of development applications and constructed dwellings. 	Planner	Ongoing	<p>Timeline for implementation of monitoring template.</p> <p>Collection of data every five years.</p>



APPENDICES

Appendix A: State, Regional & Local Policy

STATE PLANNING POLICY FRAMEWORK (SPPF)

The State Planning Policy Framework (SPPF) at Clause 11 of the South Gippsland Planning Scheme identifies aims for settlement planning, including to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewer and social facilities.

Regarding accommodating future growth, the SPPF includes the key requirement that Council must:

“Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.” (Clause 11.02-1)

Clause 11 (Settlement) also includes the following objectives relevant to this study:

- § Build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres;
- § Encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community;
- § Locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas;
- § Develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable;

- § Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.

In response to these directions the HSS addresses land supply from a municipal perspective rather than on an individual settlement basis.

A number of strategies in the Clause 11.05 (Regional settlement networks) are implemented in the HSS:

- § The settlement hierarchy guide the structure, functioning and character of each settlement taking into account municipal and context and framework
- § The economic, growth scenarios, and development analysis and the settlement framework plans all build on strengths and capabilities of SGSC to respond sustainably to population growth and changing environments.
- § The UDFs celebrates the existing networks of settlements that will support resilient communities and the ability to adapt and change.
- § Careful management and identification of RLZ investigation areas that aim to preserve and protect features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.

VICTORIAN COASTAL STRATEGY

The Victorian Coastal Strategy is an integrated management framework for the Victorian coast that is supported by regional coastal actions plans and the State Planning Policy Framework. The VCS seeks to limit growth along the coast by identifying key settlements in which growth and infrastructure development should be focused.

Coastal towns in South Gippsland Shire are classified as having:

Low Spatial Growth Capacity: Growth contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries.

9.2.4 REGIONAL POLICY

DRAFT GIPPSLAND INTEGRATED LAND USE PLAN MAY 2012

The Draft GILUP (recently renamed the Gippsland Regional Growth Plan) outlines 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. The plan contains the following directions for the HSS:

- § Contains a settlement hierarchy, including Regional Centre, District Centre and Towns.
- § Leongatha and Korumburra 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 REGIONAL PLAN

The Gippsland Regional Plan was prepared in 2010. Selected findings and observations relevant to this study include the following:

- § Gippsland is one of Australia's major resource regions with an economy based on a wide range of natural assets unmatched in Victoria, including oil and gas, coal, water, timber and agriculture and nature-based tourism.

- § The peri-urban south-western part of the region, which includes the fast growing centres of Warragul and Drouin, has freeway access to Melbourne and a V/Line rail service. This part of the region includes the Bass Coast, and parts of South Gippsland, which have access back to Melbourne via the "coastal corridor" of the South Gippsland and Bass Coast Highways.
- § "Many people have chosen to live in the south-west of Gippsland to experience a coastal-country lifestyle with access to Melbourne and it is projected that more than 25,000 people will move to the area by 2026. With highway upgrades, increased bus services and the delivery of broadband network, this trend is expected to continue."
- § Leongatha is identified as a 'district town' and "medium growth centre with nearby Korumburra".
- § Councils should "accommodate future residential and economic growth, addressing the likely impacts of climate change and protecting the region's natural assets."
- § Encourage a diversity of housing options and access to affordable housing.
- § "Much of the recent growth has been in the region's southwest, from Warragul through to Wonthaggi and parts of South Gippsland. A commuting population, who work in the Melbourne metropolitan area, thereby creating a significant peri-urban development challenge, largely drives this."
- § The GRP identified the need for the preparation of a Gippsland Regional Growth Plan (GRGP). This plan is currently being prepared.

ZONE REFORMS

- § In July 2012 the State Government proposed a series of reforms to the existing residential, commercial, industrial and farming zones contained in the Victorian Planning Provisions. Public consultation on the zones ended in September 2012. An advisory committee is currently considering the final form of the zones and how they will be introduced.
- § These changes are likely to impact the implementation of this *Housing and Settlement Strategy*.

GIPPSLAND TRANSPORT STRATEGY 2008-2020

Strategy to improve transport infrastructure and services in the Gippsland region. Relevant actions include:

- § 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 inappropriate development along the coastal strip near Venus Bay, Coastal Acid Sulfate Soils (CASS) and land use pressures from Venus Bay and Sandy Point.

WEST GIPPSLAND CATCHMENT MANAGEMENT STRATEGY

The Regional Catchment Strategy (RCS). The RCS is the primary planning document that identifies priorities for the management of natural resources across the West Gippsland Catchment Management Authority (WGCMA) region for the next six years. The RCS provides the overarching strategic framework for action, which is supported by a range of strategies and action plans. The RCS defines seven landscape priority areas, quantifies the values and threats to the natural assets within these landscapes, and provides 20 year objectives and associated six year management measures.

The following is a summary of the RCS Landscape Priority Areas that fall within the SGSC administrative boundary and the significant natural assets at most immediate risk, which are a priority for attention for the next six years. These natural assets (or landscape features) should be considered when planning for future growth and settlement.

Bunurong Coastal LPA (includes settlements such as Venus Bay, Tarwin Lower, Walkerville, Waratah Bay, and Sandy Point):

Shallow Inlet - located within Shallow Inlet Marine and Coastal Park, JAMBA and CAMBA site	Bunurong Coast Wetlands - incorporates rare wetland types, remnants of a once extensive wetland complex	Lower Tarwin River - Indigenous Cultural Heritage significance, Meeniyan town water supply, provides habitat for endangered Australian Grayling fish species
Bald Hills Wetland Reserve listed as a Wetland of National Importance	Coastline contains fossil sites and sites of Indigenous Cultural Heritage significance	Anderson Inlet - Wetland of National Importance, East Asian-Australasian Shorebird Site
Fragmented terrestrial habitat along the coastline	Erosive soils in the upper catchment	Soils prone to acidity

Corner Inlet Nooramunga LPA (includes settlement such as Yanakie, Port Franklin, and Agnes):

Part of the Yarram Water	Highly fragmented habitat -	
--------------------------	-----------------------------	--

Supply Protection Area	Gippsland Coastal Plains	
Fragmented terrestrial habitat that extends along the Corner Inlet - 90 Mile Beach coastline	a Ramsar listed site, a Wetland of National Importance, East Asian-Australasian Shorebird Site, JAMBA and CAMBA site	Corner Inlet's main tributaries (Agnes River, Franklin River, Old Hat, Stockyard, Bennison and Nine Mile Creeks). As these waterways drain into Corner Inlet they will have an impact upon the quality of water entering the Corner Inlet system

Strzelecki Ranges LPA (includes settlements such as Foster):

Fragmented terrestrial habitat - Strzelecki Ranges Beach coastline	Erosive Red Soils - habitat for Giant Gippsland Earthworm and Burrowing Crayfish	Latrobe Group Aquifer outcropping areas
--	--	---

LOCAL POLICY

Relevant local policies are summarised below.

9.2.5 MUNICIPAL STRATEGIC STATEMENT

Objectives relevant to settlement in the South Gippsland Municipal Strategic Statement include:

- § To encourage diversity in housing types to meet the changing needs of the population;
- § To promote new housing that provides for the retention and development of sustainable communities throughout the Shire;
- § To encourage consolidated residential development adjacent to central activity districts of towns to achieve a more efficient use of urban infrastructure.

The MSS refers to the various Structure Plans for main townships. The findings of the various Structure Plans and Urban Design Frameworks are referenced in later sections of this report.

As an overview, the MSS identifies the major towns in the Shire and their respective roles as follows:

- § **Leongatha:** the principal township of the Shire and a centre of State significance in the dairy milk processing industry. As the largest provider of retail, professional, industrial and social services, Leongatha plays a central role as a service provider to the South Gippsland community with elements such as leisure, health and educational services, fulfilling a broader regional role.
- § **Korumburra:** A significant economic, service and tourism centre in the Shire.
- § **Foster:** the principal township in the eastern half of the Shire. A compact township rich in heritage, Foster benefits from a range of education, health and community services that would be the envy of many townships of similar size. In addition to its role servicing surrounding communities and the agricultural sector, Foster's close proximity to Wilsons Promontory has secured the township a leading role in the region's growing tourism industry. Foster is also well situated to benefit from the economic activity likely to be generated from the continuing development of port related activities around Corner Inlet. With its pristine environment and open farmed landscapes, Foster is an attractive location for retirement living and 'lifestyle change' residential growth.

- § **Mirboo North:** the principal township in the north of the Shire servicing the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted.
- § **Nyora:** to be strengthened as a sustainable low-density community through the promotion of economic growth and the provision of a quality lifestyle, and to be promoted as the Gateway to the Shire.
- § **Loch:** the first 'real country town' along the South Gippsland Highway in the Shire. The character and design of the built form provides a critical component to the overall image and identity of the township and underpins both its tourism role and village atmosphere. Growth should be supported, provided the essential compact 'village' character can be maintained.
- § **Venus Bay:** in the future, Venus Bay will be known as a small coastal village that supports a small permanent population and is seen as an attractive holiday destination.
- § **Waratah Bay:** in the future, Waratah Bay will be known as a small, coastal holiday hamlet that supports a small permanent population and is a peaceful holiday destination.
- § **Sandy Point:** in the future, Sandy Point will be known as a small, coastal holiday village that supports a small permanent population and is seen as an attractive holiday destination. It will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities.

At the time of writing a Panel Report had been released regarding Amendment C72 to the South Gippsland Planning Scheme 'Western District Towns'. The Amendment proposes to change the UDF provisions in the MSS for Loch, Nyora, Poowong and Meeniyan. Similarly, Amendment C77

proposes to update the relevant MSS directions for the Eastern District settlements of Toora, Port Franklin, Welshpool, Port Welshpool, Agnes, Mt Best and Hedley.

9.2.6 OTHER LOCAL POLICY

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 for strategic goals: <ul style="list-style-type: none"> - A vibrant, engaged community. - A sustainable environment. - A strong economy. - Appropriate infrastructure. - A leading organisation.
Municipal Public Health & Wellbeing Plan 2010-2012	Provides a framework for guiding Council decision making in relation to community health and wellbeing.	The Plan is currently under development for 213-17. Strategies are grouped under the following key priorities: <ul style="list-style-type: none"> - Health Protection. - Community wellbeing. - Natural and built environment. - Broader service system.
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 sewer. - Identifies Nyora and to a lesser extent Tarwin Lower as two settlements with existing population growth pressures.
Rural Land	Reviews the function,	Directs the application of the FZ:

Use Strategy (2011)	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.	<ul style="list-style-type: none"> - Minimum lot size for which no permit is required for a dwelling at 40ha. - Minimum lot size for subdivision is 80ha. <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. 	accommodation (especially high quality establishments) and conference centres.
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 	<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. <p>Contains recommendations to refine the open space contributions policy.</p>
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.		
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 	

Appendix B: Development Opportunities

Settlements	Indicative existing no. of (methodology varies due to township constraints and current amendment processes)					Identified land to be rezoned for residential purpose (75% of green field land as developable)	Sources
	units	houses	vacant blocks	all dwellings +vacant blocks	Potential lots to be created through subdivision (Infill without rezoning)	No. of future development opportunities in FZ land	
Leongatha	R1Z:265	R1Z: 1868 LDRZ: 40 RLZ: 17	R1Z: 90 LDRZ: 6 RLZ: 0	2021	R1Z: 515	All zones: 1,370	Rate(March 2013, Urban Development Program 2012)
Korumburra	R1Z:185	R1Z: 1211 LDRZ: 108 RLZ: 120 RAZ: 46	R1Z: 98 LDRZ: 16 RLZ: 13 RAZ: 8	2476	R1Z:309	All zones: 780	Rate(April 2013, Urban Development Program 2012)
Mirboo North	R1Z:54	R1Z: 400 LDRZ: 45 RLZ: 135	R1Z: 32 LDRZ: 13 RLZ: 16	641	R1Z: 98 (will be further limited by Bushfire Management Overlay and other constraints)	0	Rate (April 2013, Urban Development Program 2012)
Foster	R1Z:131	R1Z: 444 LDRZ: 24 RLZ: 34 RAZ:55	R1Z: 27 LDRZ: 3 RLZ: 12 RAZ: 4	603	R1Z: 284 (will be further by Bushfire Management Overlay and other constraints)	200	Rate (April 2013, Urban Development Program 2012)
Agnes	0	FZ: 8 (soon to be RLZ)	FZ: 3(soon to be RLZ)	11	0(septic requirement)	0	Aerial count, SP

Arawata	0	TZ: 5	TZ: 4	9	3	0	Aerial count, SP
Bena	0	TZ: 19	TZ: 2	21	12 (incl. C73 land and an approved subdivision)	0	Aerial count, SP
Buffalo	0	FZ: 15	FZ: 4	21	0(septic requirement)	0	Aerial count, SP
Darlimurla	0	RAZ: 8	RAZ: 0	8	0(septic requirement)	0	Aerial count, SP
Dumbalk	0	TZ+LDRZ:81 FZ: 4	9	94	1(septic requirement)	0	Aerial count, SP
Fish Creek	0	TZ: 99	TZ: 14	113	90(septic requirement)	0	Aerial count, SP
Hedley (No settlement boundary; guided by LSIO and land use)	0	FZ: 7	FZ: 1	8	0(septic requirement)	0	Aerial count, SP
Jumbunna	0	TZ: 8 FZ: 4	TZ: 2 FZ: 4	18	0(septic requirement)	0	Aerial count, SP
Kardella	0	TZ: 5	TZ: 1 FZ: 1	7	0(septic requirement)	0	Aerial count, SP
Kongwak	0	TZ: 28	TZ: 0	28	0(septic requirement)	0	Aerial count, SP
Koonwarra	0	TZ: 14 LDRZ: 29 RAZ: 1	TZ: 4 LDRZ: 2	50	0(septic requirement)	0	Aerial count, SP

Loch	0	TZ: 82	TZ: 29	111	LDRZ (subject to C72): 19 R1Z (subject to C72): 10	R1Z (subject to C72): 53	Aerial count, SP
Mt Best	(N/A No map as guidance for settlement centre/boundary)						
Meeniyan	TZ: 4 (soon to be R1Z)	TZ: 167 (soon to be R1Z) RLZ: 68	TZ: 21 (soon to be R1Z) RLZ: 14	274	R1Z (subject to C72): 13 RLZ (subject to C72): 31	R1Z (subject to C72): 51 LDRZ (subject to C72): 88	Aerial count, SP
Mirboo	0	FZ: 26	FZ: 13	39	0(septic requirement)	0	Aerial count, SP
Nerrena	0	3	0	3	0(septic requirement)	0	Aerial count, SP
Nyora	0	RLZ: 145 FZ: 38	RLZ: 12 FZ: 2	408	LDRZ: 24 RLZ: 131	R1Z(subject to C72): 1451 RLZ (investigation area in HSS): 106	Aerial count, SP
Poowong	0	R1Z: 11 TZ: 72 LDRZ: 43	LDRZ: 10 TZ: 7	143	R1Z (subject to C72): 60	195	Aerial count, Poowong SP
Port Franklin	0	TZ: 83	TZ: 12	95	4(septic requirement)	0	Aerial count, SP
Port Welshpool	3	TZ: 202	TZ: 72	277	3(septic requirement)	0(Eastern district UDF: land rezoned for tourism purpose)	Aerial count, SP
Ruby	0	RAZ: 2	0	2	0(septic requirement)	0	Aerial count, SP

Sandy Point	3	TZ: 652 RLZ: 11	TZ: 70	736	0(septic requirement)	0	Aerial count, SP
Stony Creek	0	FZ+FZ: 35	FZ+FZ: 6	41	0(septic requirement)	0	Aerial count, SP
Strzelecki	0	FZ: 2	FZ: 0	2	0(septic requirement)	0	Aerial count, SP
Tarwin Lower	0	TZ: 91 LDRZ: 18	TZ: 21 LDRZ: 18	148	0(septic requirement)	8	Aerial count, SP
Toora	3	TZ: 237	TZ: 27(sewered)	267	211	0	Aerial count, SP
Venus Bay (estate 1)	0	TZ: 959 LDRZ: 22	TZ: 383 LDRZ: 6	2268	0(septic requirement)	20 lots	Aerial count, SP
Venus Bay (estate 2)	0	TZ: 664	TZ: 234				Aerial count, SP
Walkerville	0	TZ: 242 (175Prom Views Estate +67North&South)	TZ: 103	345	0(septic requirement)	0	Aerial count, SP
Waratah Bay	0	LDRZ: 18 TZ: 85	LDRZ: 8 TZ: 16	127	0	0	Aerial count, SP
Welshpool	0	TZ: 96	TZ: 16	112	0(septic requirement)	1 (Eastern district UDF)	Aerial count, SP
Yanakie	0	24	14	38	0(septic requirement)	0	Aerial count, SP



plān|ī'sphēre [urban strategy planners]

South Gippsland Small Towns URBAN DESIGN FRAMEWORK

FOR THE SOUTH GIPPSLAND SHIRE COUNCIL
SEPTEMBER 2013

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PROJECT CONTROL

NAME	NO.	PM APPROVED	PD APPROVED	DATE
Draft for Consultation	1	CR	JLR	15/4/2013
Final for Council Adoption	2			

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GLOSSARY OF TERMS

ACAT	Aged Care Assessment Team
CMA	Catchment Management Authority
DPCD	(Former) Department of Planning and Community Development
DEPI	Department of Environment and Primary Industries
DSE	(Former) Department of Sustainability and Environment
DTPLI	Department of Transport Planning and Local Infrastructure
ESO	Environmental Significance Overlay
FZ	Farming Zone
GRGP	Gippsland Regional Growth Plan (formerly known as GILUP)
HSS	Housing and Settlement Strategy
LDRZ	Low Density Residential Zone
LPPF	Local Planning Policy Framework
R1Z	Residential 1 Zone
RLUS	Rural Land Use Strategy
RLZ	Rural Living Zone
RO	Restructure Overlay
SGSC	South Gippsland Shire Council
SPPF	State Planning Policy Framework
TZ	Township Zone
UDF	Urban Design Framework
VCS	Victorian Coastal Strategy
VIF	Victoria in Future

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1.1 INTRODUCTION

The South Gippsland Small Towns Urban Design Frameworks (SGST UDFs) have been prepared for the following 17 settlements within the municipality:

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

The UDFs provide an integrated and coherent framework for managing the future growth and development of these settlements. Currently these settlements have no detailed strategic plan. In order to provide long term land use directions for these townships, Council aims to incorporate the land use elements of 17 UDFs into the relevant sections of the Planning Scheme.

The UDFs are being undertaken concurrently with the South Gippsland Housing and Settlement Strategy (SG HSS) to inform the future role of the 17 settlements within the hierarchy of towns in South Gippsland Shire. The UDFs focus on the settlements' physical aspects, images and identities.

1.1.1 PROJECT OBJECTIVES

The project objectives are:

- § Review existing work regarding the roles of the 17 settlements in the broader Gippsland region.
- § Analyse the urban design opportunities and constraints within the 17 settlements.
- § Assess and incorporate outputs from community consultation and engagement processes being undertaken by Council into the UDFs.
- § Identify urban design objectives for each area that reflect the values, priorities and aspirations of the community within the framework of opportunities / constraints and community planning work already undertaken.
- § Identify boundaries for each of the 17 settlements that reflect the current and projected population within the context of opportunities/constraints and community aspirations.
- § Recommend land use and urban design actions to achieve preferred outcomes in the short, medium and long term.

1.1.2 APPROACH

The development of the UDFs involves seven stages:

1. Project inception and background analysis.
2. Identification of draft Issues & Opportunities.
3. Issues & Opportunities Community consultation.
4. Draft Urban Design Frameworks.
5. Draft UDF Community Consultation.

6. FINAL UDFs for adoption by Council.
7. Planning Scheme Amendment to implement relevant objectives, actions and Framework Plans into the planning scheme and to add the SG UDFs as a Reference document. This process includes its own public exhibition component.

1.1.3 STUDY TEAM

South Gippsland Shire Council (SGSC) appointed a consultant team led by Planisphere to prepare the Study. 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

1.1.4 REVIEW

The UDFs are intended to guide decisions so that they are made in a consistent manner and for the benefit of the whole community. It is recognised that circumstances can change and that plans will need to be revised over time and in response to changed circumstances, for example the provision of the of reticulated sewerage.

1.1.5 URBAN DESIGN PRINCIPLES

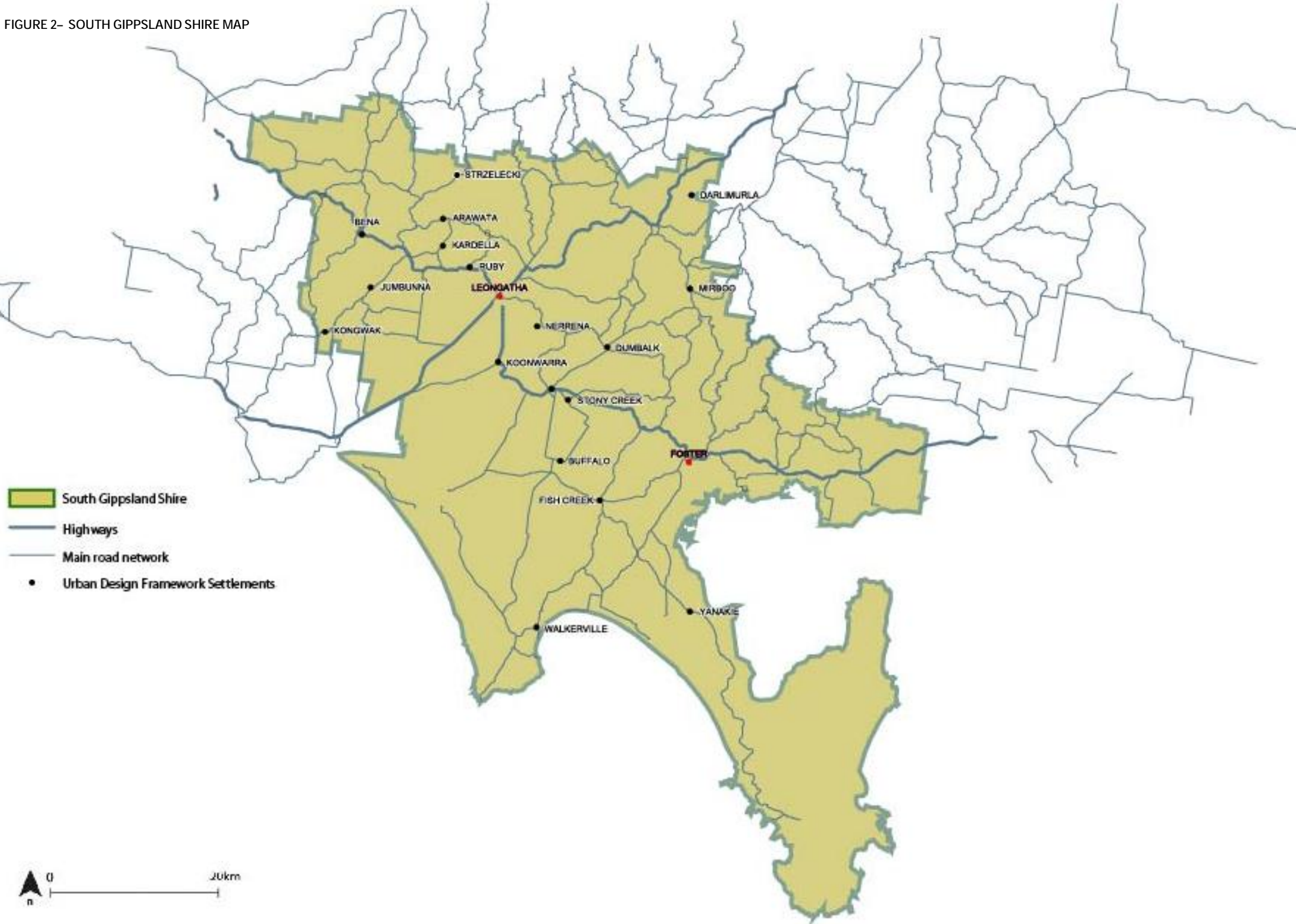
Urban design involves applying a localised contextual approach to the analysis and development of settlements. It requires engagement with local communities in order to recognise the elements that support a sense of ownership, identity, pride and resilience. Well-designed places are inhabited by engaged 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.

- § **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

Source: DPCD Urban Design Charter for Victoria

FIGURE 2- SOUTH GIPPSLAND SHIRE MAP



1.2 THE CONTEXT

1.2.1 POLICY

STATE & REGIONAL POLICY

State policy objectives for planning include the creation of safe, functional and good quality environments. Good urban design is critical to this and ensures future development or redevelopment contributes to a sense of place, cultural identity and environmental sustainability. Contextually appropriate design principles and strategies provide the framework to achieve these objectives.

SGSC is one of six municipalities included in the *Gippsland Regional Plan 2010*. The Plan sets out strategic priorities and infrastructure directions, ten key priorities are listed in the Plan to promote improvements in the liveability, productivity and sustainability of the region. The priorities and issues most relevant to the UDF settlements are those concerned with port and freight transport, regional planning, the introduction of broadband infrastructure, nature based tourism, and sea level rise linked to climate change.

The Plan identified the need for the preparation of a *Gippsland Regional Growth Plan* (GRGP). This plan is currently being prepared.

The *Victorian Coastal Strategy 2008* (VCS) provides an integrated management framework for the coast that is supported by regional coastal actions plans and the *State Planning Policy Framework*. It includes a coastal settlement framework aimed at managing spatial growth. The five coastal settlements including Yanakie, Sandy Point, Waratah Bay, Tarwin Lower and Venus Bay are classified as having:

Low Spatial Growth Capacity: Growth contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries.

