

21.17 COASTAL VILLAGES – PORT WELSHPOOL, SANDY POINT, TARWIN LOWER, VENUS BAY, WALKERVILLE, WARATAH BAY, YANAKIE

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21.17-1 Overview – Coastal Villages

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In addition to supplying a limited range of services and facilities to residents, Coastal Villages have a seasonally fluctuating purpose in servicing holiday populations as well as significant retiree and partially absentee residents. The character of the Coastal Villages is low key, which combined with their locations in areas of environmental and landscape significance, gives them a charming attractiveness.

Council's vision is to contain growth to within settlement boundaries so that extensive rural areas can be maintained as buffers between the settlements in order to protect environmental, landscape and agricultural values.

21.17-2 Overview – Port Welshpool

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Besides a small permanent population, Port Welshpool provides facilities for commercial and recreation fishing, and holiday visitors. The settlement is prone to the impacts of climate change and coastal processes, especially to inundation associated with sea level rise. Largely surrounded by Crown land, the settlement is within the Corner Inlet Amphitheatre Significant Landscape, is adjacent to the internationally significant wetlands in Corner Inlet, and is affected by bushfire risk. Port Welshpool has a close connection with the nearby village of Welshpool.

Council's vision is to contain growth within the settlement boundary, and to minimise risks and impacts associated with development at Port Welshpool.

21.17-3 Objectives – Port Welshpool

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- Ensure that any proposed use and development of land in Port Welshpool is generally in accordance with the *Port Welshpool Framework Plan* at clause 21.17-5.

21.17-4 Strategies – Port Welshpool

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- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Port Welshpool.
 - Allow for rural dwellings on small Crown lots around the town of Port Welshpool where the lot has been consolidated to comply with the Port Welshpool Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Economic strategies: Encourage economic development, particularly in relation to tourism and industry.
 - Encourage small-scale tourism within the Township Zone in Port Welshpool that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to the Great Southern Rail Trail.
 - Encourage medium-scale tourism, compatible with any environmental constraints, in the precinct in the Township Zone in the vicinity of Long Jetty at Port Welshpool.
 - Encourage aquaculture and other marine related activities at Port Welshpool
- Landscape and built form strategies:
 - Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of Port Welshpool.
 - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.

- Preserve the rural landscape of the area around Port Welshpool by consolidating land parcels in accordance with the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Conserve and enhance heritage places in recognition of their contribution to the overall image of Port Welshpool.
- Infrastructure objectives:
 - Improve community services and facilities in Port Welshpool.

