

SOUTH GIPPSLAND HOUSING & SETTLEMENT STRATEGY



WHAT?

The South Gippsland Shire Council has commenced a study to prepare an integrated Housing and Settlement Strategy for the South Gippsland Shire. The purpose of this Strategy is to manage the growth and development of the towns and localities in the Shire.

The Study objectives are to:

- Identify the primary and secondary growth areas in the Shire for the next 20 to 30 years.
- Review current strategies and test alternative scenarios and options.
- Implement relevant directions in the Rural Land Use Study.
- Analyse settlement patterns across the Shire.
- Assess the character of towns and localities, their hinterlands and interdependencies.
- Identify physical, social and environmental constraints and opportunities.
- Define preferred residential, commercial, industrial and public and community areas to promote integrated resilient communities for people to live, work and play.
- Promote integrated transport, economic, ecological and social linkages to build community capacity and resilience.

The study will deliver a Housing and Settlement Strategy, comprising:

- A township hierarchy
- Urban Design Frameworks for 17 settlements,
- Review of Rural Living Zone precincts and application of the Restructure Overlay.

It will also contain analysis of housing trends, township roles and character and development issues.

WHY?

South Gippsland is expected to grow significantly over 20 years, driven by housing affordability, accessibility to Melbourne, rural and coastal amenity and agricultural shifts. There has been significant change in the Shire and housing market since the adoption of the last settlement plan. A review of the relevant strategies is now required to produce a framework to respond to housing and settlement for the next 30 years.

Five challenges critical to the success of this study are:

- Responding to demographic change
- Managing infrastructure and settlement distribution
- Developing a rational and inclusive settlement hierarchy
- Embedding environmental values and social needs
- Engaging all the communities of interest



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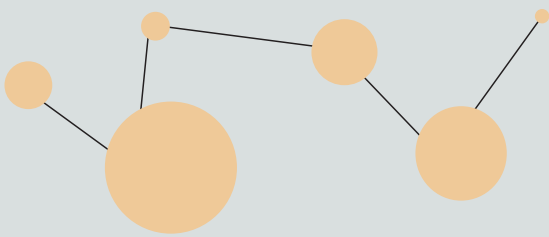
HOW?

This study will be done in 4 key stages:

- 1. Inception and Background Review**
To set key timelines, finalise approach and begin reviewing background documents and data.
- 2. Analysis & Consultation**
To identify, map and assess the issues, opportunities, pressures, trends for housing across the Shire and to consult with key stakeholders and members of the community.
- 3. Draft Strategy**
To establish the vision and strategic directions for the Shire's settlements. Community information sessions and feedback will also be integrated into this stage.
- 4. Final Strategy**
To incorporate all relevant feedback and comments received through Council, project reference groups and the community.

Settlements and townships across the Shire to be examined

44



WHERE?

This project will look at all of the Shire's settlements, regardless of size. This includes smaller localities and dispersed dwellings in rural areas.

27,208 The current population of South Gippsland Shire



The estimated growth in population over 20 years **8,301**

WHAT HAPPENS NEXT?

The project team has commenced Stage 1 of this Study and provide regular updates to the community it progresses. It is anticipated that the Study will be completed by March 2013.

For further information or to be kept informed, please contact Victor Ng in Strategic Planning at South Gippsland Shire Council on 5662 9305 or send an email to victor.ng@southgippsland.vic.gov.au