The VCS provides a framework for action and ensures that decision makers will be better informed on how to manage climate change risks and likely impacts on the coast.

LOCAL POLICY

SGSC's *Municipal Strategic Statement* (MSS) 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. It highlights a range of municipal priorities including: protecting the environment, cultural heritage and landscape values; encouraging economic development, particularly in relation to tourism and agriculture; promoting high quality living environments; improving transport; and facilitating community services.

1.2.2 PLACE

LOCATION

South Gippsland Shire is located in the south western area of the Gippsland region, approximately 100km southeast of metropolitan Melbourne, abutting the Baw Baw, Latrobe, Wellington, Bass Coast and Cardinia Council areas.

NATURAL FEATURES

South Gippsland comprises a rich landscape of farmed and forested undulating hills and valleys, and low-lying coastal plains. The Shire includes places such as Wilsons Promontory, Cape Liptrap, Andersons Inlet and Waratah Bay. Significant waterways include the Tarwin River, Bass River, and the Ramsar-listed Corner Inlet marine wetlands. The Shire also contains a large number of parks and reserves containing flora and fauna of State and Federal significance.

These features and landscape settings provide a defining characteristic to many of the rural settlements in South Gippsland and are highly valued by the community.

ENVIRONMENTAL CONSTRAINTS

Key environmental constraints affecting the Shire's settlements include erosion, flooding, coastal sea level rise and bushfires. A majority of the municipality is covered by Environmental Significance Overlays, indicating areas susceptible to erosion and flooding. The Bushfire Management Overlay applies to Wilsons Promontory National Park and the eastern areas of the Shire.

Bushfire mapping for the Shire is currently under review with data expected for release in early 2013. The Victorian Government has released broad-scaled state-wide mapping for areas at risk of sea-level rise, and is currently working on more detailed assessments to provide clearer information to Councils on the potential future impacts.

Guidance for the planning and management of sea level rise is outlined in Clause 13.01-1 of the State Planning Policy Framework. It stipulates that planning should take into account a possible sea level rise of 0.8 metres by 2100, and that development should be avoided in identified coastal hazard areas.

Future developments must be sensitively sited and designed in response to these environmental constraints, particularly in coastal areas.

ACCESS AND TRANSPORT

The Shire is accessible by vehicle from the South Gippsland, Strzelecki and Bass Highways. Many major and local roadways provide connections between the settlements, and are used by locals, tourists, and industries. As a result of expected increases in tourist and heavy vehicle traffic, these roads require constant maintenance and some may require upgrades.

The former railway line to South Gippsland was closed in 1993 and now terminates in Cranbourne. A section of rail line between Nyora and Leongatha is currently used on a monthly basis by the South Gippsland Tourist Railway. The rail alignment from Leongatha to Foster has been transformed into the Great Southern Rail Trail (GSRT) which is used as a shared pedestrian, horse riding and cyclist path. Funding was allocated in 2012 to complete the GSRT to Welshpool by 2015.

The V-line passenger coach service provides a connection from Melbourne to South Gippsland via the South Gippsland Highway. Limited local bus services also exist between some settlements and a coach service also links South Gippsland to Bass Coast and the Latrobe Valley.

The MSS notes that it is important for the Shire to maintain the former rail reserves to provide the opportunity for rail services to return in the future.

SERVICES & UTILITIES

Korumburra, Leongatha, Foster, Mirboo North, Toora, Meeniyan, Welshpool and Port Welshpool are serviced by reticulated sewerage and water. Waratah Bay is serviced by reticulated sewerage but not reticulated water.

The UDF settlements including Fish Creek, Koonwarra, Dumbalk and some properties in Ruby have reticulated water but not reticulated sewerage. The other UDF settlements do not receive these services, which is a constraint to any future growth of these areas.

Many of the UDF settlements have limited services or facilities, and benefit from strong linkages to other nearby towns and centres for access to essential and higher order services. These constraints will be overcome by facilities provided in the larger towns.

1.2.3 PEOPLE

POPULATION

South Gippsland has a population of 27,506 persons based on the 2011 Census, an increase of 1,475 since the 2006 Census. The residents are dispersed across the 44 settlements of the Shire. Based on a moderate growth scenario (1.48% per annum), the population is projected to increase to 36,927 by 2031, requiring approximately 5,000 new dwellings¹.

The draft South Gippsland Housing and Settlement Strategy identifies that growth within the Shire will be directed to the larger townships serviced by reticulated sewerage e.g. Leongatha and Korumburra. The balance of growth will be distributed among other settlements. The settlements with no reticulated sewerage, including the 17 UDF townships, will only support infill development within a settlement boundary.

AGE STRUCTURE

Around 43% of South Gippsland residents are aged 50 years and over (20% of which are 65 and over). Based on current Victoria in Future (VIF) 2012 forecasts the number of residents aged 65 years and over is expected to increase significantly in the Shire over the next 20 years. This indicates that access to and the provision of aged care services and facilities will be critical to the quality of life experienced by the ageing population if these residents are to stay in the Shire.

FAMILY COMPOSITION

The key households in the Shire are couples without children (32.4%), couples with children (26.5%) and lone persons (25.9%). Since 2006, there has been growth in couples without children and lone person households.

SOCIO-ECONOMIC CHARACTERISTICS

The municipality has slightly lower household and median weekly incomes, and a smaller portion of high income households compared to regional Victoria in 2011.

¹ Urban Enterprise (2013), *South Gippsland Shire Housing & Settlement Strategy: Economic Analysis*



Arawata

1.3 ARAWATA

Arawata is a small rural residential settlement situated high along Fairbank Road, north of Korumburra and Leongatha. Rich in heritage and priding itself on a strong sense of community, the settlement is privileged with expansive views overlooking the surrounding hills and valleys.

The settlement is sign posted at both entranceways and includes a cluster of rural farm houses, community hall, church and art gallery. Buildings are modest in height and scale, and sited close to the road behind transparent timber or post and wire fences. Fairbank Road at Arawata is lined with formally planted native and exotic trees and provides vistas of the rural landscape.

1.3.1 TOWN ROLE & FUNCTION

Arawata is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'locality' comprising a cluster of housing and a community hall. The locality is not serviced by reticulated water or sewer.

1.3.2 EXISTING PLANNING CONTROLS

Arawata is located in the Township Zone (TZ).

The Environmental Significance Overlay (ESO2) 'Water Catchment' applies across the entire township.

1.3.3 LAND USE ACTIONS

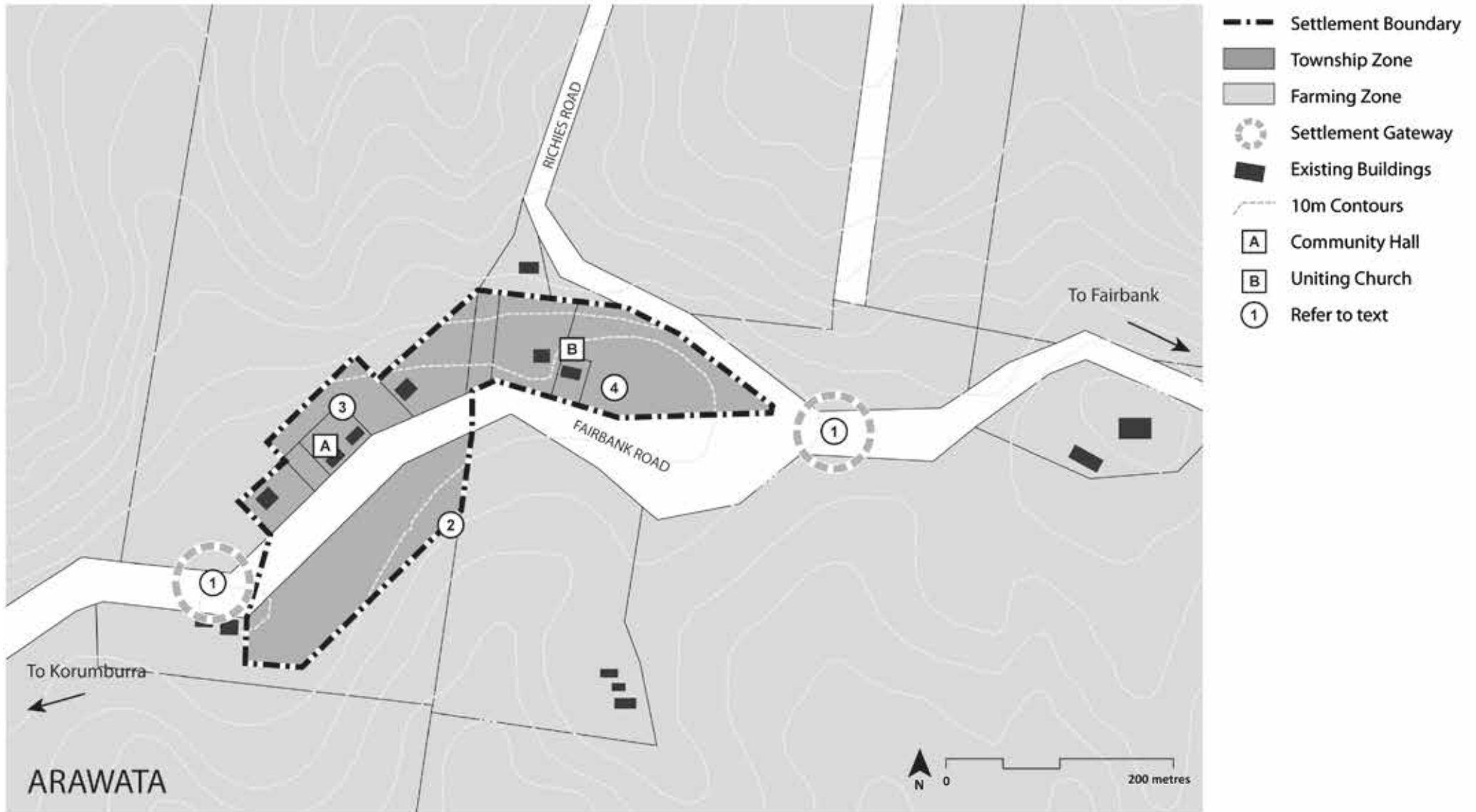
- § Establish a settlement boundary to consolidate future development in the absence of reticulated sewerage and in response to environmental constraints. k (*Refer to map*)
- § Apply the Public Use Zone to the Community Hall site. l (*Refer to map*)

- § Review the Environmental Significance Overlay (ESO2) where it applies to properties within the Arawata settlement boundary.
- § Engage with the Arawata community in determining the future use of the former school site. m (*Refer to map*)

1.3.4 URBAN DESIGN ACTIONS

- § Protect the well-defined sense of arrival on Fairbank Road and enhance the identity of Arawata by maintaining its streetscape and environmental amenity through landscaping. This should include supporting the township landscaping activities of the Arawata Landcare Group. j (*Refer to map*)
- § Consider Council seal and upgrade of Kardella-Fairbank Road.

FIGURE 2: ARAWATA LAND USE & URBAN DESIGN FRAMEWORK PLAN





Bena

1.4 BENA

Bena is a small rural residential settlement located between Loch and Korumburra that is now bypassed by the South Gippsland Highway. A welcome sign and rail overpass signify the gateway into the settlement from the Highway. Despite the bypass, Bena still receives regular through-traffic.

Bena is centred around a T-intersection. The settlement includes a community hall, shop, tennis court, park, playground, bus stop, former church and former school buildings (the primary school closed and was sold in 2006). The South Gippsland Tourist Railway runs in a cutting along the northern side of the settlement, reflecting its past as a former railway settlement. Light-coloured residential buildings are constructed along the main roads, with an 11-lot cul-de-sac subdivision under development immediately to the south.

The SGSC has allocated funds for reconstruction of the Bass Valley Road in 1014/2015.

TOWN ROLE & FUNCTION

Bena is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet'. Bena has a community hall that services local residents and the rural hinterland. At 2011, the population of Bena (which includes the surrounding hinterland, Jumbunna and Moyarra) was 238 persons.

PLANNING CONTROLS

Bena is located in the Township Zone (TZ).

The Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' borders the settlement boundary.

The proposed Environmental Significance Overlay (Giant Gippsland Earthworm) may impact Bena.

1.4.1 LAND USE ACTIONS

§ Establish a settlement boundary to consolidate future development in the absence of reticulated sewerage and in response to environmental constraints. j (*Refer to map*)

1.4.2 URBAN DESIGN ACTIONS

§ Strengthen the town centre by improving pedestrian safety, legibility, traffic movement and appearance of the public realm, including:

- Investigate potential for the provision of street lighting along Main Road. k (*Refer to map*)
- Liaise with VicTrack to facilitate maintenance and landscaping of railway reserve. n (*Refer to map*)
- Actively engage with the Bena Community Group to explore landscaping opportunities along road reserves, particularly at gateways / entrance points. o (*Refer to map*)

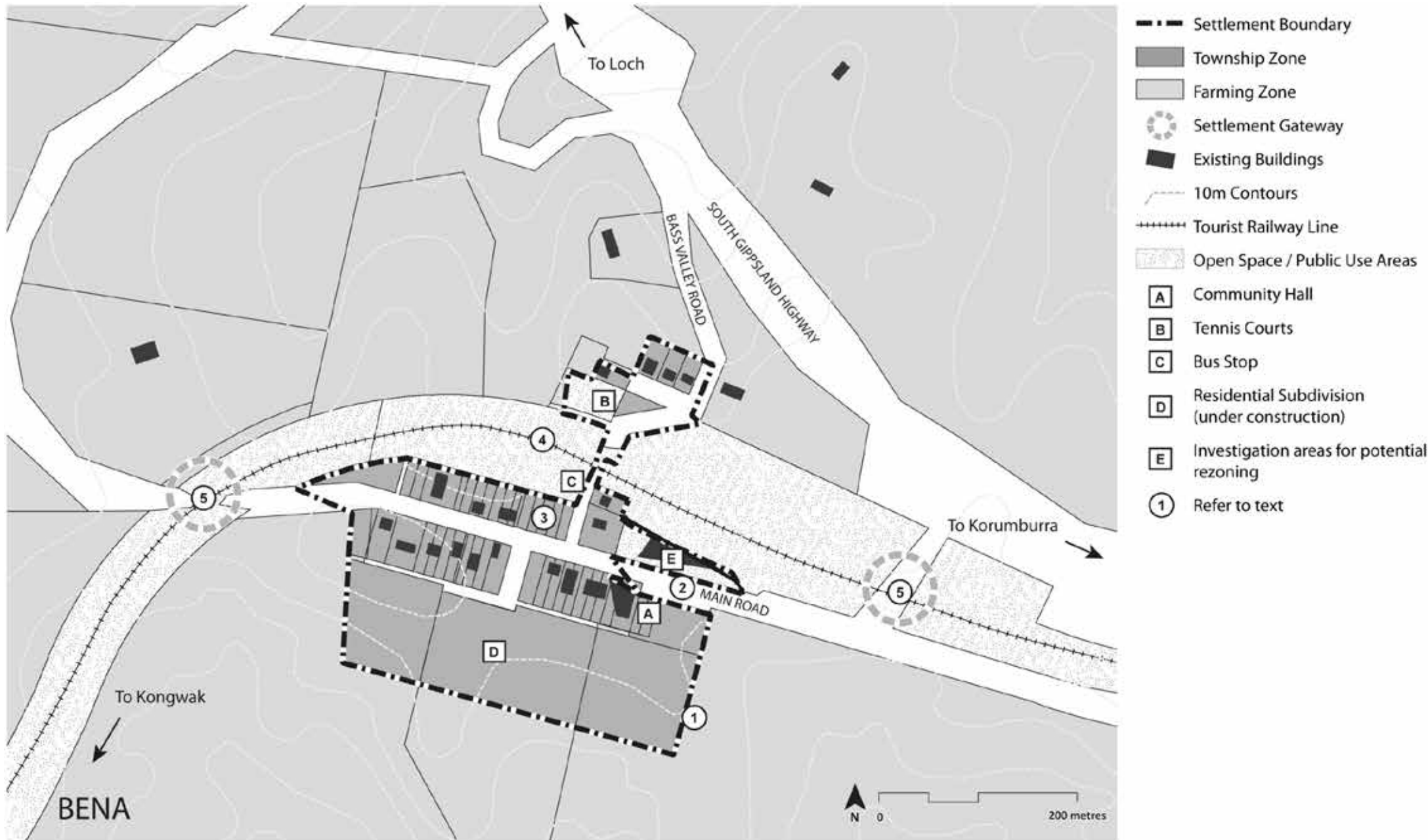
§ Investigate potential for the provision of toilet facilities located within the playground / picnic area on Main Road. l (*Refer to map*)

§ Support the activities of the Bena Community Group to strengthen opportunities for tourism and community-building at a local scale.

§ Continue use of the Bena Community Hall and the activities it provides to the local community.

§ Liaise with VicTrack to ensure future sale / subdivision of land provides an appropriate interface with the existing township and also protects the rail alignment for potential return of rail service.

FIGURE 3: BENA LAND USE & URBAN DESIGN FRAMEWORK PLAN



1.5 BUFFALO

Buffalo is located south of Meeniyán and accessed via Meeniyán-Promontory Road. Open pastoral views and shelterbelts lead into the small former railway settlement, which begins once crossing the Great Southern Rail Trail (GSRT).

Buffalo includes a main street consisting of a general store with post office, retail shop (organic cotton products), a former primary school and rural dwellings. Informal, spacious bush settings, large lots and proximity to the water and beaches are valued by the local community. Adjacent to the GSRT car park, there are picnic facilities, public toilets and a playground.

The community hall is used for local activities and is located on a side road not visible from the main street. Buffalo's V-Line coach stop is located just outside of the settlement at the Meeniyán-Promontory Road intersection.

The closure and sale of the primary school and the closure of the rural produce store have had an impact on the local sense of community. Buffalo's General Store has experienced a subsequent decline and the mobile library visits have ceased. The railway tracks have been removed and the land is part of the GSRT. The original station platform remains and is managed by the GSRT Management Committee.

The *Buffalo/Fish Creek 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 strengths and diversity.

The rehabilitation of the Buffalo-Waratah Road is included in the Shire's budget for 2015/2016.

1.5.1 TOWN ROLE & FUNCTION

Buffalo is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet', with its general store and community hall servicing the local residents and rural hinterland.

1.5.2 EXISTING PLANNING CONTROLS

Buffalo is in the Township Zone (TZ).

Land adjoining the township to the east is located within Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion'.

1.5.3 LAND USE ACTIONS

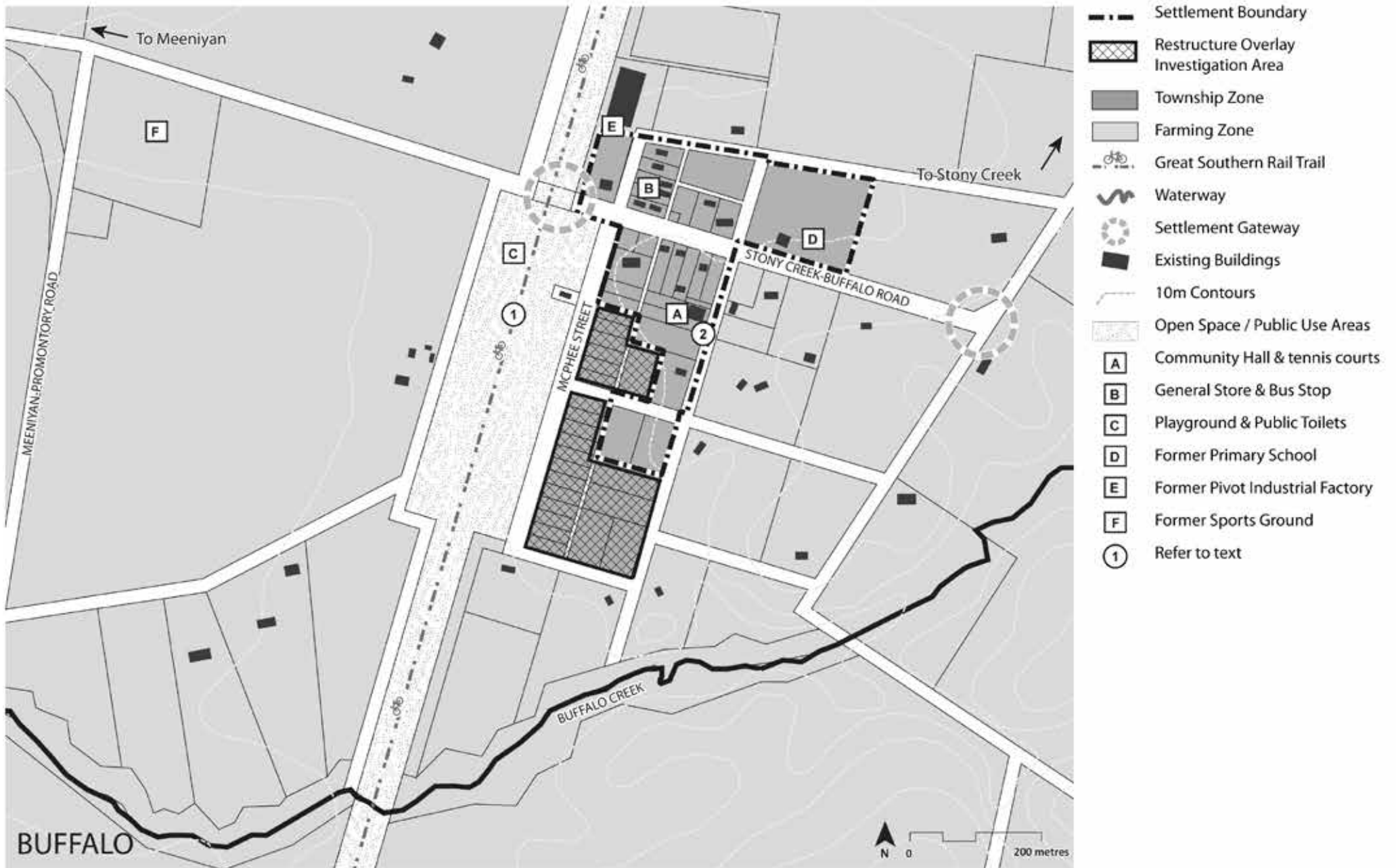
- § Establish a settlement boundary to consolidate future development, including the Recreation Reserve on Meeniyán-Fish Creek Road. m (*Refer to map*)
- § Rezone public land currently zoned Township to an appropriate zone.
- § Investigate Restructure Overlay on Crown and adjacent private land in the hamlet.

1.5.4 URBAN DESIGN ACTIONS

- § Investigate potential to reopen the former recreation reserve located west of the township. o (*Refer to map*)
- § Support tourism opportunities associated with the Great Southern Rail Trail. j (*Refer to map*)

- § Liaise with the GSRT Committee of Management, Department of Environment and Primary Industries and the local community to maintain and enhance the historic rail corridor. n (*Refer to map*)
- § Continue to use the Buffalo Community Hall for activities for the local community. l (*Refer to map*)
- § Investigate potential to construct car parking facility at Buffalo Community Hall. p (*Refer to map*)
- § Investigate potential to improve the drainage infrastructure along Hall Road. q (*Refer to map*)

FIGURE 4: BUFFALO LAND USE & URBAN DESIGN FRAMEWORK PLAN





Darlimurla

1.6 DARLIMURLA

Darlimurla is a heavily forested settlement situated 5km north east of Mirboo North. The settlement is defined by its dense landscape of trees and is bordered by the Little Morwell River, a softwood plantation and State Forest. The Grand Ridge Rail Trail (GRRT), a pergola and picnic tables are located on the western entrance to the settlement close to the community hall and a small group of modest timber dwellings.

Rural properties are large, tucked into the landscape and partially hidden by vegetation and the undulating topography, offering a much sought after lifestyle. Darlimurla was heavily impacted by bushfires in 2009 and remains an area completely covered by a Bushfire Management Overlay.

1.6.1 TOWN ROLE & FUNCTION

Darlimurla is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'locality', with rural residential properties, a community hall and access to the Mirboo North (Grand Ridge) Rail Trail.

1.6.2 EXISTING PLANNING CONTROLS

Darlimurla is in the Rural Activity Zone (RAZ).

The settlement is included in Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' and the Bushfire Management Overlay (BMO).