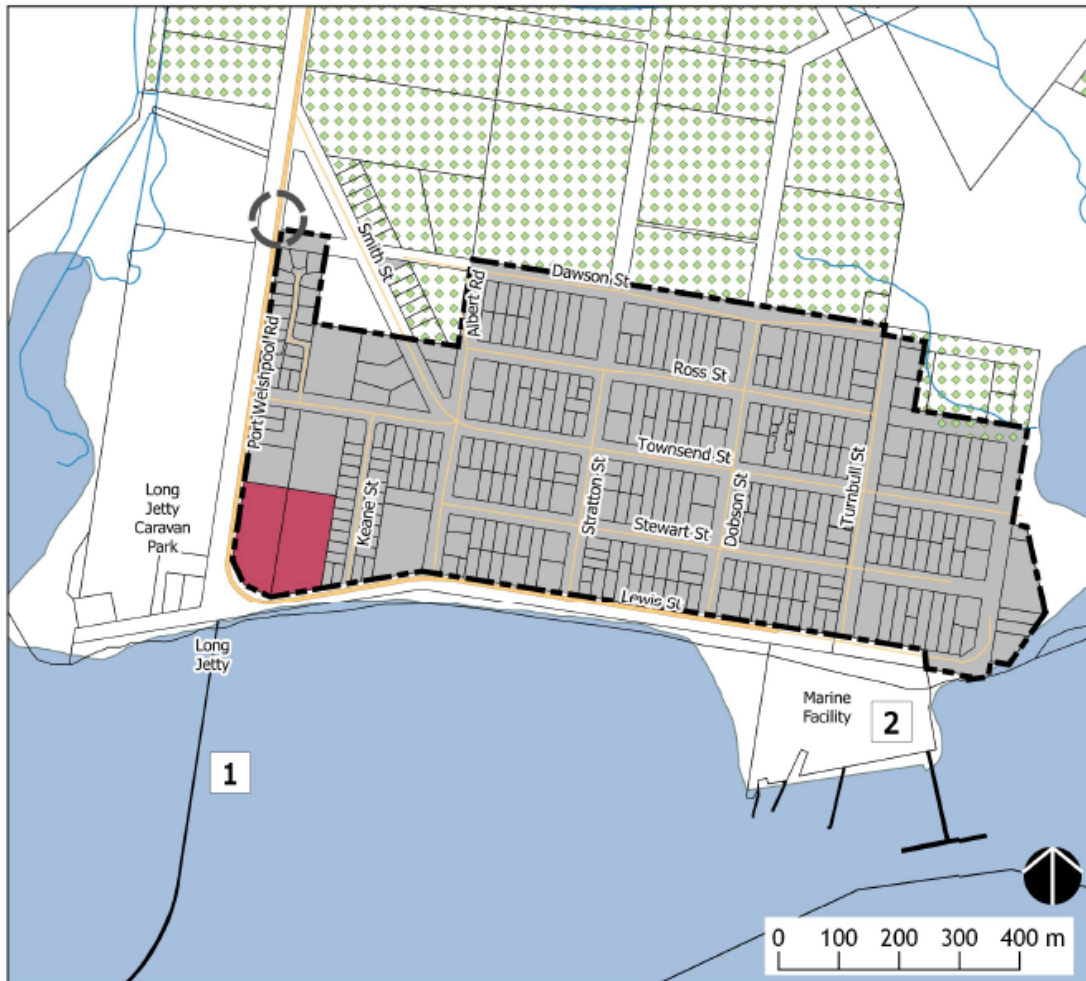
21.17-5 Implementation – Port Welshpool

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







Strategies relating to Port Welshpool will be implemented by:

- Ensuring that any proposed use and development of land in Port Welshpool is generally in accordance with the *Port Welshpool Framework Plan* at Clause 21.17-5.

Port Welshpool Framework Plan



Legend

	Settlement Boundary	Proposed Changes:	Support Tourism Opportunities:
	Settlement Gateway	 Tourism Use Preferred	 Long Jetty
	Waterways	Existing:	 Marine Facility
	Restructure Area	 Existing Urban Residential Land	

1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

21.17-6 Overview – Sandy Point

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Future population growth in Sandy Point, when required, will be promoted within the existing zoned land and in the growth areas defined on the *Sandy Point Framework Plan*. The town will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise development and the natural bushland setting will continue to characterise the appearance of the area.

21.17-7 Objectives – Sandy Point

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- Ensure that any proposed use and development of land in Sandy Point is generally in accordance with the *Sandy Point Framework Plan* at clause 21.17-9.

21.17-8 Strategies – Sandy Point

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- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Sandy Point
 - Maintain the current housing density.
 - Promote long term development areas in locations which maintain pedestrian accessibility to the nearby foreshore and commercial centre.
 - Ensure that any expansion into the long term development areas identified on the *Sandy Point Framework Plan* does not occur until the following development prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed;
 - reticulated water and sewerage is available;
 - further investigation is undertaken to confirm the extent of potential problems associated with acid sulphate soils and flooding;
 - further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance; and
 - further investigation is undertaken to confirm the location of sites of recognised environmental significance.
- Landscape and built form strategies:
 - Maintain the low key, holiday character of the Coastal Village.
 - Promote development that respects and enhances the coastal character of the village.
 - Maintain the rural buffer between Sandy Point and Waratah Bay.
 - Promote environmentally-sustainable principles within the village, including the use of best practice water sensitive urban design measures for new developments.

