

SOUTH GIPPSLAND HOUSING & SETTLEMENT STRATEGY



BULLETIN NO. 3

Where are we at?

The *South Gippsland Shire Housing and Settlement Strategy* (HSS) will provide an integrated and coherent framework for Council to manage the future growth and development of its 44 settlements.

This study is being completed in 4 key stages:

1. Inception and Background Review
2. Analysis & Consultation
- 3. Draft Strategy (CURRENT)**
4. Final Strategy

Council is currently seeking your feedback on the three parts of the *draft HSS*, including:

- Part A: Housing and Settlement Strategy (HSS)
- Part B: Urban Design Frameworks (UDFs) for 17 of the Shire's settlements.
- Part C: Review of Rural Living Zone Areas and Restructure Overlays

A summary of the key directions is provided overleaf.

Accessing the Draft Paper

This Bulletin provides a summary of the Draft HSS. For more information or for a copy of the complete draft Strategy it is available online at:

www.southgippsland.vic.gov.au/Page/page.asp?Page_Id=1126

Hard copies are available for viewing at Council Offices in Leongatha, Coal Creek and Foster Visitor Centre, Libraries and key locations.

Complete an online survey at <http://www.surveymonkey.com/s/DraftHSS>

Next Steps

All responses to the draft HSS will be considered and presented to Council, with modifications to the HSS where appropriate. Further opportunities for community engagement will occur as part of the Amendment that implements the HSS into the South Gippsland Planning Scheme.

Have your say

Community Workshops

Council invite you to attend one of the upcoming public workshops to provide your feedback on the *Draft Housing and Settlement Strategy* (see below).

Session #1 - FOSTER

When: Sunday 16 June, 2013

Time: 9am-10.30am

Where: Community Health Centre, 93 Station St, Foster

Session #2 - MEENIYAN

When: Sunday 16 June, 2013

Time: 12pm-1.30pm

Where: Meeniyan Hall, Meeniyan

Session #3 - MIRBOO NORTH

When: Sunday 16 June, 2013

Time: 3pm-4:30pm

Where: Club Room, Recreation Reserve, Strzelecki Hwy, Mirboo North

Session #4 - KORUMBURRA

When: Sunday 16 June, 2013

Time: 6pm-7.30pm

Where: Gallery, Coal Creek, Korumburra

Session #5 - LEONGATHA

When: Monday 17 June, 2013

Time: 4.30pm - 6pm

Where: Council Chamber, Michael Place, Leongatha

Other Opportunities:

Thursday 6 June, 11am-2pm, Meeting Room 2, Michael Place Leongatha

Saturday 8 June, 9:30am-12:30pm, Coal Creek Farmers Market

PART A: Housing and settlement

The following strategic directions have guided the draft HSS:

- The larger settlements that are serviced by reticulated sewerage will be the focus for growth in the Shire including Leongatha, Korumburra, Foster, and Mirboo North.
- 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 sewerage, 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.
- 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 sewerage is available. The rezoning of additional land into the Rural Living Zone will be limited to addressing zoning anomalies or conflicting land uses.
- 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.

PART B: Urban design frameworks

Over the last five years the Shire has prepared strategic plans for many of its settlements. A UDF has been developed for the outstanding 17 settlements for which no strategic plan currently exists. These are:

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

Each settlement has a unique and valued identity and 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.

Each UDF includes the following:

Character Statement (Role, Zone & Overlays)
Land Use Actions
Urban Design Actions
Land Use & Urban Design Framework Plan

PART C: Investigation areas

Part C 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.

Rural Living Zone (RLZ):

The investigation into the RLZ rezoning proposals recommends that parts of Southern Leongatha, Nyora and Kongwak be supported by Council, however the remaining parts of Nyora, Kongwak

and Sandy Point not be supported.

Restructure Overlay (RO):

The RO investigation 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.



What you have told us

In November 2012, we asked the community to provide feedback on the Draft HSS *Issues, Opportunities and Constraints Paper*. The community helped identify local issues and existing conditions that have assisted in informing this draft HSS. This included feedback on the draft Urban Design Frameworks for 17 settlements in South Gippsland.

Targeted consultation was undertaken with landowners affected by the review of Rural Living Zone Areas and Restructure Overlay Areas.

What we heard:

- There is a lack of housing choice in the Shire.
- Support for increased densities in larger settlements where access to services is greatest.
- The dispersed nature of settlements in the Shire may lead to isolation and disconnected

communities, particularly older residents, low income households and single households.

- Residents accept that higher order physical and community services will be provided in Leongatha, Korumburra, Foster, Mirboo North and larger settlements outside of the Shire.
- Residents accept that the current level of services in smaller settlements will be retained and opportunities to maximise use of these assets will be explored.
- Each settlement has a distinct and valued character which should be respected as part of the UDFs.
- The HSS should preserve areas of high environmental value such as the habitat of the Giant Gippsland Earthworm, bushfire and flooding risk areas, and coastal environments.

SOUTH GIPPSLAND HOUSING & SETTLEMENT STRATEGY



FEEDBACK SHEET

Tell us what you think about the *draft Housing & Settlement Strategy*. Attach additional sheets if required.

PART A: HOUSING & SETTLEMENT STRATEGY

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PART B: URBAN DESIGN FRAMEWORKS [SMALL TOWNS]

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PART C: INVESTIGATION AREAS

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Name:

Address:

Phone No: Email Address:

Please return feedback sheets and written submissions:

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Any personal information collected will be solely used by Council for the primary purpose of conducting the HSS. The intended recipients of the information are Council's Strategic Planning officers. Individuals have a right to seek access to their personal information and make corrections by viewing Council's Privacy Policy or obtaining a copy from any of our Council offices.