1.6.3 LAND USE ACTIONS

§ Establish a settlement boundary to consolidate future development. k
(Refer to map)

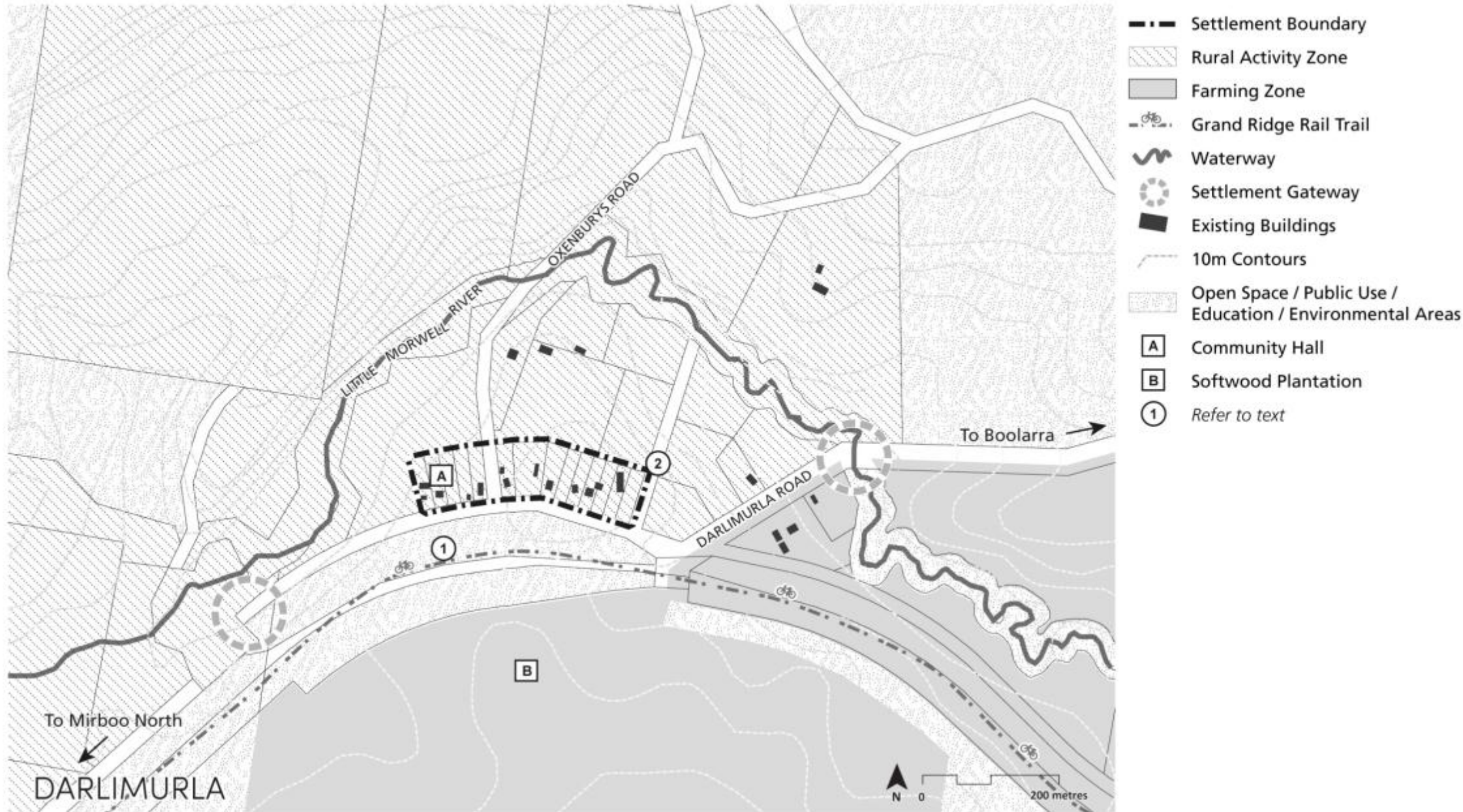
1.6.4 URBAN DESIGN ACTIONS

§ Support tourism opportunities associated with the Grand Ridge Rail Trail. j (Refer to map)

§ Protect the forest character of Darlimurla by ensuring new developments are sensitive to surrounding landscape and topography of the area consistent with Council's draft *Siting and Design Guide: Dwellings (and associated buildings) in the Rural and Farming Zones*.

§ Support the Community in lobbying for improved telecommunication and broadband services in the region.

FIGURE 5: DARLIMURLA LAND USE & URBAN DESIGN FRAMEWORK PLAN



1.7 DUMBALK

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 campdraft, memorial park and playground, picnic facilities, CFA, church, and large community hall. A steel fabrication manufacturer and water treatment plant are also located on the outskirts of the settlement.

The *Dumbalk & District Community Plan* aspires to be “a strong and vibrant community. Future growth and development will be in harmony with the community, its aspirations and rural life style”.

Dumbalk has a strong community that participates in local activities and values the affordable lifestyle, surrounding landscapes and access to services, employment and nearby towns. The community respects and values the historical, economic and environmental significance of farming in the Dumbalk Districts.

Dollar Road has undergone recent widening and other upgrade works. The SGSC proposes to undertake rehabilitation of Goads Road Bridge and Farmers Road in 2013-15.

The entire township is within the Tarwin River (Meeniyan) Water Supply Catchment Area.

1.7.1 TOWN ROLE & FUNCTION

Dumbalk is defined in the *draft South Gippsland Housing and Settlement Strategy* as a ‘hamlet’, servicing the local residents and hinterland. The 2011

ABS Census State Suburb (including rural hinterland areas) population was 421.

1.7.2 PLANNING CONTROLS

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

Dumbalk is surrounded by the Environmental Significance Overlay (ESO5) ‘Areas Susceptible to Erosion’ and Environmental Significance Overlay ESO6) ‘Areas Susceptible to Flooding’ to the north and south-west.

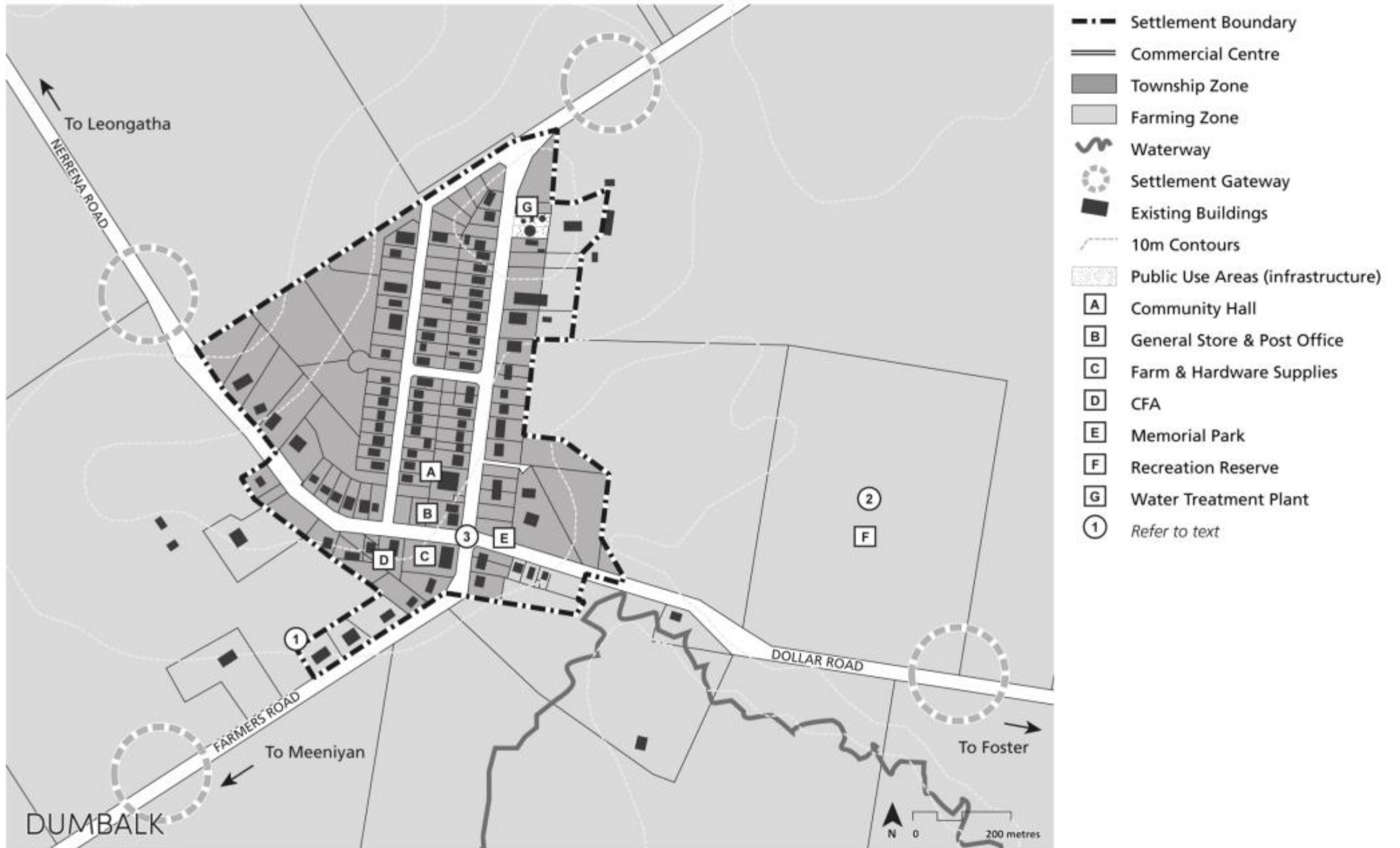
1.7.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. j *(Refer to map)*
- § Apply the Public Park and Recreation Zone to the Dumbalk Recreation Reserve. k *(Refer to map)*

1.7.4 URBAN DESIGN ACTIONS

- § Improve way finding signage to the recreation reserve from the intersection of Farmers and Nerrena Roads. l *(Refer to map)*
- § Investigate potential for the provision of a recreational trail connecting places such as the community hall to the recreation reserve and its facilities.
- § Investigate potential to upgrade existing recreational facilities (tennis courts, Skate Park, basketball courts).
- § Support the Dumbalk Progress Association in securing an ongoing lease of the old Kindergarten facilities to continue and expand on the development of a community centre/hub.

FIGURE 6: DUMBALK LAND USE & URBAN DESIGN FRAMEWORK PLAN





1.8 FISH CREEK

Fish Creek is a small town located to the south of Meeniyan and Foster towards Wilsons Promontory. Comprising four different entrance points with mixed signage and gateway treatments, the GSRT and the creek known as Fish Creek run through the centre of the settlement. The settlement often experiences frequent flooding during heavier periods of rain.

Fish Creek is defined by a creative community, which is reflected in the studios, galleries and local art installations throughout the area. The town also consists of a 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 churches. Tourist signage provided by VicRoads has been beneficial in raising awareness and profile of Fish Creek's creative assets.

1.8.1 TOWN ROLE & FUNCTION

Fish Creek is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'small town' with a population (including rural hinterland, Hoddle and Waratah North) of 791 persons in 2011.

1.8.2 PLANNING CONTROLS

Fish Creek is predominantly located within the Township Zone (TZ), with tracts of Public Park and Recreation Zone (PPRZ), and Public Use Zone (PUZ2).

No Overlays apply to areas within the Township Zone.

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to land surrounding the TZ. Environmental Significance Overlay (ESO6) 'Areas Susceptible to Flooding' applies to Fish Creek water body environs.

1.8.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. j (Refer to map)
- § Investigate a Land Subject to Inundation Overlay and require flood mitigation of Fish Creek to the areas undergoing frequent flooding. k (Refer to map)

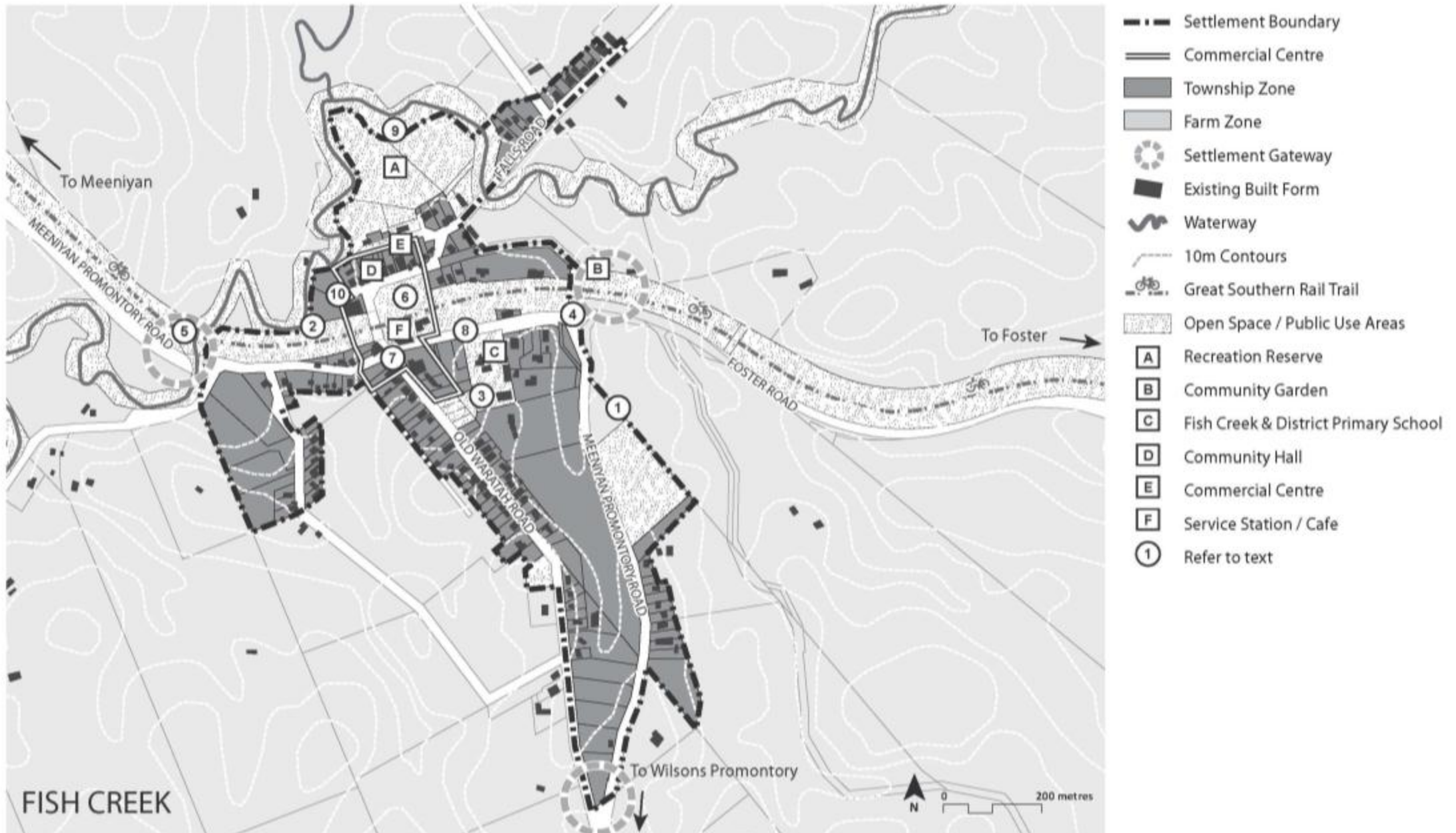
1.8.4 URBAN DESIGN ACTIONS

- § Consolidate the commercial centre of Fish Creek on Falls Road. s (Refer to map)
- § Strengthen Fish Creek's sense of arrival, including:
 - Opportunities to enhance the creek interface to improve the western entrance into town. n (Refer to map)
 - Consolidating town signage at Meeniyan-Promontory Road (east) to reduce clutter and improve clarity. m(Refer to map)
- § Promote the tourism role of Fish Creek associated with existing arts and cultural facilities, and Great Southern Rail Trail, including:
 - Opportunities for public art / sculpture within the town centre to highlight local artists.
 - Improve place making / way-finding around town to promote businesses, facilities and features.



- Investigate potential to install bollards at intersection of Great Southern Rail Trail and Synan Road to improve legibility of GSRT ○ *(Refer to map)*
- § Work with the Fish Creek community to facilitate relocation of the public toilets to the GSRT Park.
- § Improve access to the creek and the quality of the interface at the recreation reserve. r *(Refer to map)*
- § Investigate potential to upgrade and install footpaths, particularly from Harding Lawson along Falls Road and Old Waratah Road.
- § Investigate potential to install a school crossing on the western edge of the crest outside Fish Creek & District Primary School. q *(Refer to map)*
- § Investigate potential for a roundabout, at the intersection of Meeniyah Promontory Road and Old Waratah Road to slow traffic and increase green space opportunities. p *(Refer to map)*
- § Investigate potential to provide external lighting at public facilities.
- § Investigate potential to strengthen the existing recreational reserve and its facilities.
- § Investigate potential use of open space in car parks of hotel and petrol station to plant new canopy trees, where possible.

FIGURE 7: FISH CREEK LAND USE & URBAN DESIGN FRAMEWORK PLAN





Jumbunna

1.9 JUMBUNNA

Jumbunna is located southwest of Korumburra and is a former coal mining and railway settlement. The quiet settlement is accessed off Korumburra-Wonthaggi Road, and receives very little through traffic. Views of the surrounding landscape and rural hinterlands are visible upon entering and exiting the town. The older Victorian character is emphasised by an avenue of mature birches and heavily planted exotic gardens, valued by the local community. 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.

A recent subdivision was approved in the Township Zone for nine residential lots.

1.9.1 TOWN ROLE & FUNCTION

Jumbunna is defined in the *draft South Gippsland Housing and Settlement Strategy* as a rural 'hamlet' with a community hall servicing local residents.

1.9.2 PLANNING CONTROLS

Jumbunna is included in the Township Zone and Farming Zone.

Jumbunna is surrounded by the Environmental Significance Overlay (ESO5).

1.9.3 LAND USE ACTIONS

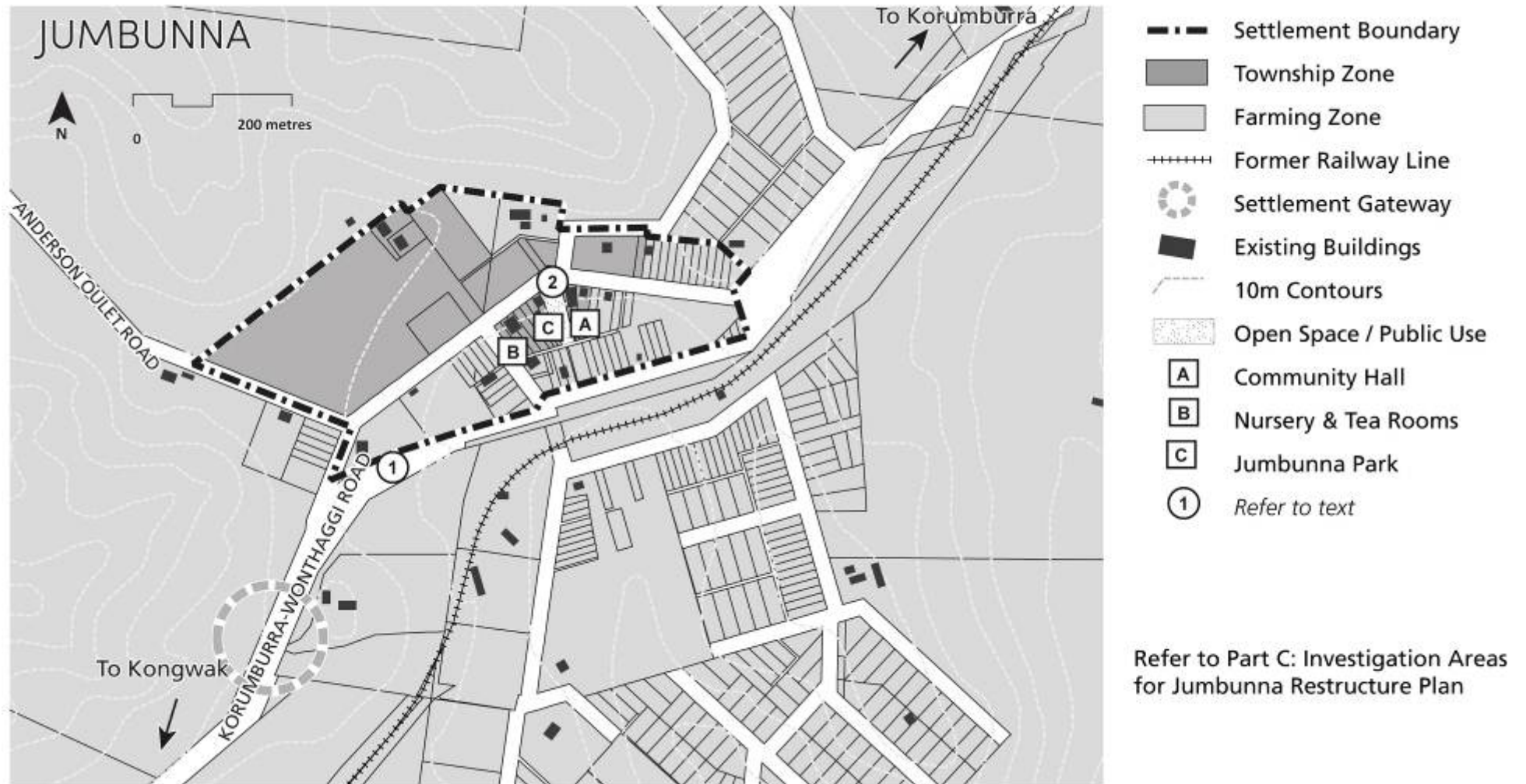
- § Establish a settlement boundary to consolidate future development. j (Refer to map)

- § A Restructure Overlay will apply to the areas previously subdivided when Jumbunna was settled as part of the previous coal mining industry in the shire.

1.9.4 URBAN DESIGN ACTIONS

- § For properties in the Farm Zone within the settlement boundary, refer to Council's *draft Siting and Design Guide: Dwellings (and associated buildings) in the Rural and Farming Zones* to ensure future developments contribute to the existing character of Jumbunna.
- § Support the activities of the Jumbunna Community Hall. k (Refer to map)
- § Strengthen community building and tourism opportunities at a local scale, including the farmers' market.
- § Actively engage with local community to explore landscaping opportunities along road reserves.

FIGURE 8: JUMBUNNA LAND USE & URBAN DESIGN FRAMEWORK PLAN





Kardella

1.10 KARDELLA

Kardella is located at the foothills east of Korumburra, along an existing railway line and accessed via Kardella Road. The locality is defined by a small group of houses sited close to the roadway along an historically significant Avenue of Honour with established oak and elm trees, open swale drains, roadside planting and formal front gardens. Historically and socially, the Avenue is important as one of a series of honour avenues and other memorials that were established throughout Shire after World War 1, which demonstrate the effect of this conflict upon small rural communities. The road through the Avenue is closed, protecting its unique grass covering.

A remnant avenue of trees and a bus stop at the entrance to the settlement also reflect Kardella's past as a former railway settlement.

1.10.1 TOWN ROLE & FUNCTION

Kardella is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'locality' comprising a cluster of dwellings.

1.10.2 PLANNING CONTROLS

Kardella is located within the Township Zone.

Heritage Overlay (HO48) applies to the Avenue of Honour.

Heritage Overlay (HO49) applies to the Boer War Memorial Oak Trees on Kardella Road.

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to all land surrounding the Township Zone (TZ).

1.10.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. j (Refer to map)
- § Liaise with VicRoads to investigate opportunities to realign road zone and cadastre to reflect the existing road alignment. l (Refer to map)

1.10.4 URBAN DESIGN ACTIONS

- § Liaise with VicTrack and the local community to maintain and enhance the historic rail corridor and Avenue of Honour. k (Refer to map)
- § Consider Council seal and upgrade of Kardell-Fairbank Road.

FIGURE 9: KARDELLA LAND USE & URBAN DESIGN FRAMEWORK PLAN



1.11 KONGWAK

Kongwak is located in the foothills west of Outtrim, between Korumburra and Wonthaggi. The village 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 has several homes, a primary school, park, reserve, tennis courts, landscape supplies, CFA, bed and breakfast, community hall / church, a former historic butter factory, and 2 shops opened on Sundays associated with market trading. A highly successful weekend market attracts large numbers of people including visitors from outside of the township. Residential homes are clustered along the main road to the west and behind the primary school to the east. Council proposes to upgrade the Kongwak-Inverloch Road in 2013.

1.11.1 TOWN ROLE & FUNCTION

Kongwak is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'village' with a population (including Outtrim and rural hinterland) of 388 persons in 2011.

1.11.2 PLANNING CONTROLS

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

The Heritage Overlay applies to the Avenue of Honour. The Bushfire Management Overlay (BMO) applies to land south of the township and the

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to land surrounding the township.

An ongoing technical planning scheme amendment proposes to realign TZ boundary of a property on the eastern edge of the settlement, South of Williams Street, to fully cover the curtilage of the existing house and garden.

This technical amendment also includes the rezoning of the car park for the Sunday market to TZ.

1.11.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. j
(Refer to map)

1.11.4 URBAN DESIGN ACTIONS

- § Consolidate the commercial centre in Kongwak on the western side of Korumburra – Wonthaggi Road. c (Refer to map)
- § Liaise with property owners of the Butter Factory to ensure future uses contribute to consolidating a commercial centre of Kongwak. o (Refer to map)
- § Work with land owners and South Gippsland Water to resolve the long-standing effluent disposal issue that is constraining the tourism potential of the former Butter Factory and General Store, including investigation to involve the construction of effluent disposal facilities on the subject land. The resolution of this issue may require the rezoning of a small portion of the land to facilitate its subdivision and development for this purpose.
- § Support tourism opportunities associated with the Kongwak Market.

- § Liaise with VicRoads to advocate for improvements to existing roadside drainage, car access and parking facilities, particularly close to the Kongwak Market. k (*Refer to map*)
- § Investigate opportunities to improve the street lighting along Korumburra - Wonthaggi Road. l (*Refer to map*)
- § Investigate potential to provide an improved landscape interface (eg. seats and paths) and access to Foster Creek. m (*Refer to map*)
- § Investigate opportunities to improve the quality, safety and function of existing footpaths, crossings, kerbs and channels. In particular improving pedestrian safety of both sides of the bridge.
- § Investigate the provision of additional footpaths along Kongwak-Inverloch Road and Korumburra-Wonthaggi Road. p (*Refer to map*)

FIGURE 10: KONGWAK LAND USE & URBAN DESIGN FRAMEWORK PLAN



1.12 KOONWARRA

Koonwarra is located south of Leongatha between the rolling hills of the Strzelecki Ranges, and at the intersection of the South Gippsland Highway and Koonwarra-Inverloch Road. 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.

1.12.1 TOWN ROLE & FUNCTION

Koonwarra is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet' with a population (including rural hinterland) of 385 persons in 2011.

1.12.2 PLANNING CONTROLS

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).

The Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to areas outside of the Township Zone (TZ) and Low Density Residential Zone (LDRZ).