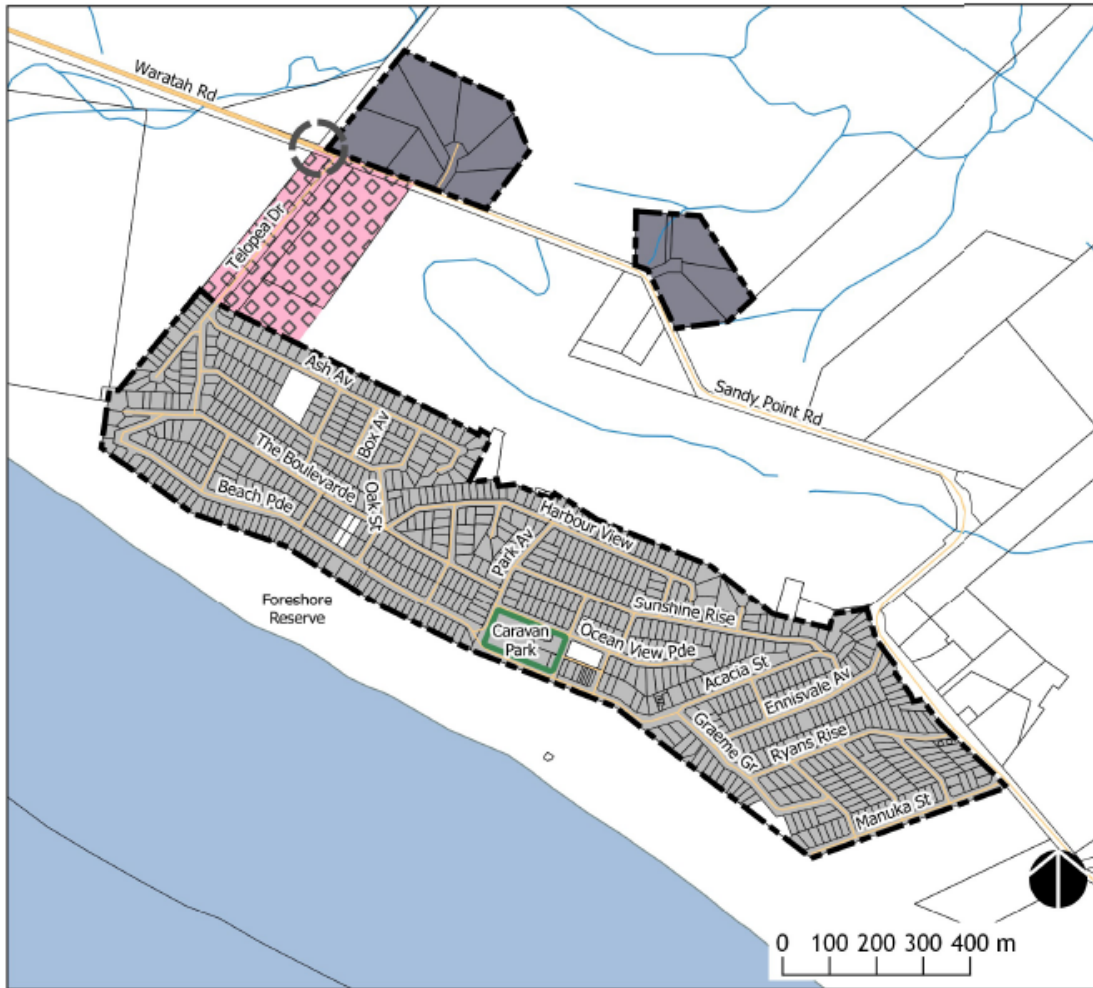
21.17-9 Implementation – Sandy Point

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Strategies relating to Sandy Point will be implemented by:

- Ensuring that any proposed use and development of land in Sandy Point is generally in accordance with the *Sandy Point Framework Plan* at Clause 21.17-9.

Sandy Point Framework Plan



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	Settlement Boundary	Proposed Changes:		Long-Term Urban Expansion Investigation Area	Existing:
	Caravan Park			Existing Urban Residential Land	
	Waterways			Existing Rural Living Land	

1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

21.17-10 Overview – Tarwin Lower

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Future population growth for Tarwin Lower will be promoted within the existing zoned land and in the growth areas defined on the *Tarwin Lower Framework Plan* following detailed investigation of site constraints such as flooding and acid sulphate soils. Unobtrusive development will continue to demonstrate the low key character of the Coastal Village.

21.17-11 Objectives – Tarwin Lower

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- Ensure that any proposed use and development of land in Tarwin Lower is generally in accordance with the *Tarwin Lower Framework Plan* at clause 21.17-13.

21.17-12 Strategies – Tarwin Lower

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Proposed
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- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Tarwin Lower.
 - Maintain the current housing density.
 - Encourage infill development of suitable vacant lots within the Township Zone and Low-Density Residential Zone.
 - Ensure that any expansion into the long term development areas identified on the *Tarwin Lower Framework Plan* does not occur until the following Development Prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed;
 - reticulated water and sewerage is made available;
 - further investigation is undertaken to confirm the extent of potential problems associated with flooding;
 - further investigation is undertaken to confirm the location of sites of recognised cultural heritage significance; and
 - further investigation is undertaken to confirm the location of sites of recognised environmental significance.
- Environmental strategies:
 - Protect the environmental values of the Tarwin River environment and Anderson Inlet.
 - Maintain areas of indigenous and native vegetation where possible in new development.
- Economic strategies:
 - Focus new commercial and industrial use and development within the existing commercial precinct in Evergreen Road between Walkerville Road and School Road.
 - Discourage commercial and industrial use and developments within the residential areas.
 - Promote Tarwin Lower as an important local centre serving the needs of the local community and tourists in the southern portion of the Shire.
- Landscape and built form strategies:
 - Maintain the low-key rural character of Tarwin Lower.
 - Encourage development that enhances the character of the commercial precinct.
 - Maintain the rural buffer between Tarwin Lower and Venus Bay.
 - Promote environmentally sustainable principles including the use of best practice water sensitive urban design measures for new developments.

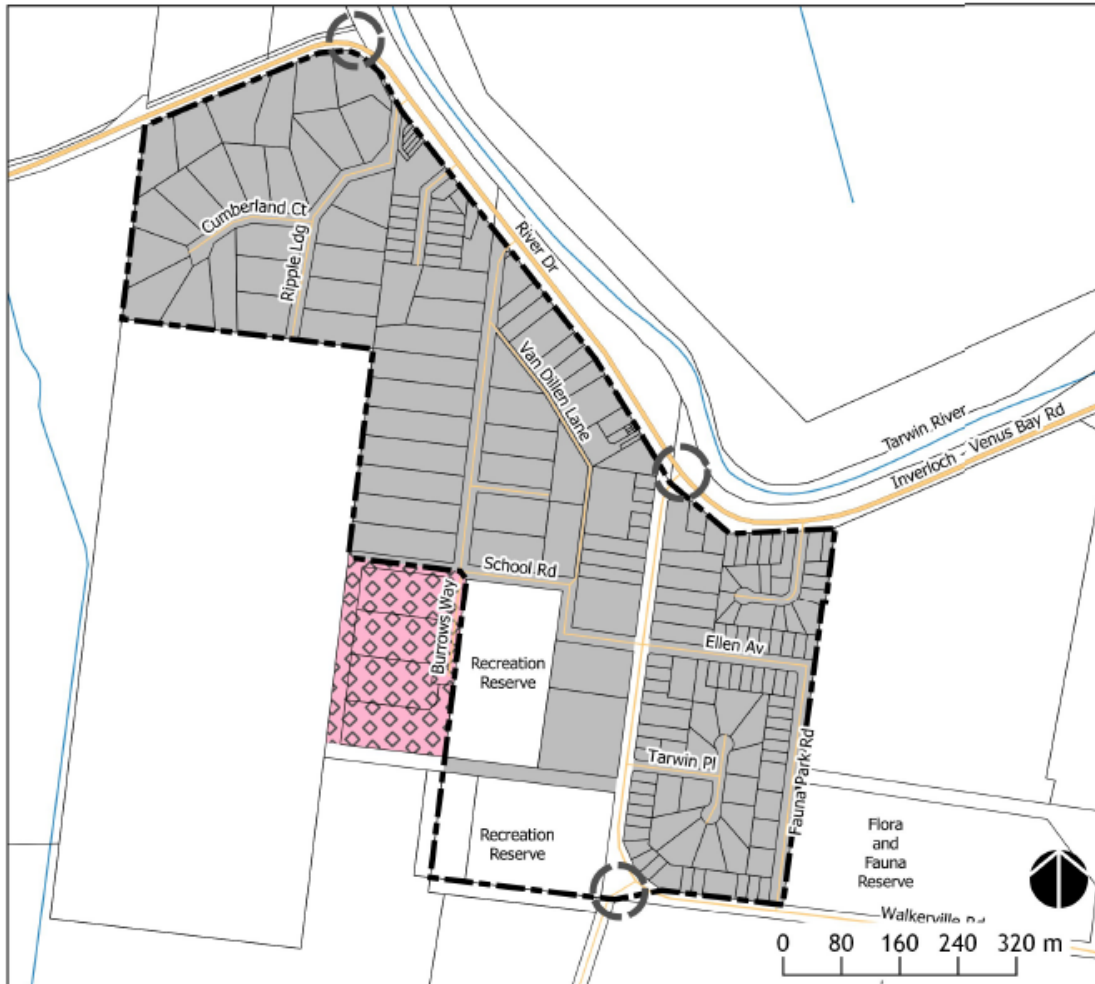
21.17-13 Implementation – Tarwin Lower

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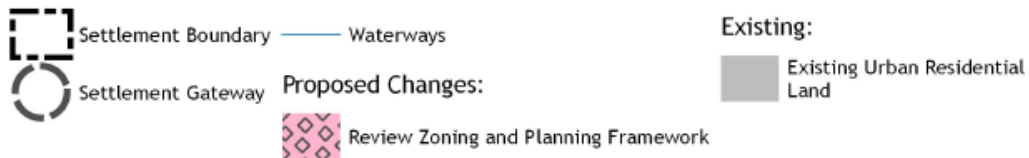
Strategies relating to Tarwin Lower will be implemented by:

- Ensuring that any proposed use and development of land in Tarwin Lower is generally in accordance with the *Tarwin Lower Framework Plan* at Clause 21.17-13.

Tarwin Lower Framework Plan



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1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

21.17-14 Overview – Venus Bay

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Future population growth in Venus Bay, when required, will be promoted within the existing zoned land and in the growth areas defined on the *Venus Bay Framework Plan*. It will provide low end convenience facilities and rely on Tarwin Lower and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise development and the natural bushland setting will continue to characterise the appearance of the Coastal Village.

21.17-15 Objectives – Venus Bay

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- Ensure that any proposed use and development of land in Venus Bay is generally in accordance with the *Venus Bay Estate 1 Framework Plan* and the *Venus Bay Estate 2 Framework Plan* (as appropriate) at clause 21.17-17.