1.12.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. j (*Refer to map*)
- § Remove the reference in cl.21.04-14 of the Planning Scheme in relation to investigation of future rezoning of land west of Koonwarra.
- § Correct a planning anomaly by rezoning the balance of Nirvana Park that is currently in TZ to Public Conservation and Recreation Zone (PCRZ).

1.12.4 URBAN DESIGN ACTIONS

- § Investigate opportunities to improve pedestrian connections to the recreational reserve. k (*Refer to map*)
- § Investigate potential to form an integrated network of the existing nature walking tracks and recreational reserve to enhance connections between the different reserves. l (*Refer to map*)
- § Support tourism opportunities associated with the Great Southern Rail Trail. m (*Refer to map*)
- § Liaise with the GSRT Committee of Management, Department of Environment and Primary Industries, and the local community to improve safety conditions where the GSRT runs alongside the South Gippsland Highway.
- § Engage with the Koonwarra community over the future opportunities for Nirvana Park. n (*Refer to map*)



Koonwarra

- § Investigate opportunities to mitigate septic / grey water run-off issues into open gutters and channels particularly in the commercial areas of the settlement
- § Encourage boutique tourism around the 'gourmet' and 'slow food' themes with the promotion of sustainable practices.
- § Support and promote the Koonwarra Farmers Market and related activities.
- § Support the Koonwarra Community Hall and the activities it provides to the local community.

FIGURE 11: KOONWARRA LAND USE & URBAN DESIGN FRAMEWORK PLAN





Mirboo

1.13 MIRBOO

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 the natural setting. Located north east of Leongatha, the 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.

The entire township is within the Tarwin River (Meeniyah) Water Supply Catchment Area.

1.13.1 TOWN ROLE & FUNCTION

In the South Gippsland settlement hierarchy, Mirboo is defined as a 'hamlet' with a population (including Mardan, Dumbalk North and rural hinterland) of 563 persons in 2011.

1.13.2 PLANNING CONTROLS

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

The Environmental Significance Overlay (ESO2) 'Water Catchment' and Environmental Significance Overlay No. 5 (ESO5) 'Areas Susceptible to Flooding' applies to all areas.

1.13.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. j
(Refer to map)
- § Rezone land within the Farming Zone to a Rural Living Zone (RLZ) (or similar) to restrict further subdivision and development in Mirboo.

1.13.4 URBAN DESIGN ACTIONS

- § Investigate opportunities to improve the existing conditions of the former community hall, and investigate for heritage significance. l
(Refer to map)
- § Ensure new development is appropriately sited away from areas prone to bushfire risk.
- § For Farm Zone areas within the settlement boundary, refer to Council's *draft Siting and Design Guide Dwellings in the Rural and Farming Zones* to ensure future developments contribute to the existing rural character of Mirboo and are sensitively located along visible slopes.

FIGURE 12: MIRBOO LAND USE & URBAN DESIGN FRAMEWORK PLAN



1.14 NERRENA

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. Council has co-budgeted with VicRoads to rehabilitate Meeniyan-Nerrena Road in 2015/2016.

1.14.1 TOWN ROLE & FUNCTION

Nerrena is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'locality' with a population (including Berry's Creek, Koorooman, Boorool and rural hinterland) of 534 persons in 2011.

1.14.2 PLANNING CONTROLS

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

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to all areas, and the Heritage Overlay (HO102) applies to the Community Hall.

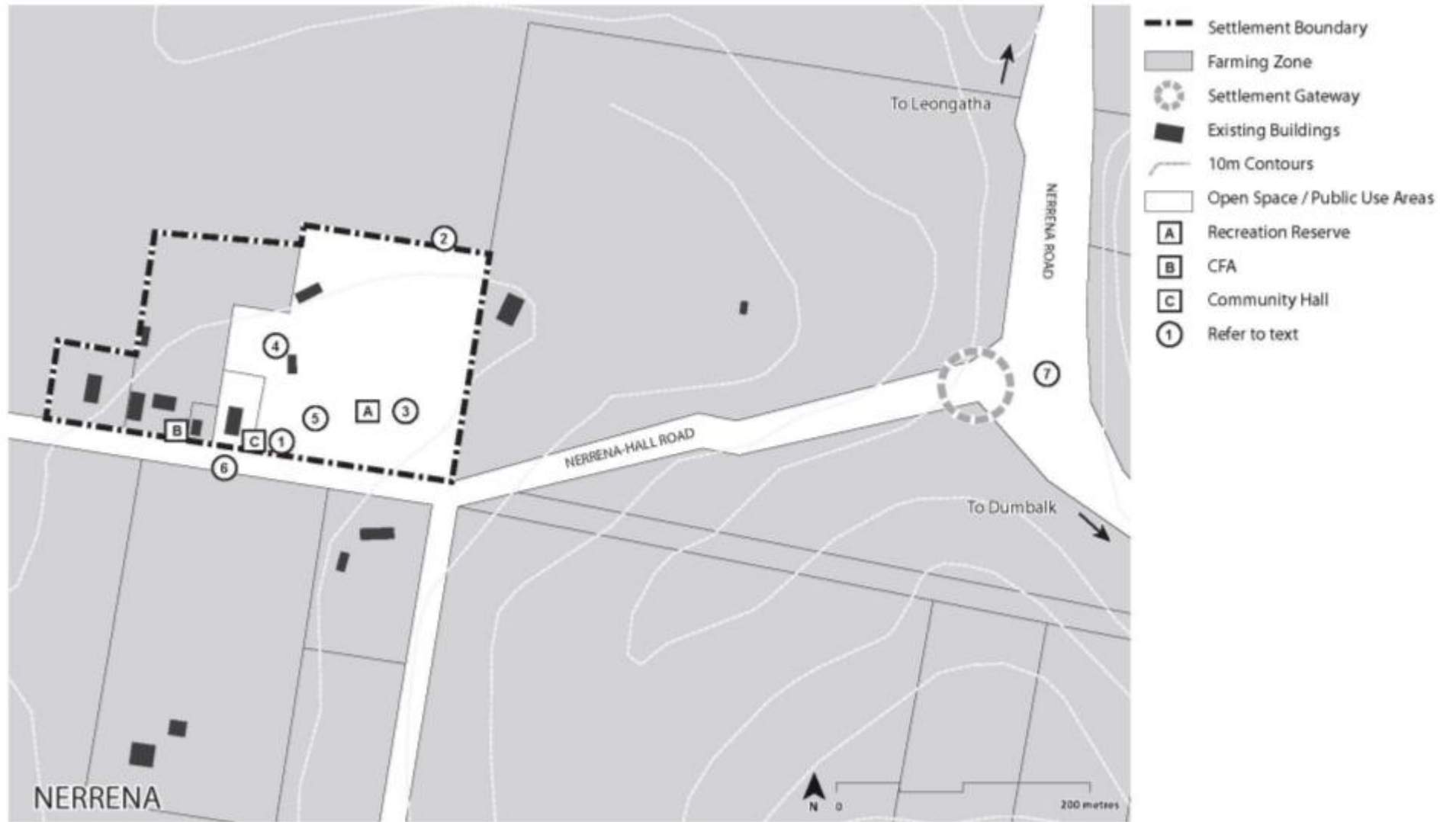
1.14.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. k (*Refer to map*)

1.14.4 URBAN DESIGN ACTIONS

- § Support the Nerrena Community Hall and the activities it provides to the local community. j (*Refer to map*)
- § Investigate opportunities to relocate the electricity pole in middle of playground. n (*Refer to map*)
- § Investigate potential to improve car parking facilities and landscape surrounding community hall. o (*Refer to map*)
- § In the Farming Zone areas within the settlement boundary, refer to Council's draft Siting and Design Guide Dwellings in the Rural and Farming Zones to ensure future developments maintain views across the rolling landscape to the south. p (*Refer to map*)
- § Strengthen the settlement's sense of arrival by improving signage provisions into Nerrena at the intersection of Nerrena and Nerrena-Hall Roads. q (*Refer to map*)

FIGURE 13: NERRENA LAND USE & URBAN DESIGN FRAMEWORK PLAN





1.15 RUBY

Framed by a dramatic hilly backdrop, Ruby is accessed off the South Gippsland Highway between Leongatha and Korumburra. Its proximity to these two main district towns provides *close access* to services and facilities for local residents. 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 nested 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.

1.15.1 TOWN ROLE & FUNCTION

Ruby is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet' servicing the local residents and surrounding hinterland. Identified as part of the Leongatha North State Suburb, Ruby recorded a population of 436 in the 2011 Census.

1.15.2 PLANNING CONTROLS

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

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to all areas.

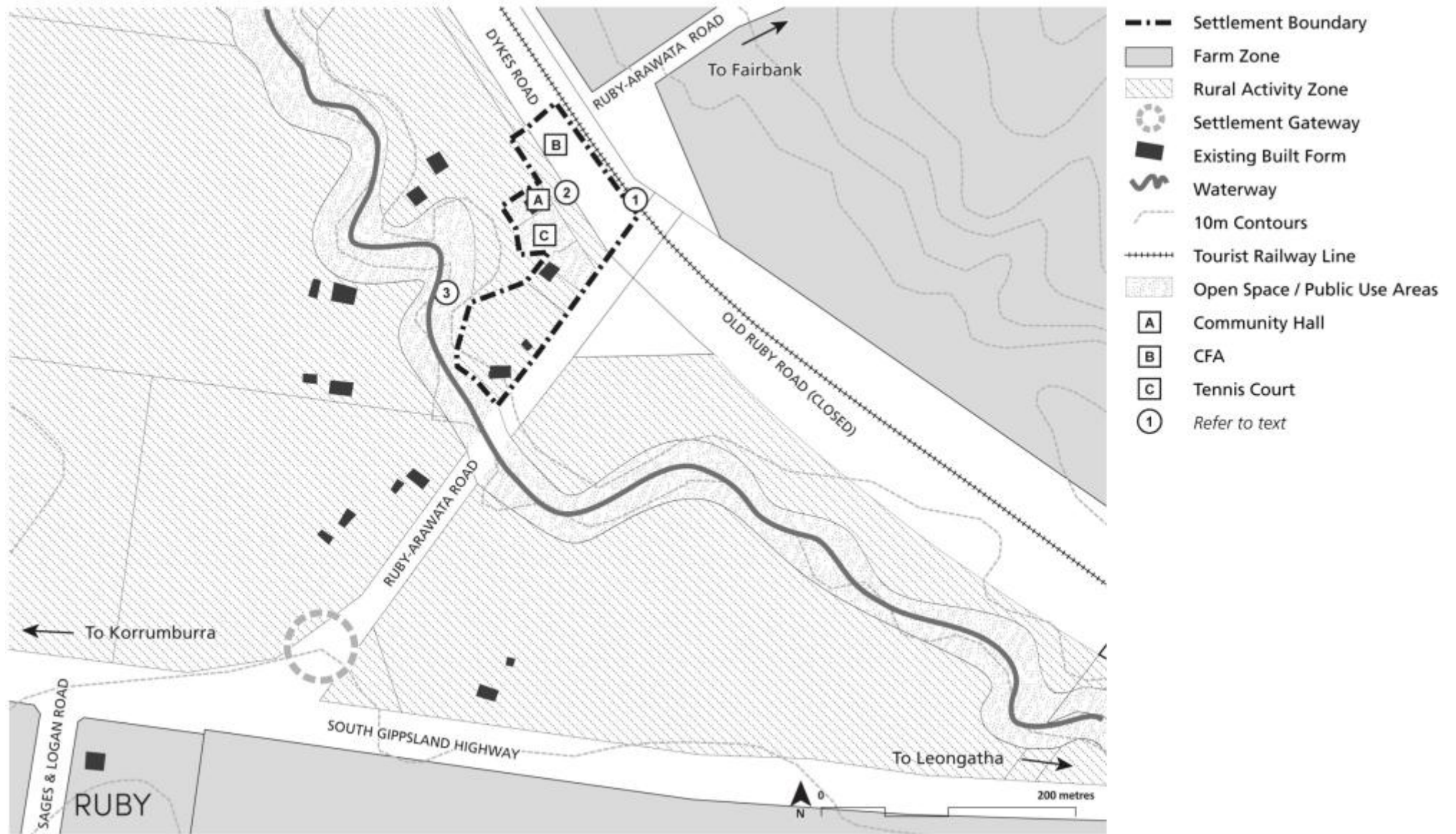
1.15.3 LAND USE ACTIONS

§ Establish a settlement boundary to consolidate future development. j
(Refer to map)

1.15.4 URBAN DESIGN ACTIONS

- § Investigate potential upgrade and maintenance of the Ruby Community Hall, carpark and tennis court facilities. k (Refer to map)
- § Actively engage with the Ruby Landcare Group to explore landscaping opportunities to protect, preserve and regenerate native flora and fauna, and weed removal in the creek corridor. l (Refer to map)
- § Support the Ruby Community Hall and the activities it provides to the local community.

FIGURE 14: RUBY LAND USE & URBAN DESIGN FRAMEWORK PLAN





1.16 STONY CREEK

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 Racehorse 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.

Reconstruction of Stony Creek Road is scheduled for 2012/2013 and Main Street for 2014/2015.

1.16.1 TOWN ROLE & FUNCTION

Stony Creek is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'hamlet' with a population (including Foster North, Woorarra West and hinterlands) of 446 persons in 2011.

1.16.2 PLANNING CONTROLS

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)).

Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to land south of the Great Southern Rail Trail.

1.16.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. n (*Refer to map*)
- § Apply the Restructure Overlay to rural lots west of Stony Creek Road. l (*Refer to map*)

1.16.4 URBAN DESIGN ACTIONS

- § Support the activities of the Stony Creek Racecourse and Recreation Reserve to strengthen opportunities for tourism and community building at a local scale. j (*Refer to map*)
- § Liaise with VicRoads to advocate for improvements to existing roadside drainage, car access and parking facilities around the race track. q (*Refer to map*)
- § Investigate opportunities to improve pedestrian connections between the Great Southern Rail Trail and the racetrack. r (*Refer to map*)
- § Liaise with the GSRT Committee of Management, Department of Environment and Primary Industries, and the local community to enhance the great GSRT reserve area with landscaping and community planting. p (*Refer to map*)
- § Support the Community Hall and the activities it provides to the local community. k (*Refer to map*)
- § Investigate potential to enhance bus stop facilities on Main Street. o (*Refer to map*)
- § Promote the extension of reticulated sewer system to the settlement.

FIGURE 15: STONY CREEK LAND USE & URBAN DESIGN FRAMEWORK PLAN





Strzelecki

1.17 STRZELECKI

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 Shire. The rural locality 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.

1.17.1 TOWN ROLE & FUNCTION

In the South Gippsland settlement hierarchy, Strzelecki is defined as a 'locality'.

1.17.2 PLANNING CONTROLS

The Farming Zone applies to the locality, the racetrack is zoned Public Conservation and Resource Zone (PCRZ).

The Environmental Significance Overlay (ESO5) 'Areas Susceptible to Erosion' applies to entire locality.

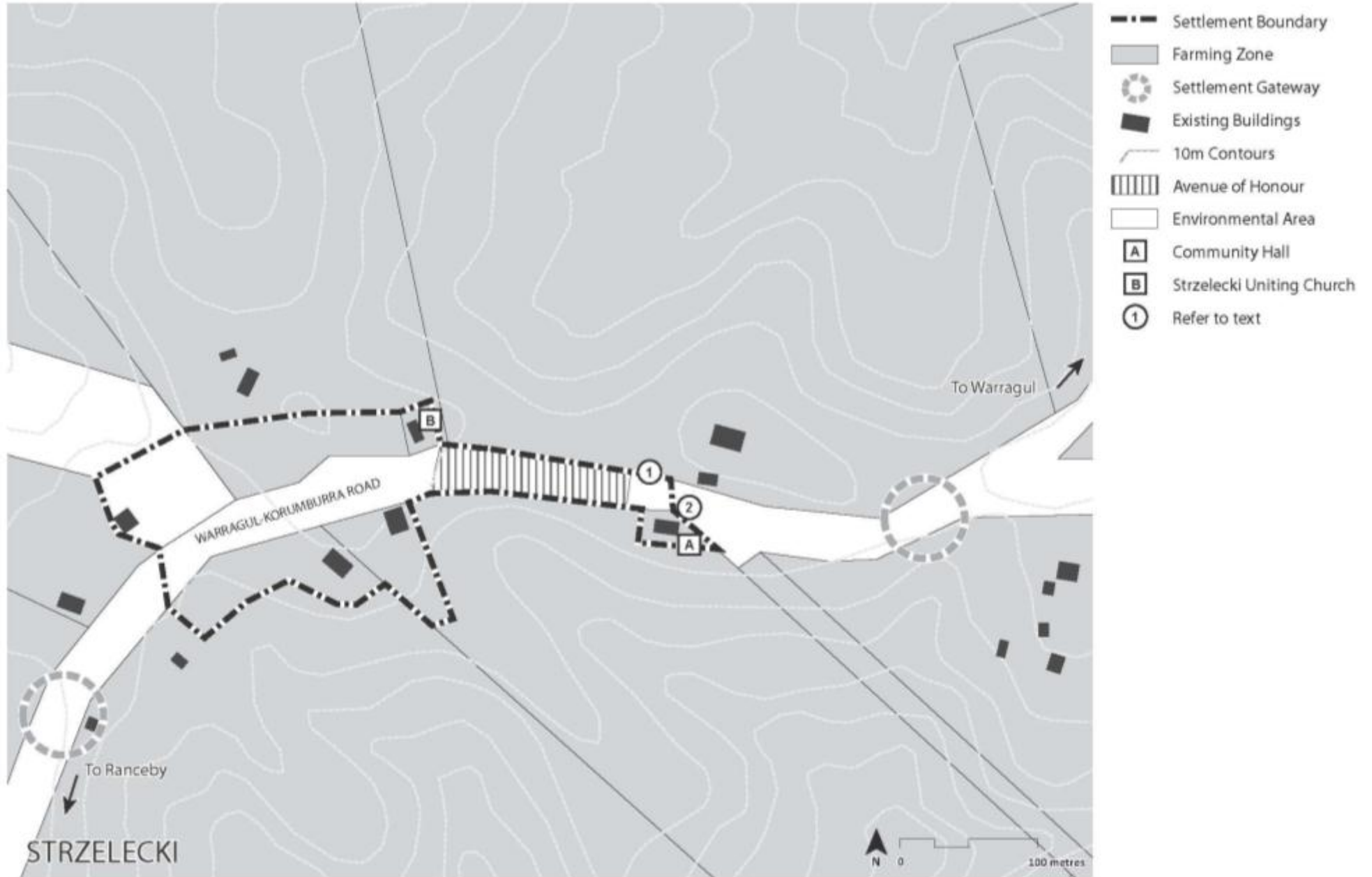
1.17.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development.*j* (Refer to map)

1.17.4 URBAN DESIGN ACTIONS

- § Investigate opportunities to improve pedestrian and vehicle access to the Community Hall. *k* (Refer to map)
- § Support the Strzelecki Community Hall and the activities it provides to the local community.
- § Actively engage with the community to explore landscaping opportunities to protect, preserve and regenerate native flora and fauna.
- § Investigate including the Turntable in the Heritage Overlay.
- § For Farming Zone areas within the settlement boundary, refer to Council's *draft Siting and Design Guide Dwellings in the Rural and Farming Zones* to ensure future developments contribute to the existing rural character of Strzelecki and are sensitively located along visible slopes.

FIGURE 16: STRZELECKI LAND USE & URBAN DESIGN FRAMEWORK PLAN



1.18 WALKERVILLE

Walkerville is located on the coast within the Cape Liptrap Coastal Park, between Inverloch and Wilsons Promontory. The coastal village is divided into three areas, Walkerville, Walkerville - Promontory Views & Walkerville South, consisting of vacation homes, rural dwellings, CFA brigade, a camping and caravan park, kiosk, and two beach access tracks. The coastal village has a strong coastal character, with some unsealed roads and well-established coastal vegetation. The Walkerville community comprises permanent residents and holiday makers who regularly return to the area. The community values the natural coastal settings, historical features, recreational activities and affordability of housing.

Council has completed works to the Fish Creek – Walkerville Road in 2012/13.

The draft *Walkerville Foreshore Reserve Coastal Management Plan* has been prepared by Walkerville Foreshore Reserve Committee of Management, and former Department of Sustainability and Environment. The draft *Plan* applies to 41.3 hectares of the Crown Land stretching approximately 3.3 km along the coast from a point just south of Bird Rock at Walkerville South, to the north end of the camping and caravan park at Walkerville North. The Vision of the draft *Plan* is:

“Visitors and residents using the Walkerville Foreshore in 2020 find a peaceful retreat with well protected natural, cultural and landscape values, and small-scale facilities, which provide opportunities for nature-based relaxation and quiet enjoyment.

The camping area has been enhanced and offers a range of low-key accommodation nestled in coastal vegetation. Coastal walks provide fine views

and interpretive information helps visitors to appreciate Walkerville’s rich heritage.”

1.18.1 TOWN ROLE & FUNCTION

Walkerville is defined in the *draft South Gippsland Housing and Settlement Strategy* as a ‘coastal village’.

1.18.2 PLANNING CONTROLS

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

Areas in the Township Zone are also included within the Bushfire Management Overlay (BMO), the Environmental Significance Overlay No. 3 (ESO3) ‘Coastal Settlements’ and Environmental Significance Overlay No. 5 (ESO5) ‘Areas Susceptible to Erosion’.

1.18.3 LAND USE ACTIONS

- § Establish a settlement boundary to consolidate future development. j
(Refer to map)

1.18.4 URBAN DESIGN ACTIONS

- § Protect the integral character of Walkerville by ensuring new development contributes to the valued coastal bush character and landscape of the settlement.
- § Enhance existing recreational spaces that promote active and passive recreation for all age groups, and celebrates the natural attributes of Walkerville and its coastal landscape context.

- § Enhance connections between Walkerville, Walkerville South and the Walkerville - Promontory Views Estate.
- § Enhance community connections and identity between the three separate settlements of Walkerville South, Walkerville and the Walkerville - Promontory Views estate.
- § Investigate potential to support and enhance the facilities and activities of the Walkerville Caravan Park and kiosk.) | (*Refer to map*)
- § Investigate opportunities to improve pedestrian and vehicle access to and amenity of the existing and car parking areas in Walkerville North and South.
- § Continue to enhance access to public facilities and recreational areas for people with disabilities.
- § Support any potential creation of pedestrian / cyclist trails to link Walkerville - Promontory Views Estate with Walkerville South and other townships in the region.
- § Investigate potential to enhance existing wayfinding / signage facilities to clarify connections between Walkerville - Promontory Views Estate and Walkerville South, with indicative point-to-point distances for vehicles, cyclists and pedestrians.
- § Support the Walkerville Foreshore Management Committee to implement the actions in the draft *Walkerville Foreshore Reserve Coastal Management Plan*.
- § Support implementation of a water management plan with the Promontory Views Estate community.
- § Liaise with the community and relevant government agencies to enhance feral pest and weed management.
- § Investigate a new locally based planning scheme overlay such as an SLO or similar provisions to consider built form on landscape values.