21.17-16 Strategies – Venus Bay

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Proposed
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- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Venus Bay.
 - Discourage development in areas susceptible to erosion.
 - Maintain the current housing density.
 - Limit projected residential growth to the long term development areas identified on the *Venus Bay Estate 1 Framework Plan* and the *Venus Bay Estate 2 Framework Plan*.
 - Ensure that any expansion into the long term development areas identified on the *Venus Bay Framework Plans* does not occur until the following Development Prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone have been developed;
 - reticulated water and sewerage is available;
 - further investigation is undertaken to confirm the extent of potential problems associated with acid sulphate soils and flooding;
 - further investigation is undertaken to confirm the location of sites of recognised cultural and heritage significance; and
 - further investigation is undertaken to confirm the location of sites of recognised environmental significance.
- Economic strategies:
 - Focus new commercial services and facilities in the Commercial 1 Zone and the Commercial 1 Zone Investigation Area in Jupiter Boulevard in Estate 1.
- Environmental strategies:
 - Ensure that each site is capable of on-site waste disposal that does not prejudice groundwater quality.
 - Maintain areas of indigenous and native vegetation where possible in new development.
 - Protect the environmental values of Anderson Inlet and Cape Liptrap Coastal Park.
- Landscape and built form strategies:
 - Maintain the low key holiday character of the Coastal Village and preserve the different styles of each estate.
 - Maintain the rural buffer between the first, second and third estates of Venus Bay as well as between Venus Bay and Tarwin Lower.

- Encourage the use of best practice water sensitive urban design measures for new developments.
- Promote ecologically sustainable and attractive forms of development that complement the natural environmental characteristics of Venus Bay.

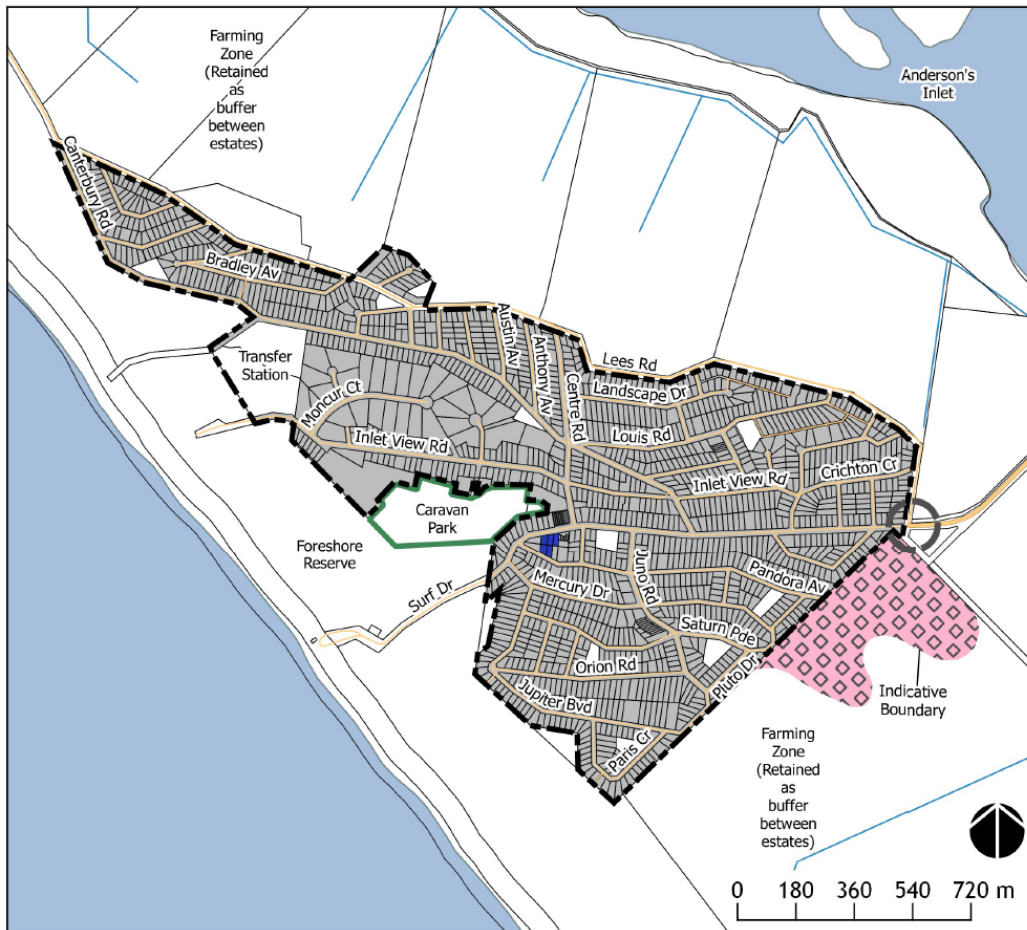
21.17-17 Implementation – Venus Bay

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Strategies relating to Venus Bay will be implemented by:

- Ensuring that any proposed use and development of land in Venus Bay is generally in accordance with the *Venus Bay – Estate 1 Framework Plan* and the *Venus Bay – Estate 2 Framework Plan* at Clause 21.17-17, as applicable.