FIGURE 17A: WALKERVILLE LAND USE & URBAN DESIGN FRAMEWORK PLAN

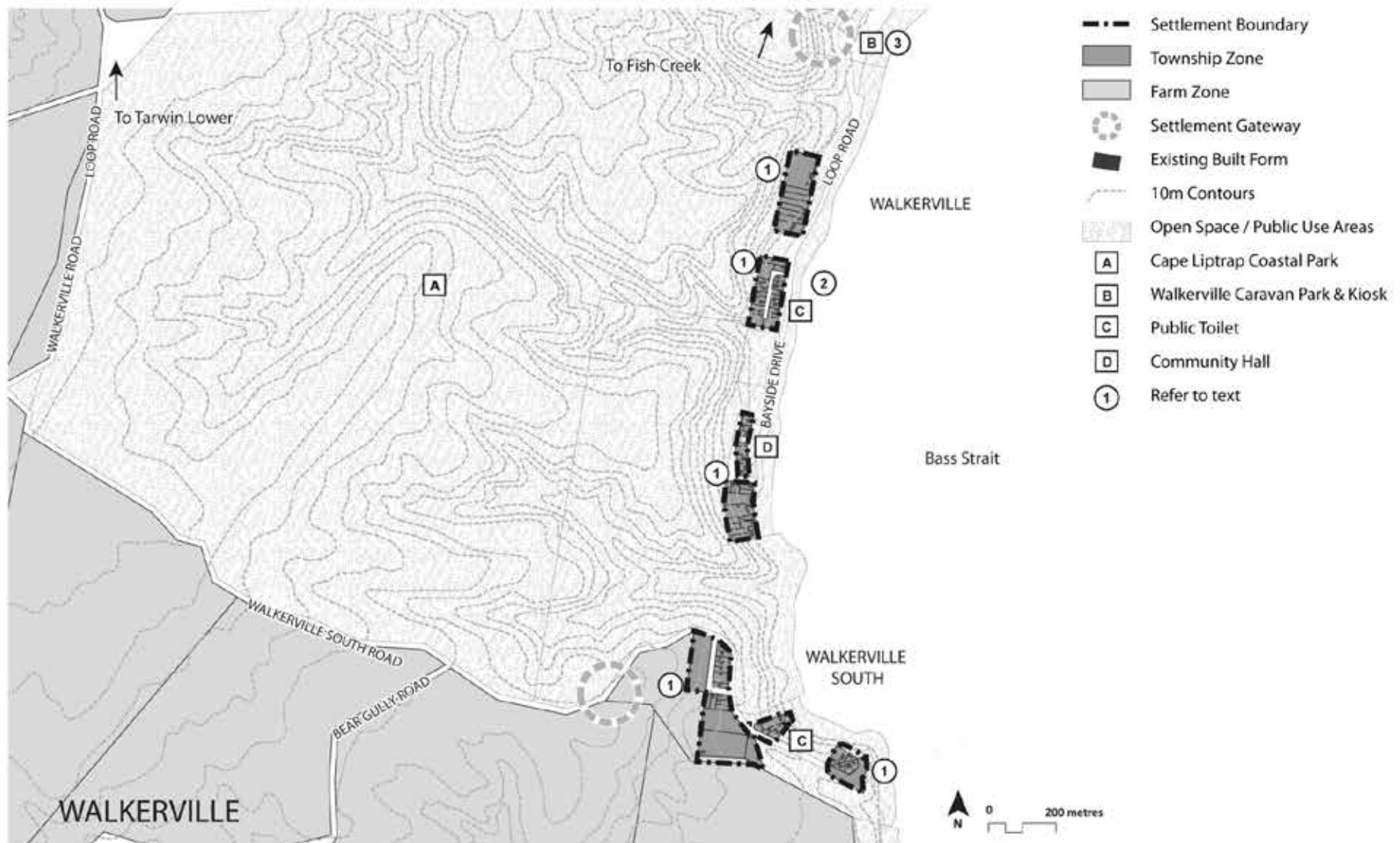
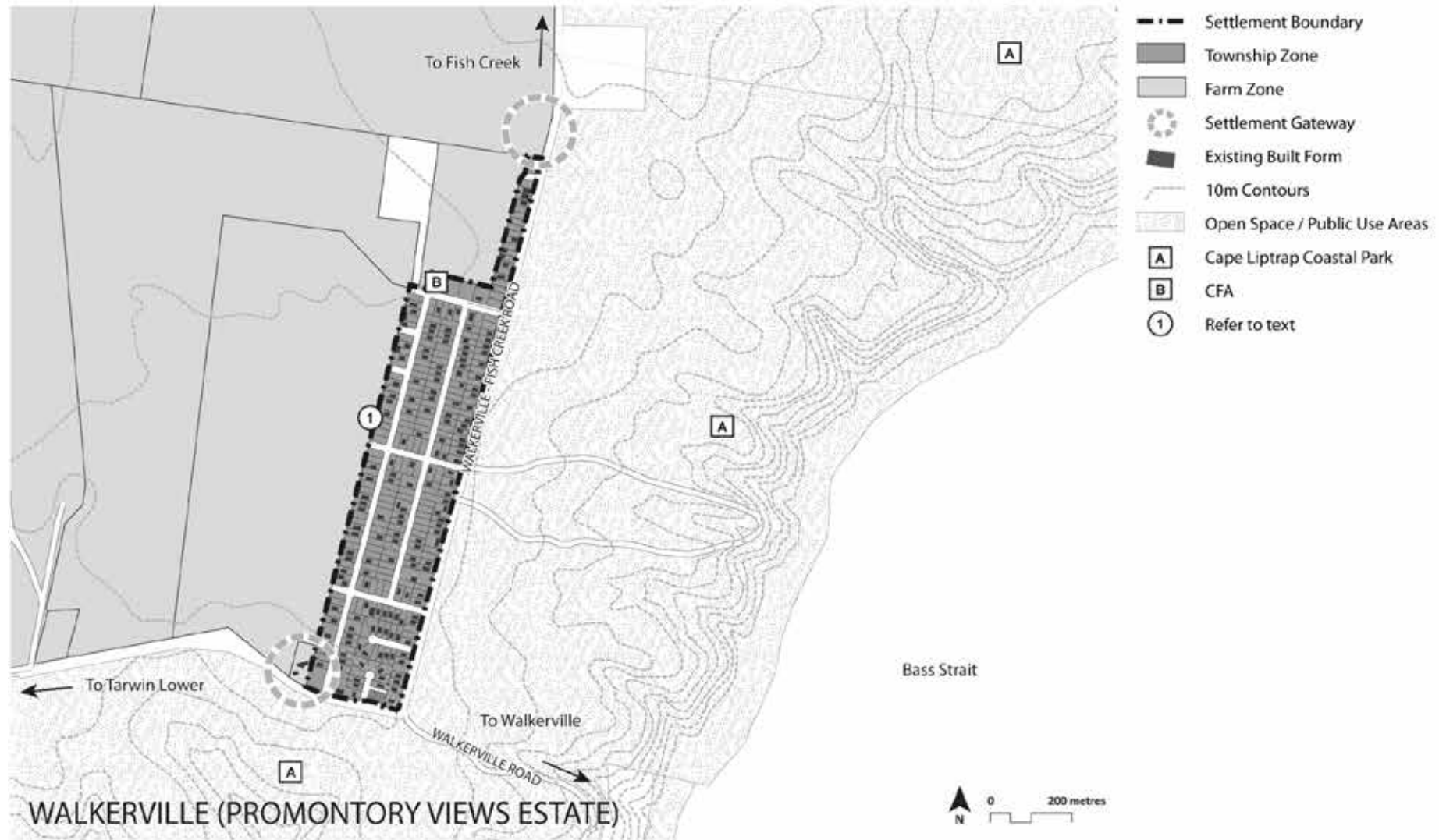


FIGURE 17B: WALKERVILLE LAND USE & URBAN DESIGN FRAMEWORK PLAN





1.19 YANAKIE

Yanakie is located along a retail strip at the centre of the locality consisting of a general store, take away shop, petrol station, CFA brigade, community hall, camp draft and recreational reserve. Tourist accommodation, including a caravan park, is also located within the hamlet. The coastal village provides a service stop for locals and tourists heading into the Wilsons Promontory National Park. The coastal hamlet is surrounded by low-lying coastal planes with views of rolling hills along the horizon.

1.19.1 TOWN ROLE & FUNCTION

Yanakie is defined in the *draft South Gippsland Housing and Settlement Strategy* as a 'coastal village' with a State Suburb population of 382 people in the 2011 ABS Census (including Sandy Point and coastal hinterland).

Recent rezoning of Prom Gates area for tourism and related development may support opportunities for retail growth in Yanakie.

1.19.2 PLANNING CONTROLS

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.

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

Environmental Significance Overlay (ESO3) 'Coastal Settlements' applies to the entire area, and the Significant Landscape Overlay (SLO3) apply to land within the LDRZ and FZ.

1.19.3 LAND USE ACTIONS

§ Establish a settlement boundary to consolidate future development. j
(Refer to map)

1.19.4 URBAN DESIGN ACTIONS

§ Support and consolidate the commercial hub on the Highway along with potential investment opportunities. k (Refer to map)

§ Encourage retail growth opportunities in and around the commercial hub on the Highway.

§ Investigate potential to improve existing rest stop facilities. l (Refer to map)

§ Liaise with VicRoads to advocate for maintenance of the Highway including roadside drainage, car access and parking facilities.

FIGURE 18: YANAKIE LAND USE & URBAN DESIGN FRAMEWORK PLA



1.20 IMPLEMENTATION

Include Framework Plans in the Local Planning Policy Framework section of the *South Gippsland Planning Scheme*, outlining the key strategic recommendations of the Land Use Frameworks and Urban Design Frameworks in this report, including the proposed township boundaries.

The following Objectives, Strategies and Actions for implementation build on the existing Small towns provisions at Clause 21.04-14 of the *South Gippsland Planning Scheme*.

1.20.1 OBJECTIVES

- § To maintain a network of small towns and rural localities in South Gippsland Shire with a range of roles and services designed to cater for the needs of residents and visitors to the Shire.
- § To provide an attractive and safe residential environment and strengthen the economic future of the small towns within the Shire.

1.20.2 LAND USE ACTIONS FOR IMPLEMENTATION

Prepare a Planning Scheme Amendment to implement the *South Gippsland Small Towns Urban Design Framework (2013)* as a reference document into the Municipal Strategic Statement of the South Gippsland Planning Scheme at Clause 21.04.

In accordance with the proposals in the Small Towns Land Use Frameworks and Urban Design Frameworks, rezone land as follows:

ARAWATA:

- § Establish a settlement boundary to consolidate future development in the absence of reticulated sewerage and in response to environmental constraints.

- § Apply the Public Use Zone to the Community Hall site.
- § Review the Environmental Significance Overlay (ESO2) where it applies to properties within the Arawata settlement boundary.
- § Engage with the Arawata community in determining the future use of the former school site.

BENA:

- § Establish a settlement boundary to consolidate future development in the absence of reticulated sewerage and in response to environmental constraints.

BUFFALO

- § Establish a settlement boundary to consolidate future development, including the Recreation Reserve on Meeniyan-Fish Creek Road.
- § Rezone public land currently zoned Township to an appropriate zone.
- § Investigate Restructure Overlay on Crown and adjacent private land in the hamlet.

DARLIMURLA

- § Establish a settlement boundary to consolidate future development.

DUMBALK

- § Establish a settlement boundary to consolidate future development.
- § Apply the Public Park and Recreation Zone to the Dumbalk Recreation Reserve.

FISH CREEK

- § Establish a settlement boundary to consolidate future development.

- § Investigate a Land Subject to Inundation Overlay and require flood mitigation of Fish Creek to the areas undergoing frequent flooding.

JUMBUNNA

- § Establish a settlement boundary to consolidate future development.
- § Apply a Restructure Overlay to the inappropriately subdivided lots.

KARDELLA

- § Establish a settlement boundary to consolidate future development.
- § Liaise with VicRoads to investigate opportunities to realign road zone and cadastre to reflect the existing road alignment.

KONGWAK

- § Establish a settlement boundary to consolidate future development.

KOONWARRA

- § Establish a settlement boundary to consolidate future development. Remove the reference in cl.21.04-14 of the Planning Scheme in relation to investigation of future rezoning of land west of Koonwarra.
- § Correct a planning anomaly by rezoning the balance of Nirvana Park that is currently in TZ to Public Conservation and Recreation Zone (PCRZ).

MIRBOO

- § Establish a settlement boundary to consolidate future development.
- § Rezone land within the Farming Zone to a Rural Living Zone (RLZ) (or similar) to restrict further subdivision and development in Mirboo.

NERRENA

- § Establish a settlement boundary to consolidate future development.

RUBY

- § Establish a settlement boundary to consolidate future development.

STONY CREEK

- § Establish a settlement boundary to consolidate future development.
- § Apply the Restructure Overlay to rural lots west of Stony Creek Road.

STRZELECKI

- § Establish a settlement boundary to consolidate future development.

WALKERVILLE

- § Establish a settlement boundary to consolidate future development.

YANAKIE

- § Establish a settlement boundary to consolidate future development.

1.20.3 URBAN DESIGN ACTIONS FOR IMPLEMENTATION

ARAWATA:

- § Protect the well-defined sense of arrival on Fairbank Road and enhance the identity of Arawata by maintaining its streetscape and environmental amenity through landscaping. This should include supporting the township landscaping activities of the Arawata Landcare Group.
- § Consider Council seal and upgrade of Kardella-Fairbank Road.

BENA

- § Strengthen the town centre by improving pedestrian safety, legibility, traffic movement and appearance of the public realm, including:
 - Investigate potential for the provision of street lighting along Main Road.
 - Liaise with VicTrack to facilitate maintenance and landscaping of railway reserve.
 - Actively engage with the Bena Community Group to explore landscaping opportunities along road reserves, particularly at gateways / entrance points.
- § Investigate potential for the provision of toilet facilities located within the playground / picnic area on Main Road.
- § Support the activities of the Bena Community Group to strengthen opportunities for tourism and community-building at a local scale.
- § Continue use of the Bena Community Hall and the activities it provides to the local community.
- § Liaise with VicTrack to ensure future sale / subdivision of land provides an appropriate interface with the existing township and also protects the rail alignment for potential return of rail service.

BUFFALO

- § Investigate potential to reopen the former recreation reserve located west of the township.
- § Support tourism opportunities associated with the Great Southern Rail Trail.
- § Liaise with the GSRT Committee of Management, Department of Environment and Primary Industries, and the local community to maintain and enhance the historic rail corridor.

- § Continue to use the Buffalo Community Hall for activities for the local community.
- § Investigate potential to construct car parking facility at Buffalo Community Hall.
- § Investigate potential to improve the drainage infrastructure along Hall Road.

DARLIMURLA

- § Support tourism opportunities associated with the Grand Ridge Rail Trail.
- § Protect the forest character of Darlimurla by ensuring new developments are sensitive to surrounding landscape and topography of the area consistent with Council's draft *Siting and Design Guide: Dwellings (and associated buildings) in the Rural and Farming Zones*.
- § Support the Community in lobbying for improved telecommunication and broadband services in the region.

DUMBALK

- § Improve way finding signage to the recreation reserve from the intersection of Farmers and Nerrena Roads.
- § Investigate potential for the provision of a recreational trail connecting places such as the community hall to the recreation reserve and its facilities.
- § Investigate potential to upgrade existing recreational facilities (tennis courts, Skate Park, basketball courts).
- § Support the Dumbalk Progress Association in securing an ongoing lease of the old Kindergarten facilities to continue and expand on the development of a community centre/hub.

FISH CREEK

- § Consolidate the commercial centre of Fish Creek on Falls Road.
- § Strengthen Fish Creek's sense of arrival, including:
 - Opportunities to enhance the creek interface to improve the western entrance into town.
 - Consolidating town signage at Meeniyah-Promontory Road (east) to reduce clutter and improve clarity.
- § Promote the tourism role of Fish Creek associated with existing arts and cultural facilities, and Great Southern Rail Trail, including:
 - Opportunities for public art / sculpture within the town centre to highlight local artists.
 - Improve place making / way-finding around town to promote businesses, facilities and features.
 - Investigate potential to install bollards at intersection of Great Southern Rail Trail and Synan Road to improve legibility of GSRT.
- § Work with the Fish Creek community to facilitate relocation of the public toilets to the GSRT Park.
- § Improve access to the creek and the quality of the interface at the recreation reserve.
- § Investigate potential to upgrade and install footpaths, particularly from Harding Lawson along Falls Road and Old Waratah Road.
- § Investigate potential to install a school crossing on the western edge of the crest outside Fish Creek & District Primary School.
- § Investigate potential for a roundabout, at the intersection of Meeniyah-Promontory Road and Old Waratah Road to slow traffic and increase green space opportunities.
- § Investigate potential to provide external lighting at public facilities.

- § Investigate potential to strengthen the existing recreational reserve and its facilities.
- § Investigate potential use of open space in car parks of hotel and petrol station to plant new canopy trees, where possible.

JUMBUNNA

- § For properties in the Farm Zone within the settlement boundary, refer to Council's draft Siting and Design Guide: Dwellings (and associated buildings) in the Rural and Farming Zones to ensure future Developments contribute to the existing character of Jumbunna.
- § Support the activities of the Jumbunna Community Hall.
- § Strengthen community building and tourism opportunities at a local scale, including the farmers' market.
- § Actively engage with local community to explore landscaping opportunities along road reserves.

KARDELLA

- § Liaise with VicTrack and the local community to maintain and enhance the historic rail corridor and Avenue of Honour.
- § Consider Council seal and upgrade of Kardell-Fairbank Road.

KONGWAK

- § Consolidate the commercial centre in Kongwak on the western side of Korumburra – Wonthaggi Road.
- § Liaise with property owners of the Butter Factory to ensure future uses contribute to consolidating a commercial centre of Kongwak.

- § Work with land owners and South Gippsland Water to resolve the long-standing effluent disposal issue that is constraining the tourism potential of the former Butter Factory and General Store, including investigation to involve the construction of effluent disposal facilities on the subject land. The resolution of this issue may require the rezoning of a small portion of the land to facilitate its subdivision and development for this purpose.
- § Support tourism opportunities associated with the Kongwak Market.
- § Liaise with VicRoads to advocate for improvements to existing roadside drainage, car access and parking facilities, particularly close to the Kongwak Market.
- § Investigate opportunities to improve the street lighting along Korumburra - Wonthaggi Road.
- § Investigate potential to provide an improved landscape interface (eg. seats and paths) and access to Foster Creek.
- § Investigate opportunities to improve the quality, safety and function of existing footpaths, crossings, kerbs and channels. In particular improving pedestrian safety of both sides of the bridge.
- § Investigate the provision of additional footpaths along Kongwak-Inverloch Road and Korumburra-Wonthaggi Road.

KOONWARRA

- § Investigate opportunities to improve pedestrian connections to the recreational reserve.
- § Investigate potential to form an integrated network of the existing nature walking tracks and recreational reserve to enhance connections between the different reserves.
- § Support tourism opportunities associated with the Great Southern Rail Trail.

- § Liaise with the GSRT Committee of Management, Department of Environment and Primary Industries, and the local community to improve safety conditions where the GSRT runs alongside the South Gippsland Highway.
- § Engage with the Koonwarra community over the future opportunities for Nirvana Park.
- § Investigate opportunities to mitigate septic / grey water run-off issues into open gutters and channels.
- § Encourage boutique tourism around the 'gourmet' and 'slow food' themes with the promotion of sustainable practices.
- § Support and promote the Koonwarra Farmers Market and related activities.
- § Support the Koonwarra Community Hall and the activities it provides to the local community.

MIRBOO

- § Investigate opportunities to improve the existing conditions of the former community hall, and investigate for heritage significance.
- § Ensure new development is appropriately sited away from areas prone to bushfire risk.
- § For Farm Zone areas within the settlement boundary, refer to Council's *draft Siting and Design Guide Dwellings in the Rural and Farming Zones* to ensure future developments contribute to the existing rural character of Mirboo and are sensitively located along visible slopes.

NEERENA

- § Support the Nerrena Community Hall and the activities it provides to the local community.

- § Investigate opportunities to relocate the electricity pole in middle of playground.
- § Investigate potential to improve car parking facilities and landscape surrounding community hall.
- § In the Farming Zone areas within the settlement boundary, refer to Council's draft Siting and Design Guide Dwellings in the Rural and Farming Zones to ensure future developments maintain views across the rolling landscape to the south.
- § Strengthen the settlement's sense of arrival by improving signage provisions into Nerrena at the intersection of Nerrena and Nerrena-Hall Roads.

RUBY

- § Investigate potential upgrade and maintenance of the Ruby Community Hall, carpark and tennis court facilities.
- § Actively engage with the Ruby Landcare Group to explore landscaping opportunities to protect, preserve and regenerate native flora and fauna, and weed removal in the creek corridor.
- § Support the Ruby Community Hall and the activities it provides to the local community.

STONY CREEK

- § Support the activities of the Stony Creek Racecourse and Recreation Reserve to strengthen opportunities for tourism and community building at a local scale.
- § Liaise with VicRoads to advocate for improvements to existing roadside drainage, car access and parking facilities around the race track.
- § Investigate opportunities to improve pedestrian connections between the Great Southern Rail Trail and the racetrack.

- § Liaise with the GSRT Committee of Management, Department of Environment and Primary Industries, and the local community to enhance the great GSRT reserve area with landscaping and community planting.
- § Support the Community Hall and the activities it provides to the local community.
- § Investigate potential to enhance bus stop facilities on Main Street.

STRZELECKI

- § Investigate opportunities to improve pedestrian and vehicle access to the Community Hall.
- § Support the Strzelecki Community Hall and the activities it provides to the local community.
- § Actively engage with the community to explore landscaping opportunities to protect, preserve and regenerate native flora and fauna.
- § Investigate including the Turntable in the Heritage Overlay.
- § For Farming Zone areas within the settlement boundary, refer to Council's *draft Siting and Design Guide Dwellings in the Rural and Farming Zones* to ensure future developments contribute to the existing rural character of Strzelecki and are sensitively located along visible slopes.

WALKERVILLE

- § Protect the integral character of Walkerville by ensuring new development contributes to the valued coastal bush character and landscape of the settlement.

- § Enhance existing recreational spaces that promote active and passive recreation for all age groups, and celebrates the natural attributes of Walkerville and its coastal landscape context.
- § Enhance connections between Walkerville, Walkerville South and the Walkerville - Promontory Views Estate.
- § Enhance community connections and identity between the three separate settlements of Walkerville South, Walkerville and the Walkerville - Promontory Views estate.
- § Investigate potential to support and enhance the facilities and activities of the Walkerville Caravan Park and kiosk.) | (*Refer to map*)
- § Investigate opportunities to improve pedestrian and vehicle access to and amenity of the existing and car parking areas in Walkerville North and South.
- § Continue to enhance access to public facilities and recreational areas for people with disabilities.
- § Support any potential creation of pedestrian / cyclist trails to link Walkerville - Promontory Views Estate with Walkerville South and other townships in the region.
- § Investigate potential to enhance existing wayfinding / signage facilities to clarify connections between Walkerville - Promontory Views Estate and Walkerville South, with indicative point-to-point distances for vehicles, cyclists and pedestrians.
- § Support the Walkerville Foreshore Management Committee to implement the actions in the draft *Walkerville Foreshore Reserve Coastal Management Plan*.
- § Support implementation of a water management plan with the Promontory Views Estate community.
- § Liaise with the community and relevant government agencies to enhance feral pest and weed management.

- § Investigate a new locally based planning scheme overlay such as an SLO or similar provisions to consider built form on landscape values.

YANAKIE

- § Support and consolidate the commercial hub on the Highway along with potential investment opportunities.
- § Encourage retail growth opportunities in and around the commercial hub on the Highway.
- § Investigate potential to improve existing rest stop facilities.
- § Liaise with VicRoads to advocate for maintenance of the Highway including roadside drainage, car access and parking facilities.



PART C: INVESTIGATION AREAS

FOR THE SOUTH GIPPSLAND SHIRE COUNCIL
SEPTEMBER 2013

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PROJECT CONTROL

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Draft for Consultation	1	CR	JLR	15/4/2013
Final Draft for Council Review	2	CR		06/08/2013
Final Draft V2 for Council Review	2	CR		23/08/2013

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GLOSSARY OF TERMS

ACAT	Aged Care Assessment Team
DPCD	(Former) Department of Planning and Community Development
DEPI	Department of Environment and Primary Industries
DSE	(Former) Department of Sustainability and Environment
DTPLI	Department of Transport Planning and Local Infrastructure
ESO	Environmental Significance Overlay
FZ	Farming Zone
GRGP	Gippsland Regional Growth Plan (formerly known as GILUP)
HSS	Housing and Settlement Strategy
LDRZ	Low Density Residential Zone
LPPF	Local Planning Policy Framework
R1Z	Residential 1 Zone
RLUS	Rural Land Use Strategy
RLZ	Rural Living Zone
RO	Restructure Overlay
SGSC	South Gippsland Shire Council
SPPF	State Planning Policy Framework
TZ	Township Zone
UDF	Urban Design Framework
VCS	Victorian Coastal Strategy
VIF	Victoria in Future
WGCMA	West Gippsland Catchment Management Authority

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RURAL LIVING ZONE

1.1 OVERVIEW

South Gippsland Shire has a strong lifestyle residential property market driven by the 'tree change', 'sea change' and retirement sectors. These residents are driving demand for larger 'rural living' and 'low density residential' properties, particularly in areas of high amenity and environmental values.

The Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ) provide opportunities for larger allotments to meet the lifestyle aspirations of these residents. While these larger lots represent a legitimate lifestyle choice for many, the rezoning of land to this type of development needs to be managed carefully to:

- § avoid the loss of quality agricultural land;
- § avoid the potential for land use conflicts;
- § discourage residential development in locations without access to an appropriate range of services and employment opportunities;
- § recognise that infrastructure and community services cannot be provided to rural living areas to the same standards as settlements;
- § ensure that opportunities for population growth are not compromised by the fragmentation of larger parcels of land adjacent to settlement boundaries;
- § protect environmental values and natural resources; and
- § avoid exposure to natural and human induced hazards, such as bushfire, landslip, flooding, and land contamination from past mining and agricultural practices.

The Housing and Settlement Strategy notes that demand for RLZ lots, as measured by building approvals on such lots, averaged approximately 11 lots per annum between 2007 and 2011. This represents a small proportion of total residential building activity in the Shire. By comparison, building

activity in the Low Density Residential Zone averaged approximately 22 lots per annum.

The *HSS* recommends that the Low Density Residential Zone be used as the preferred zone for lifestyle residential lots and that these lots should be located in close proximity to higher order settlements where sewerage and services can be provided.

Given that the *RLUS* identified a large supply of lots (just under 2000) within the Farming Zone that fall into the lifestyle residential category (4.0 hectares or less) the *HSS* recommends that further expansion of the Rural Living Zone should not be supported except in limited circumstances. Relevant circumstances should be limited to addressing zoning anomalies or resolving existing land use conflicts.

Initial assessment in accordance with the Bushfire Management Overlay mapping methodology Practice Note has identified a number of areas that will require detailed assessment before rezoning should be considered. It's further discussed in the affected investigation areas.

1.1.1 THE 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*

The former Department of Planning and Community Development's *Applying the Rural Zones Practice Note* provides guidance on the strategic justification needed to apply the rural zones, in addition to detailing the purposes and features of each zone and the circumstances as to where they may be applied.

The updated Practice Note 37 (Revised May 2012) *Rural Residential Development* explains why rural residential development must be considered carefully:

"Living in rural areas is a popular alternative to urban living and a legitimate lifestyle choice. The planning scheme should ensure that reasonable opportunities are found for rural residential development, as part of providing for housing diversity and choice.

However, rural residential development can have environmental, social and economic costs that are significantly higher than those of standard residential development.

Land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers should be minimised. Significant impacts to primary production or to the environmental or cultural values of a rural area should be avoided. Finite and valuable natural resources present on the land should not be lost.

The local environment and landscape should have the capacity to absorb this more intensive use and development without significant or irreversible harm to its values or to the new use and development. Demand for costly or inefficient community services or infrastructure should not be generated."