Venus Bay Estate 1 Framework Plan

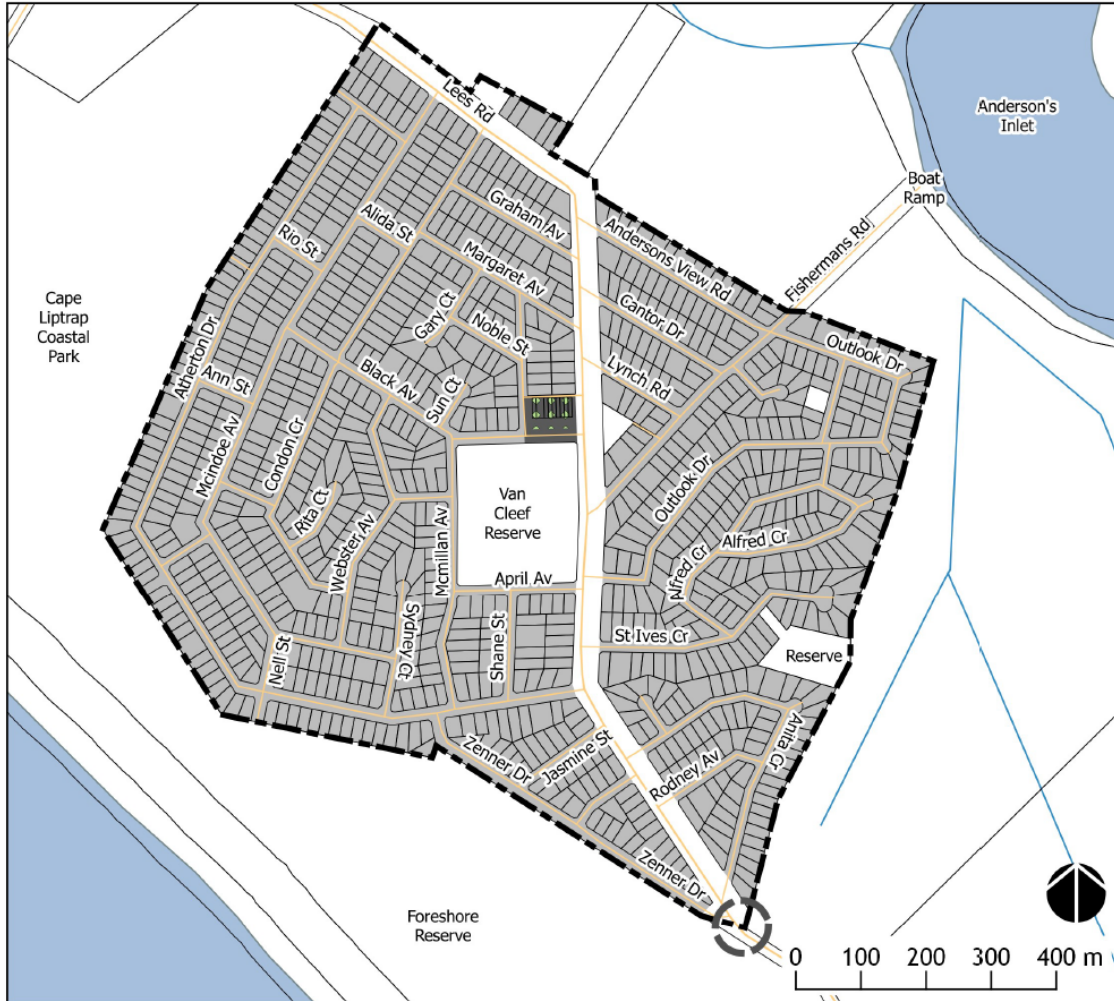


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	Settlement Boundary	Proposed Changes:	Existing:
	Caravan Park		
	Waterways		
			

1. Venus Bay is an area of known significant Aboriginal Cultural Heritage. New Development must have close regard to known and potential Aboriginal Cultural Heritage.
2. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

Venus Bay Estate 2 Framework Plan



Legend



1. Venus Bay is an area of known significant Aboriginal Cultural Heritage. New Development must have close regard to known and potential Aboriginal Cultural Heritage.
2. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

21.17-18 Overview – Walkerville

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Walkerville is a Coastal Village comprising three subdivisions adjoining and surrounded by the Cape Liptrap Coastal Park. The Promontory View Estate is elevated high above the beach on the Fish Creek-Walkerville Road and has a mix of holiday and permanent residents. Walkerville North is accessed from Walkerville Road and contains the caravan park, limited community facilities and three clusters of holiday house subdivisions close to the beach. Walkerville South which consists of two holiday house clusters, can only be reached by the Walkerville South Road. Absence of reticulated water and/or sewer are a development restriction.