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.

Clause 11.02 and 14.01 of the South Gippsland Planning Scheme are also relevant directions to be considered.

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

When undertaking investigation for the potential for LDRZ or RLZ development this will require consideration against the Rural Residential Development Practice Note.

1.1.2 REZONING PROPOSALS

In the context of the HSS, the following analysis examines a number of current proposals submitted to Council to rezone land to Rural Living (RLZ) in the following locations:

- § Kongwak (two areas)
- § Nyora (three areas)
- § Sandy Point
- § Southern Leongatha
- § Yanakie

Based on the high level investigation undertaken as part of this assessment, the analysis recommends further investigation to be undertaken in relation to a number of candidate sites. The further investigation will look into issues such as access, native vegetation management, serviceability, natural hazard risk, cultural heritage, effluent disposal, landslip and compatibility with nearby land uses.

A number of additional proposals were received during the exhibition affecting areas such as North of Nyora, Buffalo and near Fish Creek. These proposals were considered but do not meet the criteria for inclusion of discussion in this section.

1.2 KONGWAK

Two properties have been identified for potential rezoning surrounding Kongwak. These areas are illustrated in Figure 2. The description of properties in each area has been summarised and tabled under the appropriate headings.

Kongwak itself is a small settlement with basic services, including a Primary School. Although vacant land is available within the Township Zone its development potential is constrained by steep slopes of similar gradient to those existing on the subject land.

The settlement has established a highly successful weekend market, which attracts large numbers of people on a weekly basis. Further tourism development in the town is constrained due to the absence of reticulated sewerage. In particular, this constrains the redevelopment and re-use of two significant buildings within the main street – the former butter factory and the former general store.

The key question to be answered for the RLZ review of Kongwak is to arrive an understanding of the character of Kongwak identified in the UDF section of the HSS, the capacity of the settlement to support rural living opportunities within the regional context, and the protection of farming land.

1.2.1 INVESTIGATION AREA A

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
j 1515 Korumburra-Wonthaggi Road, Kongwak	30 hectares	7 lots*

*Based on land owners' submission

A proposal has been submitted to Council which seeks to rezone the Farming Zone portion of the land to Rural Living and to subdivide the land into seven lots. One of the purported benefits of the proposal includes the potential to construct a sewerage treatment plant for the former butter factory, facilitating its use for tourism-related purposes with consideration of extension for nearby residential properties. There are no existing Rural Living Zone areas within close proximity to Kongwak.

DISCUSSION

The subject land is predominantly cleared and used for grazing. It contains a dwelling and a number of farm buildings. The land is bounded by the township to the north, Korumburra-Wonthaggi Road to the west, Foster Creek to the east and a deep gully to the south. As such the site is physically separated from surrounding farmland.

The highest point of the land is towards its southern end, from which it slopes steeply down to a flatter area adjacent to the Township Zone to the north.

Several environmental constraints influence the development potential of the site. The entire area within the Farming Zone is subject to Environmental Significance Overlay Schedule 5 (ESO5) 'Areas subject to erosion'. The Bushfire Management Overlay currently applies to the eastern portion of the site abutting Foster Creek. An initial Bushfire Risk Assessment indicates a significant area is likely to be affected. Due to its proximity to the heavy vegetation to the east, an initial Bushfire Risk Assessment suggests the additional eastern half of the land is also subject to fire risk and is a constraint to future development.

The low-lying area adjacent to the creek requires particularly sensitive treatment. Any rezoning proposal would necessitate further investigation regarding drainage, siting of septic tank effluent fields, vulnerability to bushfire and potential Aboriginal cultural heritage significance.

The West Gippsland Catchment Management Authority notes that the property contains a number of designated waterways which require a 30 metre development buffer on either side. It also notes that parts of the land adjacent to Foster Creek are subject to inundation. The CMA has indicated that while it would not support any future residential development either on the land subject to inundation or within the setback areas, it would be unlikely to object to development elsewhere on the land.

With this proposal for a reticulated sewage solution to the town or part of the town it is recommended that support be provided to enable this provision through limited additional development opportunities to facilitate this.

RECOMMENDATION

The rezoning of Area A to Rural Living is not supported. While it is acknowledged that the Township Zone areas of Kongwak are subject to development constraints the settlement is not a preferred area for growth given its limited services, environmental sensitivity and lack of reticulated sewerage.

The land itself is visually and environmentally sensitive, steeply sloping (in parts) and subject to flooding and bushfire hazards. Its configuration and relationship to surrounding land uses do not justify an exception to the general policy position outlined in the *HSS* that further land should not be rezoned to Rural Living.

Notwithstanding this conclusion, it is desirable to resolve the long-standing effluent disposal issue that is constraining the tourism potential of the former Butter Factory and General Store and affecting existing residential properties.

Further investigation should be undertaken into mechanisms to address this issue, the resolution of which may involve the construction of effluent disposal facilities on, and improvement of access to, the subject land.

The resolution of this issue may require the rezoning of a portion of the land to LDRZ or TZ to facilitate its subdivision and development for this purpose.

1.2.2 INVESTIGATION AREA B

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
K 40 Kongwak Inverloch Road, Kongwak	28.2 hectares	19 RLZ lots*

*Based on landowner's submission

Formally known as Crown allotment 16E, Parish of Kongwak, Investigation Area B is a single title property in FZ adjoining to the east of the TZ area of Kongwak, south of Kongwak Inverloch Road. The land has an area of approximately 28 hectares.

In his submission to Council following the release of the Issues, Opportunities and Constraints Paper, the land owner proposed to Council to rezone part of his land with frontage to Kongwak-Inverloch Road to TZ to facilitate 6 lot subdivision, with the balance of his land to be rezoned to RLZ relying on road access on Kongwak-Inverloch Road. Draft subdivision layout for the TZ lots were supplied but not the customization of the RLZ component. This part of the strategy focuses on the RLZ review hence the merit of only the RLZ rezoning will be discussed below.

DISCUSSION

The subject land is predominantly cleared and used for grazing. It contains a dwelling and a number of farm buildings. The land is bounded by the township to the west, Kongwak-Inverloch Road to the north, and other farm properties to the east and south. As such the site is located on the edge of the township centre.

The highest point of the land is towards its north-western end, from which it slopes steeply down to a flatter low-lying area in the south.

Several environmental constraints influence the development potential of the site. The entire area within the Farming Zone is subject to Environmental Significance Overlay Schedule 5 (ESO5) 'Areas subject to erosion'.

In addition to the heavy vegetation adjoining the site to the west, an initial Bushfire Risk Assessment suggests a portion of the land is subject to fire risk and is a constraint to future development.

Due to proximity to the declared waterway running north south to the west of the land, the south-western part of the subject land is within the Aboriginal Cultural Heritage sensitivity area.

The low-lying area adjacent to the creek requires particularly sensitive treatment. Any rezoning proposal would necessitate further investigation regarding drainage, siting of septic tank effluent fields, vulnerability to bushfire and potential Aboriginal cultural heritage significance.

While the CMA submission did not specifically address this Investigation Area the land appears to be subject to similar constraints to those addressed in its submission to Area A.

RECOMMENDATION

The inclusion of Area B in a Rural Living investigation area is not supported for the same reasons outlined in relation to Area A. Kongwak is not a preferred area for growth given its limited services, environmental sensitivity and lack of reticulated sewerage. The configuration and relationship of the land to surrounding land uses do not justify an exception to the general policy position outlined in the *HSS* that further land should not be rezoned to Rural Living.

FIGURE 1 – KONGWAK RLZ INVESTIGATION AREA



1.3 NYORA

Through the significant consultation that occurred as part of the Nyora Structure Plan process in 2011 and Planning Scheme Amendment C72 'Nyora Structure Plans', a number of precincts are identified for potential rezoning surrounding Nyora. For ease of discussion these have been grouped into Investigation Areas 'A', 'B' and 'C'. These areas are illustrated in Figure 1. The description of properties in each area has been summarised in a table under the appropriate subheadings.

The quantity of land included in the Rural Living Zone around Nyora is already extensive. The introduction of reticulated sewerage to Nyora is expected to provide opportunities for infill development that will meet a proportion of the demand for new housing. Nevertheless, there is an ongoing demand for larger lots in this part of the Shire given its proximity to Melbourne and the area in question is in reasonably close proximity to the Nyora's commercial and community facilities.

The investigation does not include a proposal to rezone land at 675 Yannathan Road, Nyora to RLZ. Council resolved on 15 July 2012 not to include this land as an investigation area in the *Nyora Structure Plan*. This decision was supported by the Amendment C72 Panel Report. The Panel concluded that the inclusion of this property in the Structure Plan was '*not strategically justified*' (p. 55).

The areas being investigated are lacking in appropriate transport infrastructure and cycle and path connections to Nyora. Any rezoning proposal must consider such connections and financial contributions to these as part of its investigation.

1.3.1 INVESTIGATION AREA A

PROPERTY SUMMARY TABLE	Approximate Land Area	Approximate Yield*
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j	Lot 2, TP340450, 100 Lang Lang-Poowong Road, Nyora (part of title)	30.4 hectares	23 lots
K	160 Henrys Road, Nyora	5.5 hectares	4 lots
l	135 Henrys Road, Nyora	42.4 hectares	31 lots
m	115 Henrys Road Nyora	1.2 hectares	1 lot
n	175 Henrys Road, Nyora	4 hectares	4 lots
o	185 Henrys Road, Nyora	2 hectares	2 lots
p	195 Henrys Road, Loch	4 hectares	4 lots
Total		89.5hectares	69 lots

*Assuming 75% of the land is developable into 1 hectare lots.

Nyora Investigation Area A comprises all or part of seven properties, covering a total area of approximately 89.5 hectares. The properties are located on either side of Henrys Road to the south of Nyora township and between two existing Rural Living Zone areas.

DISCUSSION

All of the properties are currently located within the Farming Zone (FZ), which in this area has a minimum subdivision area of 40 hectares. Despite this the historic subdivision pattern in the area is highly fragmented and it is understood that the area is not used for commercial agricultural production. As such none of the existing lots meet the minimum lot size in the Farming Zone Schedule and five of them have very small lot sizes ranging from 1.2 hectare to 5.5 hectares, making them *de facto* rural living allotments.

All of the lots, apart from one, contain an existing dwelling. Five are used for rural lifestyle purposes with limited grazing. The two larger lots are used for grazing. The land has been extensively cleared of native vegetation apart from two patches to the west of Henrys Road. Extensive formal gardens in association with a residence comprise the dominant or entire land use on a number of the smaller allotments.

Part of the land is within the habitat of Giant Gippsland Earthworm, a species protected by Commonwealth legislation. It is also within the course of three waterways. However, the coverage of the constraints is limited and could be addressed in further investigation.

The rezoning of Area A to RLZ would not constrain Nyora's future expansion or the rollout of sewerage infrastructure. The Area is separated from the existing Township Zone by an existing RLZ Area and is not identified as a Residential 1 Zone investigation area in the Nyora Structure Plan. Similarly, the rezoning would not have a significant impact on agricultural productivity in the area given the fragmented nature of the subdivision pattern, existing land uses and the existence of Rural Living areas immediately to the north and south.

Essentially Investigation Area A represents an infill opportunity, providing a connection between two existing RLZ areas. This was acknowledged by the Amendment C72 Panel which observed that the Area had more merit than the Yannathan Road site (p. 60). It is noted that the Panel did not reach a conclusion or make a formal recommendation about either site.

There are no known natural hazards, resource reserves or cultural heritage sites affecting investigation Area A. More detailed assessment of these issues would be required if rezoning were to be considered. It would also be desirable to seal Henrys Road to improve road safety and emergency access if the land is subdivided. Melbourne Water is currently undertaking a drainage study for Nyora the outcomes of which would also need to be taken into account.

Any further investigation should also make recommendations as to the appropriate location for the western boundary of the proposed zone. It may be appropriate to move the boundary further east than shown in Figure 1 in order to avoid development across the vegetated gully located towards the south-west of the precinct. This could be addressed as part of the pre-application investigation undertaken prior to an amendment request.

A submission to request inclusion of the eastern part of 135 Henrys Road (24.6 hectares in size) into the Investigation Area was submitted as part of consultation. This land has been included in the investigation area for further on a precinct wide basis. The constraints of each of the individual sites identified in the investigation may only be solved on a precinct basis not a site by site basis. Rezoning must only be considered on a precinct analysis where the issues can be identified and considered in the context of the area.

It's acknowledged that there are a number of issues associated with the land: the fire risk to the northern half of the land, steep slope in the southern half of the land, waterways, and potential habitat of the Gippsland Giant Earthworm.

In response to the proposal to extend the investigation area to accord with the eastern property boundary of 135 Henrys Road, which would result in potentially additional 18 lots to the RLZ supply, it is considered the proposed extension is inappropriate due to the following reasons:

- § The land doesn't meet the limited circumstances requirement established in the guiding principles for rezoning to RLZ, in that rezoning the land does not address zoning anomalies or resolving existing land use conflicts.
- § Initial Bushfire Risk Assessment indicates likely fire risk to the northern half of the land due to vegetation cover. This northern portion is also partly affected by a waterway and the Gippsland Giant Earthworm;
- § Further expansion would extend beyond the logical boundary of the overall RLZ precinct south of Nyora
- § The southern half of the land appears to be steeper;

RECOMMENDATION

As part of the overall recommendation below in 1.3.4, Nyora Investigation Area A is considered to be suitable to be included in a Planning Scheme Amendment as Rural Living Investigation area for the following reasons:

- § Infill opportunity which does not substantially increase the area of RLZ land surrounding Nyora;
- § Close proximity to Nyora and existing and potential services;
- § Contribution to lot diversity;
- § Opportunity to provide a connection and continuity between two existing Rural Living precincts;
- § Existing fragmented lot pattern and small lot sizes;
- § Existing *de facto* rural living uses within the precinct;
- § Absence of any known environmental significance or natural hazard-related overlays;
- § Would not compromise Nyora's future urban growth once reticulated sewerage is connected;
- § Sufficiently close to the Melbourne metropolitan area to enable residents to commute to a wide range of employment opportunities and higher level urban services;
- § Would not remove land from existing or likely future commercial agricultural production.

Investigation Area A is not supported for LDRZ unless reticulated sewage provided.

1.3.2 INVESTIGATION AREA B

PROPERTY SUMMARY	Approximate	Approximate Yield*
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		Land Area	
Q	145 Berrys Road, Nyora	26 hectares	19 lots
R	100 Berrys Road, Nyora	5.7 hectares	4 lots
Total		31.7 hectares	23 lots

*Assuming 75% of the land is developable into 1 hectare lots.

Investigation Area B comprises two properties located to the east of Nyora township . Bisected by Berrys Road, the land has an area of approximately 31.7 hectares. The land has been included in this investigation in response to a submission made to the Amendment C72 Panel.

DISCUSSION

Area B is primarily used for grazing, and contains a substantial dwelling in each property and two large areas of native vegetation, each of approximately 2 hectares in area. The South Gippsland Tourist Railway abuts its northern and eastern boundaries. Adjoining properties to the east are being rezoned to RLZ in Amendment C72 to reflect existing use.

The land is a similar distance from Nyora town centre to Investigation Area A (approximately 1.5km) and abuts the eastern edge of the settlement boundary identified in the Nyora Framework Plan. It is accessible via an unmade road. The subdivision pattern along Berrys Road is relatively fragmented.

Existing vegetation on the site is likely to constrain its development potential given the associated fire risk. Part of the land is also a habitat of Giant Gippsland Earthworm protected by Commonwealth legislation.

A submission made to the Amendment C72 Panel stated that the land was underutilised and formed a potential buffer between the proposed Rural Living Zone to the west and broader Farming Zone. The Panel, while not making a recommendation about the proposal, stated: '*The Panel agrees*

that given the location of 145 Berrys Road and the fact that it is a discrete pocket bounded by the rail reserve and Berrys Road in an attractive landscape that the property may have merit for rural living. (p. 61)

RECOMMENDATION

Investigation Area B is considered to be suitable to be included in a Planning Scheme Amendment as Rural Living Investigation area as part of consideration of the wider precinct for the following reasons:

- § The rezoning of the adjoining properties to the west of Area B to LDRZ proposed by the *Nyora Structure Plan* is intended to reflect existing conditions rather than increase the supply of RLZ land.
- § Rezoning of Area B would have the effect of creating a linear strip of RLZ land along the northern side of Berrys Road. It's important to consider measures to protect the agricultural activities south of Berrys Road, which may experience pressure to be rezoned to RLZ.
- § Area B contains two large areas of native vegetation that would potentially be fragmented and their environmental values reduced if the land was subdivided as a result of rezoning. Future development or subdivision plans will need to protect of the flora and fauna within the Area.

Bushfire Risk Assessment and likely presence of Giant Gippsland Earthworm will need to be addressed to the satisfaction of Council, CFA and DEPI.

1.3.3 INVESTIGATION AREA C

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
S Lot 1, LP204739, Berrys Road, Nyora	12 hectares	9 lots
① 56 Berrys Road, Nyora	11.6 hectares	8 lots
② 60 Berrys Road, Nyora	6.1 hectares	4 lots

Total	29.7 hectares	21 lots
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*Assuming 75% of the land is developable into 1 hectare lots.

Investigation Area C comprises 3 properties located south of Berrys Road immediately to the east of an existing Rural Living Zone, which is itself located to the south-east of Nyora.

DISCUSSION

The land is used for grazing with a existing dwelling on two of the three properties. A large area (approximately 2ha) of native vegetation exists toward the southern western boundary of the property.

The characteristics and context of the land are similar to Investigation Area A and the existing subdivision to the west (zoned Rural Living), namely:

- § Gently undulating land with shallow gullies;
- § Primarily cleared land with scattered trees, apart from a larger vegetated area adjacent to the southwest boundary which may introduce fire risk to dwellings;
- § The northern half of the property is a likely habitat of Gippsland Giant Earthworm protected by Commonwealth legislation;
- § Each property is used primarily for grazing, although unlikely to be a commercial operation due to the small size of the title;
- § Included in the Farming Zone with no overlays;
- § No recorded hazards, natural resources or heritage significance;
- § Outside, but adjacent to, the Nyora settlement boundary;
- § No reticulated services;
- § Fragmented subdivision pattern.

The properties 56 and 60 Berrys Road were not included in the draft HSS on exhibition in May 2013. Rezoning of the single property Lot 1, LP204739 was

considered inappropriate as the configuration of the property would result in a narrow, linear subdivision with a single access point.

With the inclusion of the two properties since, Area C now has a frontage to Berrys Road of 488 metres. This gives rise to the potential of a subdivision with much safer access, improved connection to adjacent properties and better internal road network.

Recommendation

As part of the overall recommendation, Investigation Area C is considered to be suitable to be included in a Planning Scheme Amendment as Rural Living Investigation Precinct. However, the following notes need to be considered in the future detailed assessment.

Overall the investigation of a larger investigation precinct can provide better integration with the existing rural living subdivision to the west. Rezoning investigations will need to address measures to prevent adverse effects on farm operations and address Environmental constraints such as potential presence of Gippsland Giant Earthworm and bushfire risk.

1.3.4 OVERALL RECOMMENDATION

In response to the submissions received during the exhibition of the draft HSS between May and July 2013, Council reviewed the three investigation areas as per the Practice Note 37 and make the following recommendation:

Preliminary assessment against DPCD assessment on rural residential development (Practice note 37, revised May 2012)

Strategy: As endorsed by the Nyora Structure Plan, Rural residential development in Nyora generally fits into the overall strategic planning of the municipality, particularly in light of Nyora's proximity to Melbourne and the growing demand for rural living in the wave of tree-change. It's expected that the major upgrade of community infrastructure in Nyora in the years

following major urban developments will support further rural living in Nyora. There is also scope for development contributions to improve connections and facilities to the township.

Housing need: following the provision of sewer to the town in 2018 it is expected that the latent demand for Nyora will result in high growth due to its proximity to Melbourne and the provision of new community facilities required to service the local community. This growth is expected to be further seen in demand for Rural Living properties.

Location: Discussed above under each investigation area.

Subdivision and lot design: No preliminary subdivision layout has been provided in the submission.

On balance, Nyora Investigation Area A, B, and C are considered to be suitable for further detailed assessment as a precinct for inclusion in the Rural Living Zone for the following reasons:

- Including more land for investigation will allow for more effective planning on a precinct-based level, rather than a site-specific manner. This will assist in consideration of cost contributions for road, cycle and walking upgrades and other associated community infrastructure.
- Many of the development constraints, e.g. protected flora/fauna, bushfire risk, are across a number of land parcels. Consideration of these constraints over the precinct as a whole will allow for better subdivision layout, ensuring future lots are only created in the appropriate locations within the precinct.

It's important to note that the development constraints will need to be addressed by developers in future rezoning proposals. The proposals will also need to, with supporting reports where relevant, address all the relevant criteria set in the Planning Scheme and two practice notes discussed above.

FIGURE 2 – NYORA RLZ INVESTIGATION AREAS



1.4 SANDY POINT

The investigation area at Sandy Point involves two small existing subdivisions that are currently included in the Rural Living Zone located to the north side of Sandy Point Road, namely:

- § 1-5 Tilikum Court & 5 Sandy Point Road (7 lots); and
- § 65-85 Sandy Point Road ('Aqua Court', 4 lots).

The two subdivisions are currently developed for rural living purposes, consistent with their zoning. The total area of the two precincts is approximately 12 hectares, comprising 11 lots at an average of just over 1 hectare per lot. This is consistent with the minimum lot size for the Rural Living Zone. Only one of the lots is currently vacant.

Environmental Significance Overlay 3 (Coastal Settlements) (ESO3) and Significant Landscape Overlay 3 (Corner Inlet Amphitheatre) (SLO3) apply to the sites.

Sandy Point Community Group and some of the affected land owners have requested a review of the zoning of the subdivisions. Given that the land is already subdivided to an average of 1 hectare per lot further subdivision would require rezoning to the either the Low Density Residential or the Township Zone.

DISCUSSION

As shown in Figure 3, the two subdivisions are developed with dwellings and associated gardens. The land is relatively flat and is located to the north of, and at a lower elevation than, the dune system on which the Sandy Point settlement is situated. Aside from the precincts themselves, the surrounding land is included in the Farming Zone and primarily used for commercial agriculture (grazing) purposes.

Sandy Point is a coastal settlement with limited services, no reticulated sewerage and a high vacancy rate reflecting a significant proportion of holiday homes. Currently there are 91 vacant lots within the Township Zone that are capable of meeting demand for new housing.

The overlays which apply to the subdivisions emphasise the sensitivity and significance of the locality as they are applied to protect environmental and landscape values respectively. The subdivisions are also in an estuary environment with potential Aboriginal cultural heritage significance.

The West Gippsland Catchment Management Authority has advised that parts of the subdivisions are within 30 metre buffer distances that apply to either side of water courses; or are proposed for inclusion in the Land Subject to Inundation Overlay. The CMA has advised that it would not support any future subdivision that would result in new lots being wholly floodprone or within 30 metres of a designated waterway.

Due to the level of vegetation on the sites and surrounding land, an initial Bushfire Risk Assessment suggests that Tilikum Court is likely to be incorporated in the Bushfire Management Overlay.

State Government Future Coast mapping indicates that land in and around Sandy Point will be subject to the impacts of sea level rise in the long term. While significant proportions of the settlement and the subject subdivisions lie above the area likely to be impacted, sea level rise is predicted to affect road access to both subdivisions.

RECOMMENDATION

It is considered that there is no justification to consider placing the land in an area for future investigation for LDRZ and that the RLZ is the appropriate zoning, for the following reasons:

- § Opportunities exist elsewhere within Sandy Point for infill development to meet housing demand for the size of lots that could be obtained by further subdivision of the investigation area land.
- § The rezoning of the land to allow further subdivision would require consideration of residential or township zones that would not be consistent with the orderly planning of the locality or the *Sandy Point Structure Plan*.
- § The existing subdivisions are out of character with the surrounding landscape, being isolated from the main Sandy Point settlement and surrounded by farmland. Rezoning the land to facilitate further subdivision would exacerbate the existing zoning anomaly and be inconsistent with the sensitive environmental and landscape values of the locality this precludes LDRZ development as well.
- § In the absence of reticulated sewerage further investigation would be required into the capacity of the land to appropriately manage effluent disposal. This in itself may limit the further subdivision potential of the land, particularly as many of the existing dwellings are located centrally within their sites.
- § The land is subject to a range of existing and proposed planning scheme overlays which highlight its environmental significance and vulnerability to hazards.
- § Modelling undertaken by the State Government demonstrates that the low-lying nature of the land makes it vulnerable to risks associated with coastal climate change in the long term. In particular it is projected that access roads may be cut during high tides and flooding events.
- § Heavy vegetation covers in Tilikum Court and potential fire risk.

FIGURE 3 – SANDY POINT RLZ INVESTIGATION AREAS



1.5 SOUTHERN LEONGATHA

Through a submission from landowners, four adjoining lots in southern Leongatha have been investigated for potential rezoning. These lots are illustrated in Figure 3. The description of the land has been summarised below.

Leongatha as the main town in South Gippsland has the highest population and provide the highest order of community services within the Shire. The settlement has a high portion of permanent residents, with provision of tertiary education and hospital services. With a population of over five thousands in 2013, the town is expected to grow and remain to be the regional centre in the foreseeable future.

The town of Leongatha is serviced by reticulated gas, water supply and sewerage. The provision of these services in the southern growth area has been a key consideration in the Southern Leongatha Outline Development Plan (ODP). However, the subject area is not part of the ODP area.