21.17-19 Objectives – Walkerville

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Proposed
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- Ensure that any proposed use and development of land in Walkerville is generally in accordance with the *Walkerville - Promontory View Estate Framework Plan*, the *Walkerville North Framework Plan* and the *Walkerville South Framework Plan* (as appropriate) at clause 21.17-21.

21.17-20 Strategies – Walkerville

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Proposed
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- Settlement strategies:
 - Provide an attractive and safe residential environment at Walkerville - Promontory View Estate, Walkerville North and Walkerville South.
 - Maintain Walkerville - Promontory View Estate, Walkerville North and Walkerville South as principally unserviced holiday destinations.
- Economic strategies:
 - Discourage any further commercial development in the Walkerville - Promontory Views Estate area, Walkerville North and Walkerville South apart from non-retail commercial facilities which are aimed at the tourist market and which could be readily confined to a house or residential property.
- Environmental strategies:
 - Protect the environmental values of Cape Liptrap Coastal Park, the beaches, and flora and fauna in and around the Walkerville settlements.
- Landscape and built form strategies:
 - Control the design and siting of development in Walkerville – Promontory View Estate, Walkerville North and Walkerville South by:
 - minimising visual intrusion of development into public use areas on the beach;
 - maintaining continuous indigenous vegetation canopy; and
 - reducing distant visibility through the use of darker colours / non-reflective materials.
 - Maintain the low key holiday character of the Coastal Village and preserve the different styles of each estate.
 - Maintain the rural, vegetated buffer between the subdivisions that comprise Walkerville Coastal Village.