1.5.1 INVESTIGATION AREA

PROPERTY SUMMARY	APPROXIMATE LAND AREA	APPROXIMATE YIELD*
j Lot 2, LP205525	58.4 hectares	43 lots
K Lot 6, LP216051	38.5 hectares	28 lots
l Lot 1, TP515391	35.1 hectares	26 lots
m Lot 1, TP816113	34.9 hectares	26 lots
Total	166.9 hectares	123 lots

*Assuming 75% of the land is developable into 1 hectare lots.

Located approximately 630 metres from the Leongatha Residential 1 Zone area to the north, the land is in Farm Zone with frontage to Bass Highway to the east. Out of the 166.9 hectares, about 58.2 hectares of the land has been designated for Rural Living Expansion in the Planning Scheme, subject to investigation associated with normal rezoning process. This existing Rural Living Expansion Area is largely within Lot 4 and is constrained by LSIO and ESO4 (Sewerage Treatment Plant and Environs) Overlays.

The owners in their submission contends that the identification of only part of the land for Rural Living Expansion raise questions about the ability of the land as a whole, or as individual parcels, to be realised for rural living purposes, and requested that through the HSS and subsequent Planning Scheme Amendment process, the whole land be identified for future rural living purpose in the Planning Scheme.

It is argued that the overall supply envisaged through the Structure Plan is compromised by land constraints such as flooding (ESO6), buffer area (ESO4) and South Gippsland Water's requirement to service the Leongatha growth area with reticulated sewerage. The submission suggests the proposal to extend the identification area would meet the projected land demands. It is not however, the purpose of this report to determine the outcome of additional submissions relating to application of the Rural Living Zone.

DISCUSSION

The HSS identifies that further RLZ land should only be applied in limited circumstances within South Gippsland. Where land subject to environmental or other constraints that limits the potential for RLZ, such as the subject land, LDRZ is preferred to RLZ given Leongatha's provision of higher order services and infrastructure. This is particularly relevant to this part of Leongatha as it is within a special water supply catchment and must be connected top reticulated sewer, thus a higher density of lots will improve the viability of subdividing the land. A general principle of the State

Planning Policy Framework is that rezoning of land where it adjoins a settlement boundary, should not constrain settlement growth.

The subject land is predominantly cleared and used for grazing. Three of the four parcels contain an existing dwelling.

The highest point of the land is towards its north-eastern half of the end, from which it slopes gently to a flatter area in the west and further east.

The environmental constraints influencing the development potential of the investigation area are the neighbouring sewerage treatment plant to the north, with the northern lot subject to Environmental Significance Overlay Schedule 4 (ESO4) 'Sewage Treatment Plant and Environs'. All the land is affected by to the Environmental Significance Overlay Schedule 5 (ESO5) 'Areas susceptible to erosion', and Environmental Significance Overlay Schedule 6 (ESO6) 'Areas susceptible to flooding'.

There are two waterways running across the north-most parcel Lot 1, TP816113. One of the waterways also marginally affects the north-eastern corner of the abutting parcel Lot 1, TP515391.

The parcels with dwellings have existing to Bass Highway, and all four parcels have frontage to the local roads, either Racecourse Road or Andersons Road.

It is acknowledged that the subject land is prime agricultural land, including a functioning dairy farm and farming operations are easily serviced by the township of Leongatha.

Creating new title boundaries in accordance with the area delineated by the Leongatha Framework and Structure Plans for the application of Rural Living Zone would be possible.

Preliminary assessment against DPCD assessment on rural residential development (Practice note 37, revised May 2012)

Strategy: The Strategy supports the SPPF and recognizes the need to protect fertile agricultural land in South Gippsland, identified in the State

government document. The Strategy recommends LDRZ as a solution to provide opportunities for rural residential development. It is also understood that, In light of its concern of contamination to groundwater, South Gippsland Water is unlikely to support developments without connection to reticulated sewerage in the absence of a Regional Catchment Strategy.

Housing need: With over 166 hectares of land, rezoning the entire investigation area to LDRZ would exceed the estimated need for this type of lot in the Shire over the next 15 years. The existing LDRZ expansion areas identified in the Leongatha Structure Plan precinct east of Bass Highway at approx 125 hectares, can provide much of the supply required. Council is actively seeking opportunities to realise the LDRZ stock east of Bass Highway where developments will benefit from the infrastructure upgrades through the urban growth within the ODP area.

Further land expansion is not warranted in Leongatha in light of the interest being expressed by landowners already identified in the Structure Plan for LDRZ or RLZ expansion.

Subdivision and lot design: No preliminary subdivision layout has been provided in the submission.

Location:

- As guided by the Practice note, given the proximity of the land to high level community services and potential for reticulated sewerage, the land should be considered first as a candidate for development at urban densities.
- The land is also productive agricultural land, and is within a special water supply catchment area, which is considered inappropriate for rural residential development according to the practice note.
- The proposed Investigation areas are at a property level and are not appropriate on this basis from location and orderly planning. Boundary realignments can be considered to address any zoning anomalies associated with development.

- The land is partially constrained by existing Overlays.
 - VicRoads actively restricts access to its road network and consideration of this is required with Bass Coast a known area of safety concerns as evidenced by the proposed rerouting of Simons Lane.
 - Staged rural residential developments in this site could be met by existing social and community infrastructure provided within Leongatha. Major urban density development would however likely to create a need for substantial urban community and physical infrastructure upgrade.
 - Regardless of which residential zone is applied, the cost of providing the services to the land must be at the developer's cost.
- The Leongatha Investigation Area does not exhibit any exceptional qualities that would warrant an expansion to the area already identified in the Leongatha Structure Plan of approximately 160ha.
 - Expanding the currently identified expansion boundary will create an excessive supply of RLZ land, at the expense of fertile agricultural land.
 - There are no apparent zone anomalies or township interface issue to justify RLZ which is of lower density. It does not justify an exception to the general policy position outlined in the HSS that further land should not be rezoned to Rural Living.
 - It is understood that boundary realignment of existing land could facilitate the rezoning as identified in the Planning Scheme.

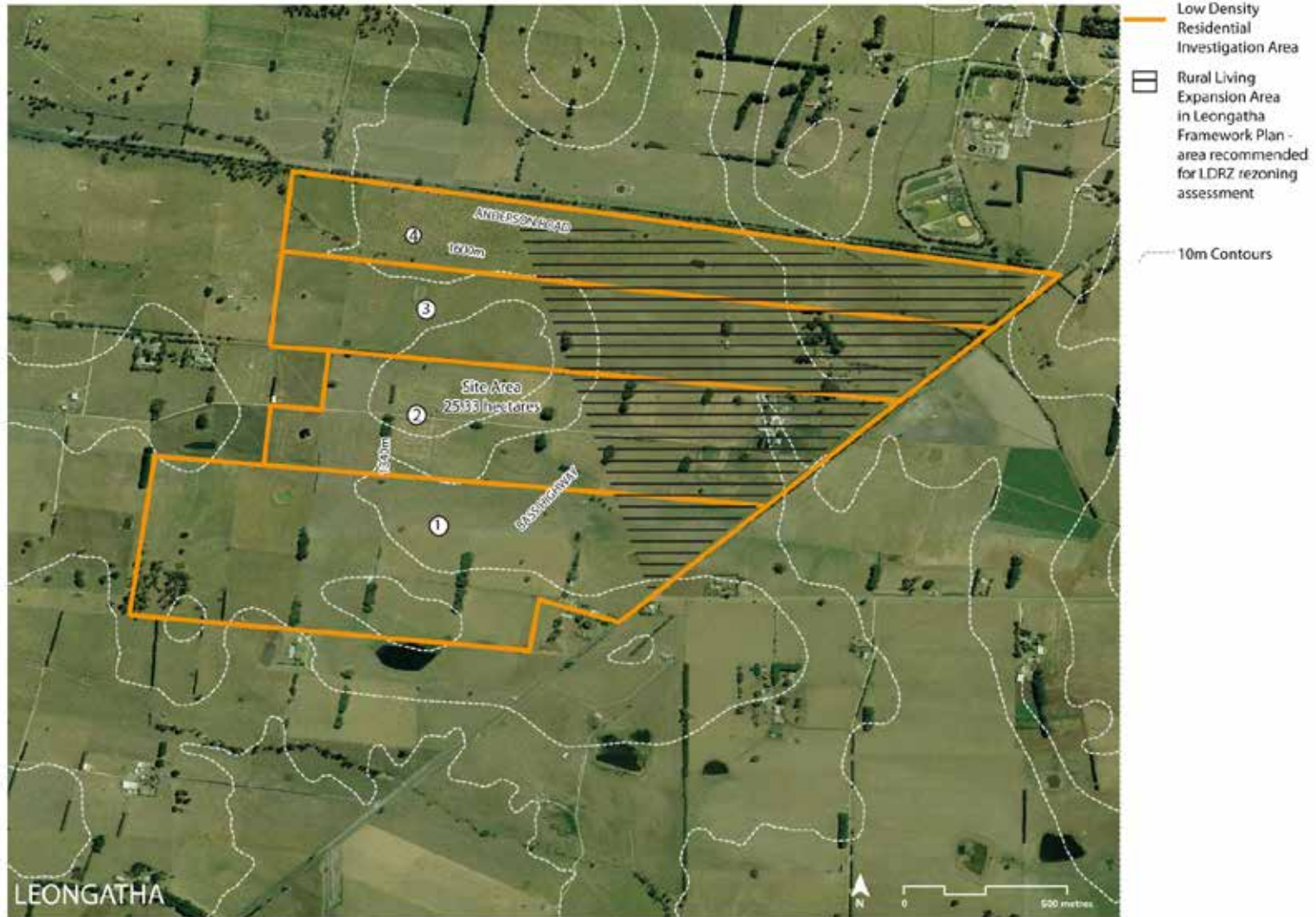
RECOMMENDATION

The HSS supports the existing areas identified in the Leongatha Structure Plan for the expansion of RLZ and LDRZ. This report does not consider any further increase to the Rural Living Investigation Area in Leongatha.

As a guiding principle, LDRZ is preferred to RLZ given Leongatha's provision of higher order services and infrastructure as it provides the rural living experience without compromising surrounding prime agricultural land. Council works to increase LDRZ supply within the existing expansion area within the Leongatha framework plan.

Subject to further investigation, it is considered the portion of the investigation area already included in the Planning Scheme be suitable for rezoning to LDRZ with sewerage provision. Subject to detailed surveying work to be done by the proponent, area to the ridge line to the west is considered suitable for further detailed assessment for rezoning to LDRZ. Further expansion beyond this line is unsuitable due to the following reasons:

FIGURE 4 – SOUTHERN LEONGATHA LDRZ INVESTIGATION AREA



1.6 YANAKIE

PROPERTY SUMMARY	Approximate Land Area	Approximate Yield*
j 20 Leslea Court, Yanakie	7.9 hectares	5 lots
K 30 Leslea Court, Yanakie	1.5 hectares	1 lot
l 36 Leslea Court, Yanakie	1.5 hectares	1 lot
m 38 Leslea Court, Yanakie	1.4 hectares	1 lot
n 41 Leslea Court, Yanakie	31.8 hectares	23 lots
Total	44.1 hectares	31 lots

*Assuming 75% of the land is developable into 1 hectare lots.

The investigation area is located 8km northwest of Yanakie service centre, and 9km southeast of Fish Creek. It comprises five lots in separate ownerships. The land is in the FZ adjoining the Corner Inlet Motorcycle Club and the Yanakie-Fish Creek Road to the north, and surrounding by farming land to the south and west.

In his submission to Council prior to this project, one of the land owners of the area proposed to Council to rezone the area to RLZ to facilitate future subdivision. No subdivision details were supplied.

DISCUSSION

The investigation area is predominantly cleared. It contains a dwelling in each of the 3 smaller properties and a number of farm buildings.

The highest point of the land is towards its north-western end, from which it slopes steeply down to the area in the east.

There are a few tributaries of declared waterway flowing to the east from within the land. Based on submissions by the West Gippsland

Catchment Management Authority in relation to other localities these waterways are likely to require a 30 metre buffer on either side.

There is no concentration of residential use across the landscape.

Yanakie has experienced extremely limited growth in recent years, with only two dwellings constructed in the period 2007-11.

The adjoining Corner Inlet Motorcycle Club is a local attraction, but due to noise generated by the activities, may pose detriments to the amenity of any future developments in the investigation area.

Several environmental constraints influence the development potential of the investigation area. The entire land is within the Farming Zone and subject to Environmental Significance Overlay Schedule 3 (ESO3) 'Coastal Settlements', and Significant Landscape Overlay Schedule 3 (SLO3) 'Corner Inlet Amphitheatre'.

RECOMMENDATION

The inclusion of the investigation area into the Planning Scheme as a Rural Living investigation area is not supported for the following reasons:

- § Yanakie is not identified by the *HSS* as a settlement where growth could be supported.
- § The *HSS* recommends that the rezoning of further land to Rural Living Zone should be limited to exceptional circumstances, particularly given the large number of small lots below 4.0hectares that exist in the Farming Zone across the municipality.
- § The Yanakie Investigation Area does not exhibit any exceptional qualities that would warrant a variation to this approach.
- § There is no existing facility to service any new residents in the neighbouring area. None of the abutting properties are included in the Rural Living Zone or any urban zones, therefore rezoning the area would create an isolated pocket of this type of land.

- § Noise generated from activities within the Corner Inlet Motorcycle Club may be detrimental to health and wellbeing of residents in close proximity.
- § Rezoning would create the potential for multiple subdivisions, and without substantial capital improvement to the turn-off, would create traffic risk along the highway.
- § Increased density of residential development would bring detriment to the aesthetic amenity of the area protected by Significance Landscape Overlay.
- § Presence of waterway tributaries poses constraints to development potential.
- § Subject to future investigation, expansion of the existing Rural Activity Zone precinct nearby may be warranted to facilitate compatible tourism based developments.

FIGURE 5 – YANAKIE LDRZ INVESTIGATION AREA



2

RESTRUCTURE OVERLAY

1.7 OVERVIEW

Throughout regional Victoria there are numerous historical subdivisions (often called 'old Crown Townships') that were either never developed or are the sites of former settlements. It is common for these lots to be held in a single ownership as a tenement (*Rural Land Use Study, 2011*).

In many cases the development (or redevelopment) of these subdivisions to full capacity would present significant environmental, servicing and social impacts; or expose residents to environmental risks. These types of subdivisions are referred to as 'old and inappropriate' subdivisions.

Restructuring of 'old and inappropriate' subdivisions provides certainty for land owners, the community and service providers about their development potential. The process involves the preparation of Restructure Plans which identify how smaller lots may be consolidated to create new, larger lots of a size and configuration that better reflect the environmental capacity and landscape values of the area. In many cases Restructure Overlays offer a greater potential for development than would otherwise exist under the relevant rural zone provisions.

1.7.1 RESTRUCTURE OVERLAY

The Restructure Overlay (RO) is a planning scheme tool that identifies land affected by Restructure Plans and outlines site specific rules governing subdivision and development. The RO may be applied to land in any zone; however it is most commonly applied to land within the rural zones where old and inappropriate subdivisions have the greatest potential to conflict with the purposes of the zone.

The purpose of the RO 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.*

The RO operates to ensure that the following matters are taken into account:

- § Environmental hazards and constraints, such as slope, drainage, salinity and erosion;
- § Protection and enhancement of the natural environment, including protection of vegetation and fauna habitat, and the revegetation of waterways, gullies, ridgelines and property boundaries;
- § The availability of utility services;
- § The relationship between the use of the land and surrounding land uses;
- § The effect of development on surrounding uses, particularly agriculture; and
- § Building design.

1.7.2 RURAL DWELLINGS POLICY

This Rural Dwellings Policy (*South Gippsland Planning Scheme*) 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.*

This policy currently applies to all of the old Crown Townships described in this chapter, with the exception of the two precincts to the west of Meeniyan. Although the policy does not apply to these precincts its objective is still relevant to them.

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

The application of the RO will provide certainty to land owners who own lots that form part of Crown townships by specifying the number of dwellings that may be constructed and outlining the preferred subdivision configuration.

Once implemented the Overlay will supersede the relevant provisions of the local policy. An amendment to the Rural Dwellings Policy will be required to remove reference to old Crown Townships. The policy will continue to apply to the construction of dwellings elsewhere in the Farming Zone.

1.7.3 RESTRUCTURE OVERLAY INVESTIGATION AREAS

Draft Restructure Plans have been examined in Bennison, Hedley, Hoddle, Jeetho, Jumbunna, Meeniyan West, Newcastle, Outtrim, Port Franklin, Tarwin and Whitelaw as part of the Housing and Settlement Strategy.

The Restructure Plan for each locality is described in the following section. The maps associated with each show existing buildings, the current subdivision pattern, the proposed restructure plan and any special conditions that would apply in each locality (refer to the map 'Notes' where relevant). The restructure boundaries shown on the maps have been designed to respond to existing ownership patterns and physical characteristics of the locality.

Each of the proposed Restructure Plans seeks to control the number of dwellings permissible within the relevant old Crown Township. In addition to the provisions of the RO, planning permit applications would be subject to

the Farming Zone and any relevant planning scheme overlay. The siting and design of proposed dwellings will therefore need to take into account neighbouring land uses, identified environmental values and hazards, infrastructure connections and septic tank effluent requirements.

The Restructure Plans were placed on public exhibition as part of the Housing and Settlement Strategy consultation process. Meetings were held with affected landowners, including in relation to the two Meeniyan precincts that were not included in the original exhibition process.

Where Government Road is included in the proposed restructured lots, landowners will need to liaise with the Crown to obtain the land title of the affected road reserve and meet the requirement in the Restructure Plans.

RECOMMENDATION

The application of the RO to old and inappropriate subdivisions identified throughout the Shire is supported by the State Planning Policy Framework and is consistent with the current Municipal Strategic Statement, the objectives of the *Rural Land Use Strategy* and the findings of the *Housing and Settlement Strategy*.

The existing policy framework strongly emphasises the need to control the development of dwellings within rural areas. The application of the RO supports this objective by providing limited opportunities for development that take into account existing development and ownership patterns and site constraints.

It is recommended that the RO be applied to the areas identified under the following headings as exhibited.

1.8 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.
Ownership pattern	The lots are held in two ownership tenements.
Closest Settlement/s	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	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	Relatively flat.
Physical & Social Infrastructure	The former Crown Township is accessed via Port Franklin Road. The area is not serviced by reticulated sewerage, water or gas. It is connected to electricity. 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 and will be in the first extension of the trail extension east of Foster.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 6 - BENNISON RESTRUCTURE PLAN

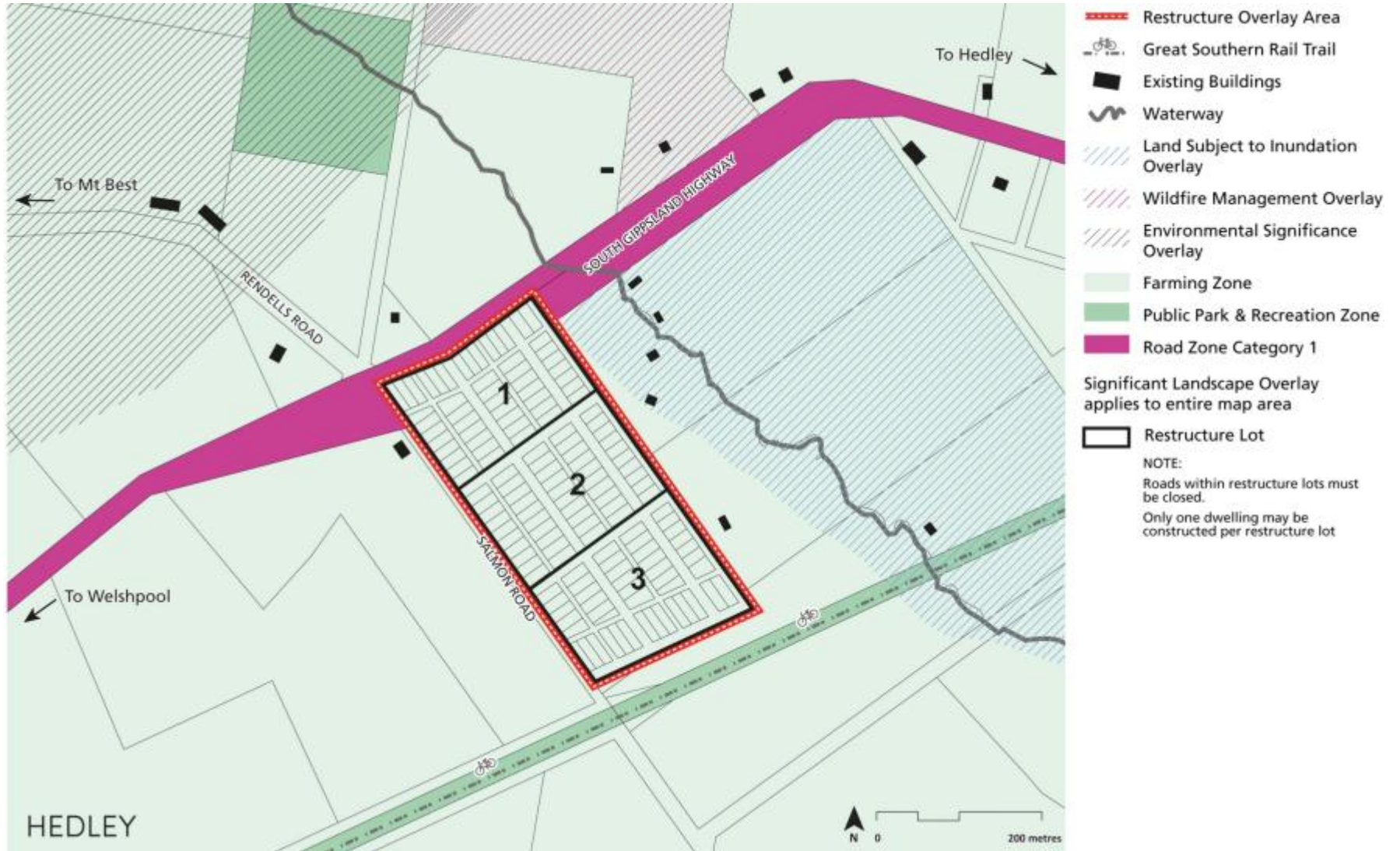


1.9 HEDLEY

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 Crown Township supports an existing dwellings as well as a series of buildings and infrastructure associated with its farming use.
Ownership Pattern	The lots are held in one ownership tenement.
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 Crown Township is located in an area of regional landscape significance.
Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004. The former Crown Township is located in an area of Aboriginal cultural heritage sensitivity.
Slope	Moderate slopes.
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 potential Aboriginal cultural heritage sensitivity. Area is not well serviced by physical infrastructure. Area has largely been cleared. Adjoins Nine Mile Creek, which is prone to inundation and drains to Corner Inlet (a RAMSAR site). Accessed via the South Gippsland Highway. Located in an area of regional landscape significance.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 7 - HEDLEY RESTRUCTURE PLAN



1.10 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 Township is 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.
Ownership Pattern	The lots are held in multiple ownership tenements.
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. Four new dwellings have been constructed in Fish Creek between 2007 and 2011.
Natural Resources	None known in proximity of the site.
Landscape / Environment	Cherokee Creek traverses the site. Located in the Hoddle Range, which has environmentally significant vegetation and is within a water catchment.

Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004. Located in an area of Aboriginal cultural heritage sensitivity due to its proximity to a watercourse.
Slope	Undulating.
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. Adjacent 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 planning scheme provisions. Limited existing road access to some allotments. Entire area is potentially subject to erosion.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 8 - HODDLE RESTRUCTURE PLAN

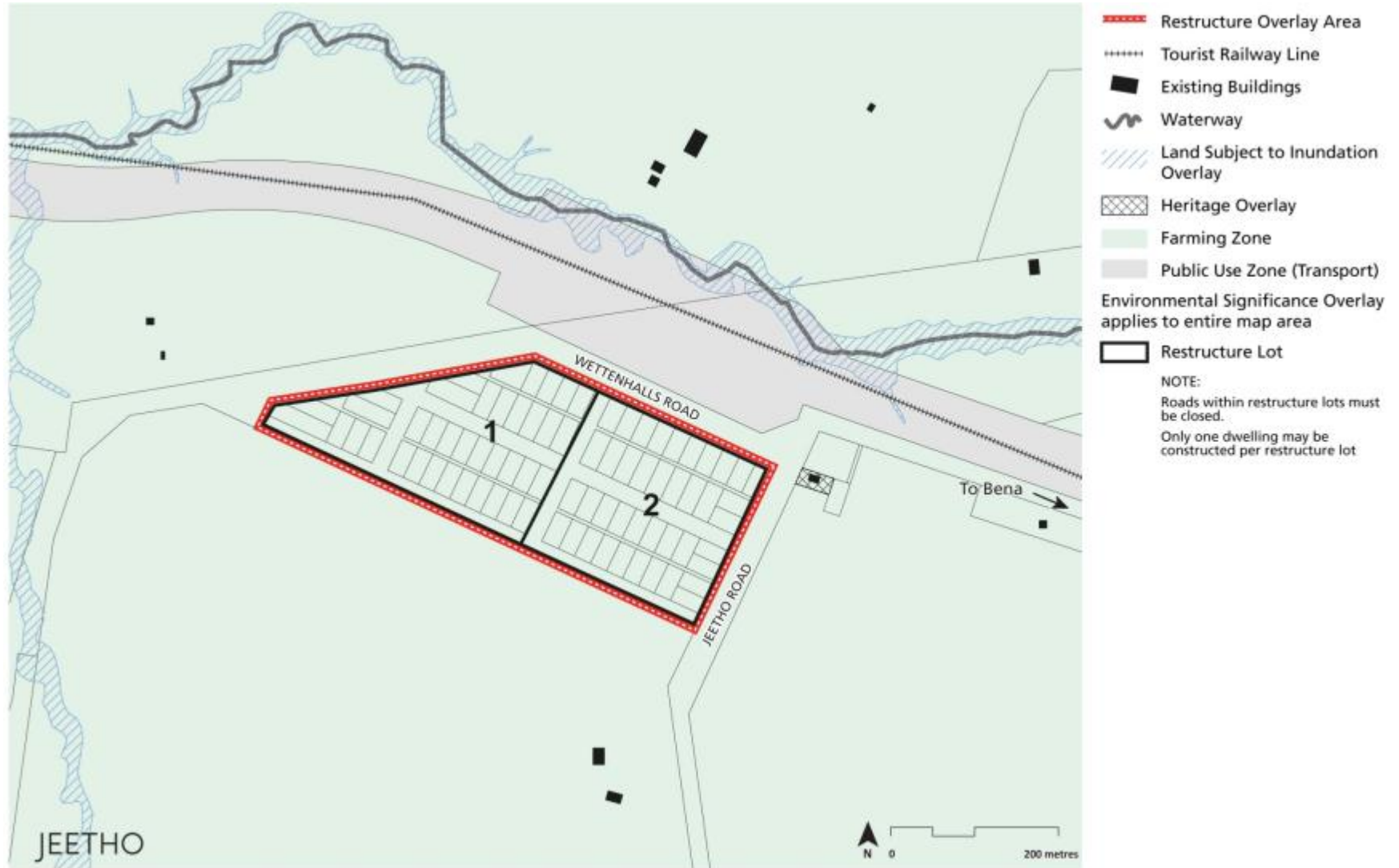


1.11 JEETHO

CRITERIA	ANALYSIS
Land Area	Total Area
	7ha
	No. Lots
	80
	Average Lot Size
	889m ²
Current Zone	Farming Zone.
Overlays	Environmental Significance Overlay, Schedule 5 - Land Susceptible to Erosion.
Existing Use & Development	The Crown Township is currently used for the purposes of commercial agriculture. The site is vacant has been largely cleared of vegetation.
Ownership Pattern	The lots are held in one ownership tenement.
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, the Shire of Poowong & Jeetho Offices & Hall (HO46) identified in the <i>South Gippsland Heritage Study 2004</i> . Part of the former Crown Township is located in an area of Aboriginal cultural heritage sensitivity due to its proximity to a watercourse.
Slope	Undulating.
Physical & Social Infrastructure	The Crown Township is accessed via Wattenhalls Road and Jeetho 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 Loch contains a range of services and facilities.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. There is limited existing residential demand in the area. Area is not well serviced by physical infrastructure. Area has largely been cleared. Located in close proximity to Loch and Bena. Total area is below the minimum lot size for a dwelling and subdivision in Farming Zone. Heritage significance and sensitivity - the area possesses both Aboriginal and non-Aboriginal values. Entire area is subject to erosion potential.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 9 - JEETHO RESTRUCTURE PLAN

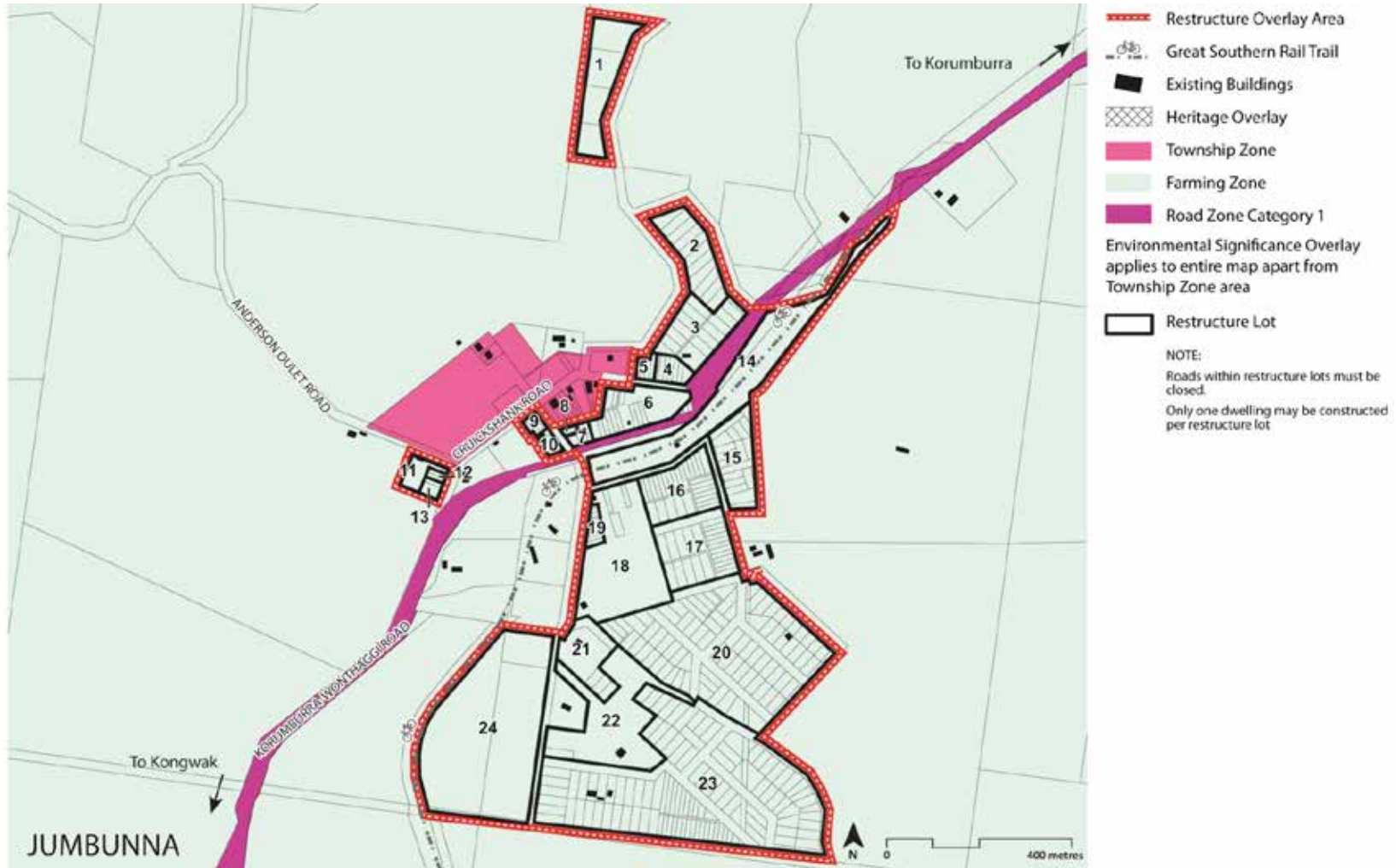


1.12 JUMBUNNA

CRITERIA	ANALYSIS
Land Area	Total Area
	34ha
	No. Lots
	335
	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 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.
Ownership Pattern	The lots are held in multiple ownership tenements.
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 occurred in the Residential 1 Zone. 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	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	The land is 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.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 10 - JUMBUNNA RESTRUCTURE PLAN



1.13 MEENIYAN

Criteria	Description / Analysis
Land Area	Total Area
	4.7Ha (including road reserve)
	No. Lots
	16
	Average Lot Size
	2801.9sqm
Current Zone	Farming Zone.
Overlays	Environmental Significance Overlay, Schedule 5.
	Environmental Significance Overlay, Schedule 6.
Existing Use & Development	The former Crown Township currently comprises two dwellings in separate properties. A permit has been granted for the replacement of the dwelling with condition to consolidate the all the lots within the proposed restricted lot 2 in the Restructure Plan.
Ownership pattern	The lots are held in two ownership tenements.
Closest Settlement/s	Located approximately 0.5km west of the Meeniyen township and approximately 2.5km east of the Tarwin former crown township.
Supply & Demand	There is an existing dwelling in each of the two ownership tenements. A planning permit was issued in December 2012 for the use and development of 35-55 McIlwaine Street (Crown Allotment 9-16 Section 9 Meeniyen) for the purpose of a dwelling and associated works, to replace the existing dwelling on-site.

Natural Resources	This area is within the Tarwin water catchment area.
Landscape / Environment	The former Crown Township is located in an area of regional landscape significance. Mature vegetation covers the site and land nearby comprising South Gippsland Highway and the Great Southern Rail Trail.
Heritage	A few lots in the western part of this area are within the areas of aboriginal cultural heritage sensitivity.
Slope	Moderately sloped.
Physical & Social Infrastructure	The former Crown Township is accessed via McIlwaine St. The area is connected to reticulated water supply but not reticulated gas or sewerage. There is no existing community infrastructure servicing the area. However Meeniyen contains a range of services and 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 adjoining the site. Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Adjoins the Meeniyen township via existing Rural Living Zone precinct.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment of the SGPS.

FIGURE 11 – MEENIYAN RO INVESTIGATION AREA

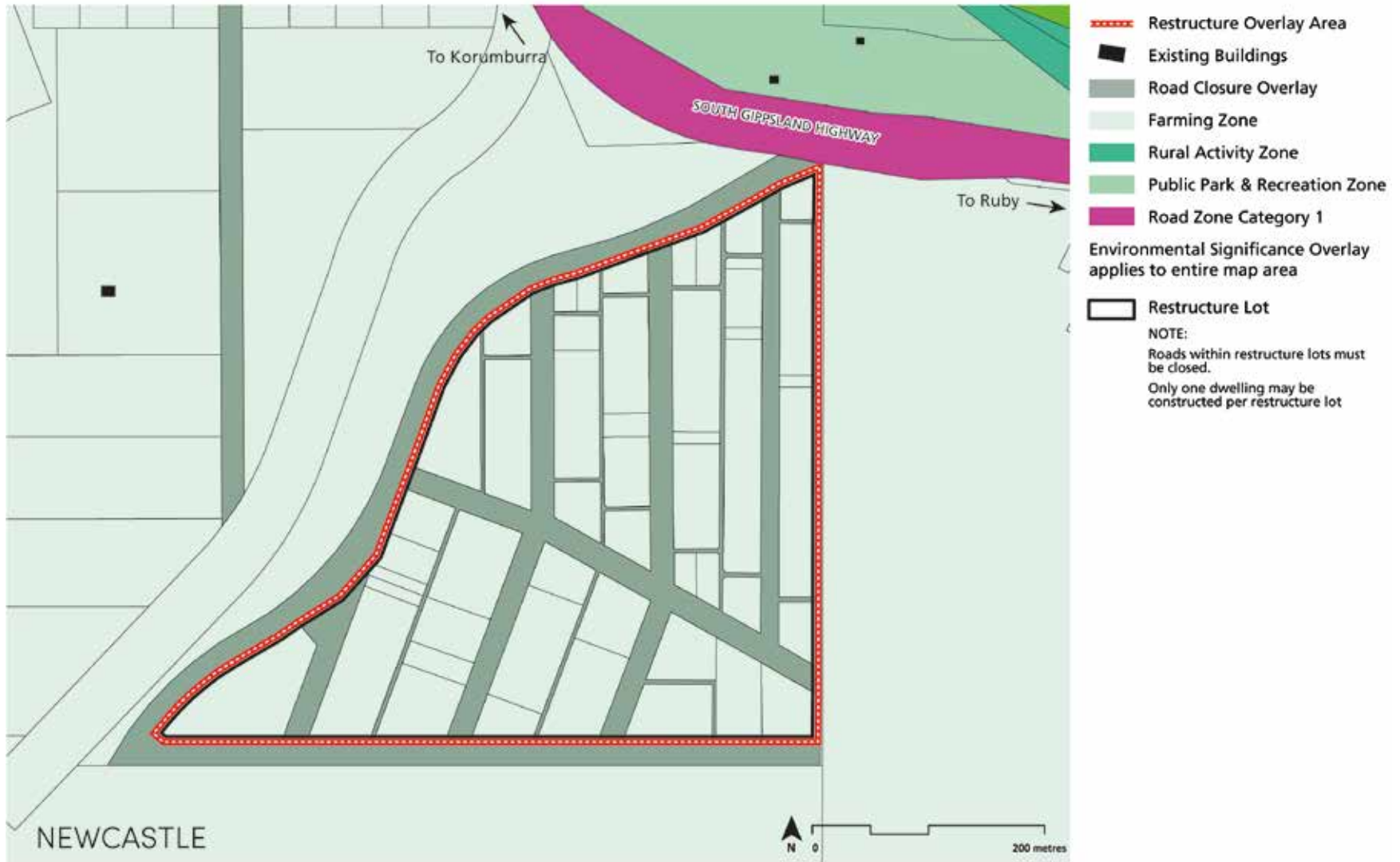


1.14 NEWCASTLE

CRITERIA	ANALYSIS
Land Area	Total Area
	7ha
	No. Lots
	28
	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 is currently used for the purposes of agriculture and does not support any existing buildings or structures. The land is generally cleared of vegetation.
Ownership Pattern	The lots are held in two ownership tenements.
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 occurred in the Residential 1 Zone. 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	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	The land is undulating.
Physical & Social Infrastructure	The former Crown Township is accessed via the South Gippsland Highway. 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. Land is located in close proximity of Korumburra. 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.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 12 - NEWCASTLE RESTRUCTURE PLAN

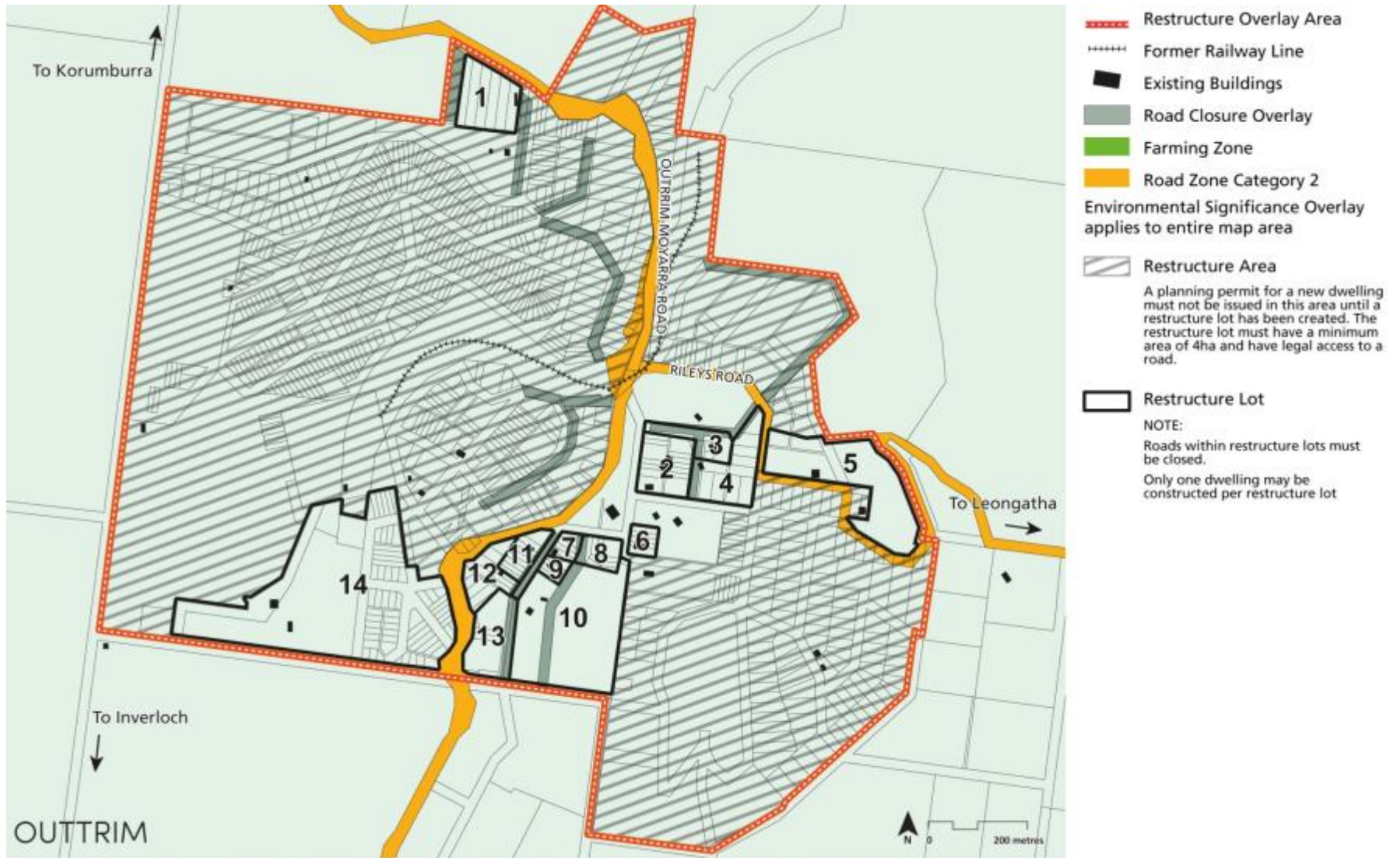


1.15 OUTTRIM

CRITERIA	DESCRIPTION / ANALYSIS
Land Area	Total Area
	75ha
	No. Lots
	852
	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 township is currently used for commercial agriculture. There are several existing dwellings and structures throughout the area. The site has been largely cleared of vegetation.
Ownership Pattern	Precinct tenements are complex and in multiple ownership. The RO seeks to address this by identifying a 'Restructure Area' in which land owners will need to identify sites with minimum areas of 4 hectares and legal access to a road. The 4 ha lot size is consistent with the smaller rural lot provisions of the Rural Dwelling Policy. ESO requirements would also need to be addressed and as such lots may need to be larger than 4 ha.
Closest Settlement	The Crown Township is located approximately 2 km to the south of Jumbunna, which is itself a small rural settlement.
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	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	Heavily sloping with some evidence of erosion.
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	Complex tenement pattern on steeply sloping land. Unclear status of road reservations. 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.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 13 - OUTTRIM RESTRUCTURE PLAN

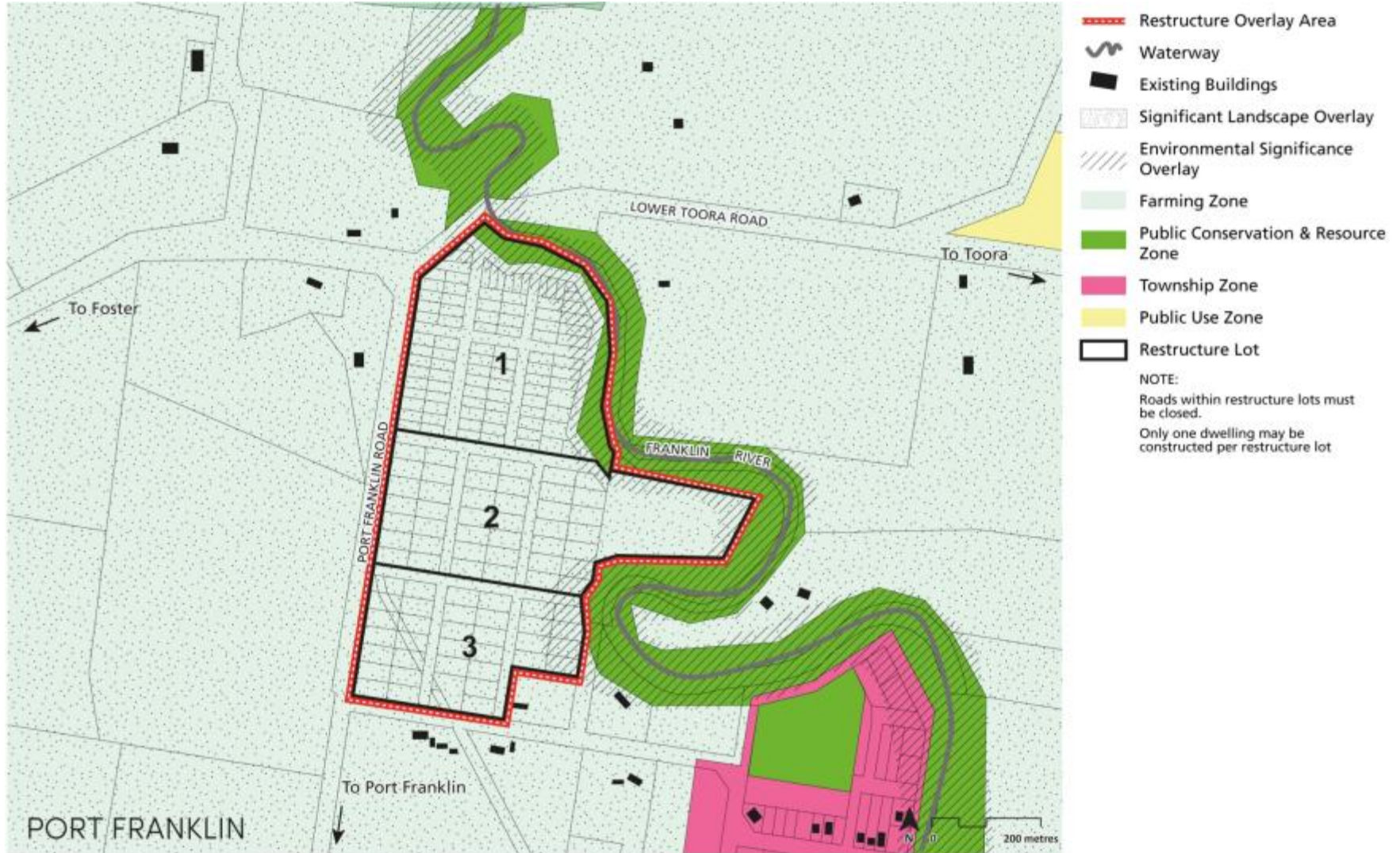


1.16 PORT FRANKLIN

CRITERIA	DESCRIPTION / ANALYSIS
Land Area	Total Area
	24.5ha
	No. Lots
	182
	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 Crown Township is currently used for the purposes of agriculture. It contains two existing dwellings and infrastructure associated with its farming use. The site has been largely cleared of vegetation.
Ownership Pattern	The lots are held in one ownership tenement.
Closest Settlement	Located approximately 2km north of the Port Franklin settlement and approximately 8km east of Foster.
Supply & Demand	There is no record of any new dwellings constructed in Bennisson or Port Franklin between 2007 and 2011. There are 80 private dwellings in Port Franklin, 50 of which were occupied, representing a vacancy rate of 37.5% (South Gippsland Shire Council).

Natural Resources	None known in proximity of the site.
Landscape / Environment	The Franklin River adjoins the former Crown Township to the east and drains into Corner Inlet (a RAMSAR site). The former Crown Township is located in an area of regional landscape significance.
Heritage	No sites of heritage significance identified in the South Gippsland Heritage Study 2004. The former Crown Township is located in an area of Aboriginal cultural heritage sensitivity.
Slope	The land is flat to undulating.
Physical & Social Infrastructure	The Crown Township is accessed via Port Franklin Road. The area is not serviced by reticulated sewerage, water or gas. It is connected to electricity. 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 to Port Franklin. Located in an area of Aboriginal Cultural Heritage sensitivity Area has largely been cleared. Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Site is a short distance from the Great Southern Rail Trail.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 14 – PORT FRANKLIN RO INVESTIGATION AREA



1.17 TARWIN

CRITERIA	ANALYSIS
Land Area	Total Area
	7ha
	No. Lots
	80
	Average Lot Size
	6023m ²
Current Zone	Farming Zone.
Overlays	N/A
Existing Use & Development	The former Crown Township contains three existing dwellings dissected by Tarwin Lower Road. The site has been largely covered by vegetation.
Closest Settlement	Koonwarra is located approximately 5km northwest of the area. Meeniyan is located approximately 2km east of the area.
Supply & Demand	There have been 9 new dwellings constructed in Koonwarra between 2007 and 2011, 7 of which in the township (LDRZ) and 2 in the rural area. 15 dwellings have been built within the Meeniyan township and 25 in the surrounding rural area in the same period.
Natural Resources	This area is within the Tarwin water catchment area.
Landscape / Environment	Over three quarter of the land is covered by vegetation, over half of which is located within crown land.
Heritage	The area does not contain any sites of heritage significance.
Slope	Undulating.

Physical & Social Infrastructure	The Crown Township is accessed via South Gippsland Highway, Hanilys Road and Tarwin Lower 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 Meeniyan and Koonwarra contain a range of services and facilities.
Issues	Total area below minimum lot size for a dwelling and subdivision in Farming Zone. Small lot sizes also pose difficulties with on-site wastewater treatment. Area is not well serviced by physical infrastructure. Heavy vegetation cover poses challenges to further development. Entire area is within the Tarwin water catchment area.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment of the SGPS.

FIGURE 15 – TARWIN RO INVESTIGATION AREA



1.18 WHITELAW

CRITERIA	ANALYSIS
Land Area	Total Area
	2ha
	No. Lots
	27
	Average Lot Size
	818m ²
Current Zone	Farming Zone.
Overlays	Environmental Significance Overlay, Schedule 5 - Areas Susceptible to Erosion.
Existing Use & Development	The Crown Township is currently used for the purposes of agriculture. It currently contains one existing dwelling and infrastructure associated with its farming use. The site has been largely cleared of vegetation.
Ownership Pattern	The lots are held in three ownership tenements.
Closest Settlement	The old Crown township is located approximately 2.5km east of Bena and approximately 4km northwest of Korumburra..
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	No sites of heritage significance identified in the South Gippsland Heritage Study 2004.
Slope	The land is undulating and steep in parts.
Physical & Social Infrastructure	The 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.
Recommendation	It is considered appropriate to apply the Restructure Overlay by amendment to the <i>South Gippsland Planning Scheme</i> .

FIGURE 16 - WHITELAW RESTRUCTURE PLAN