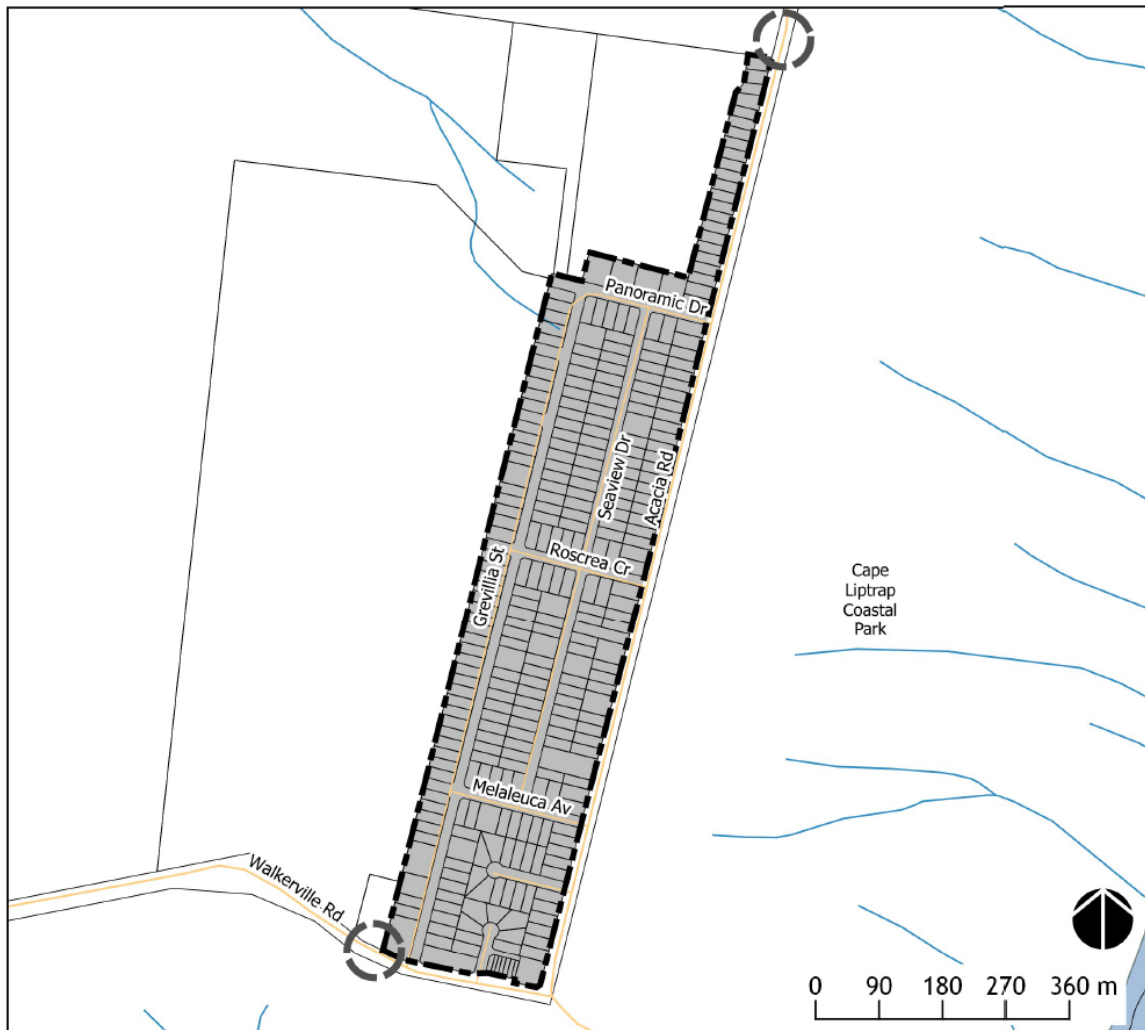
21.17-21 Implementation – Walkerville

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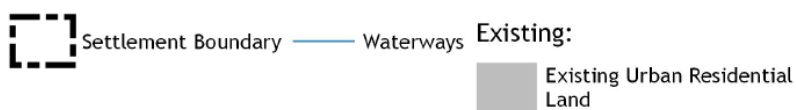
Strategies relating to Walkerville will be implemented by:

- Ensuring that any proposed use and development of land in Walkerville is generally in accordance with the *Walkerville – Promontory Views Estate Framework Plan*, the *Walkerville North Framework Plan* and the *Walkerville South Framework Plan* at Clause 21.17-21, as appropriate.

Walkerville Framework Plan

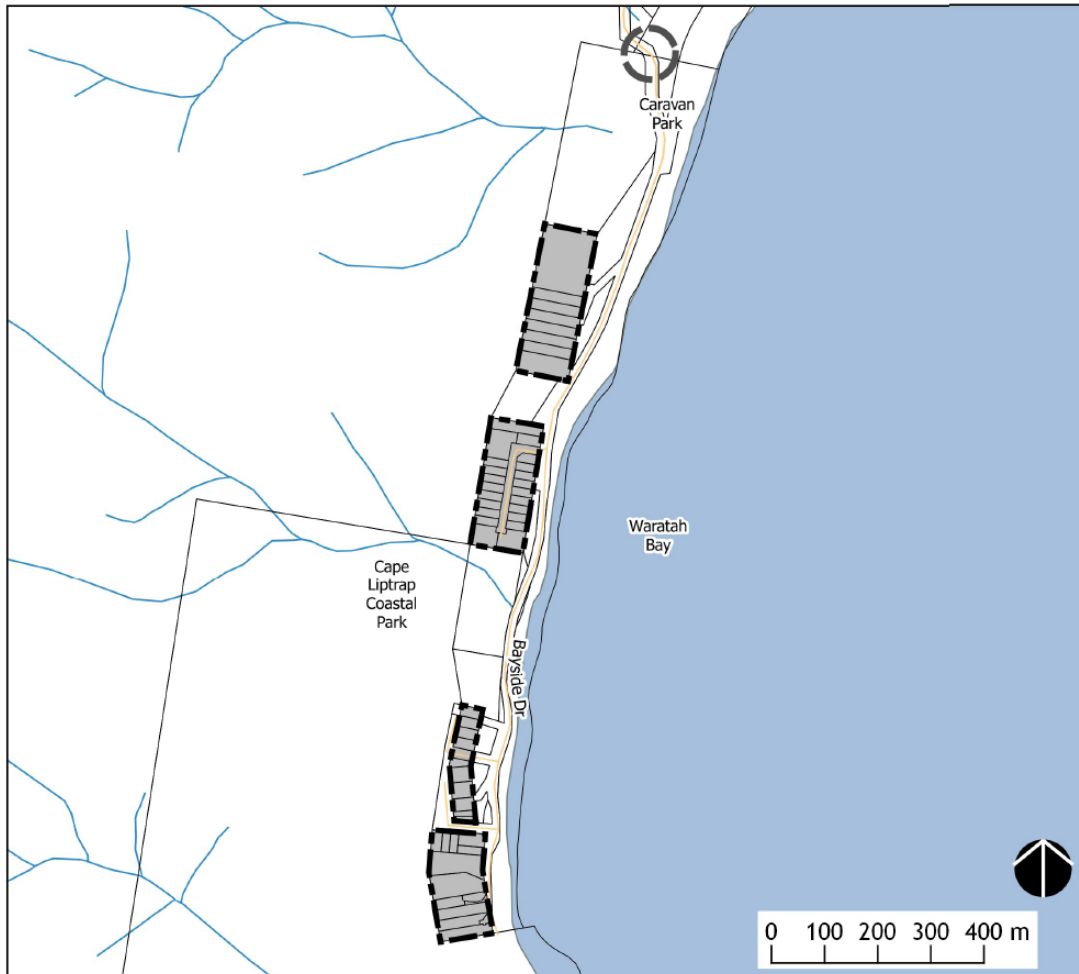


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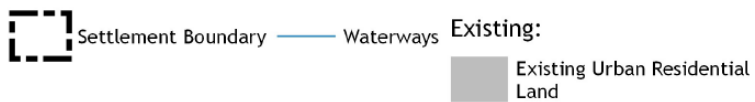


1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

Walkerville North Framework Plan

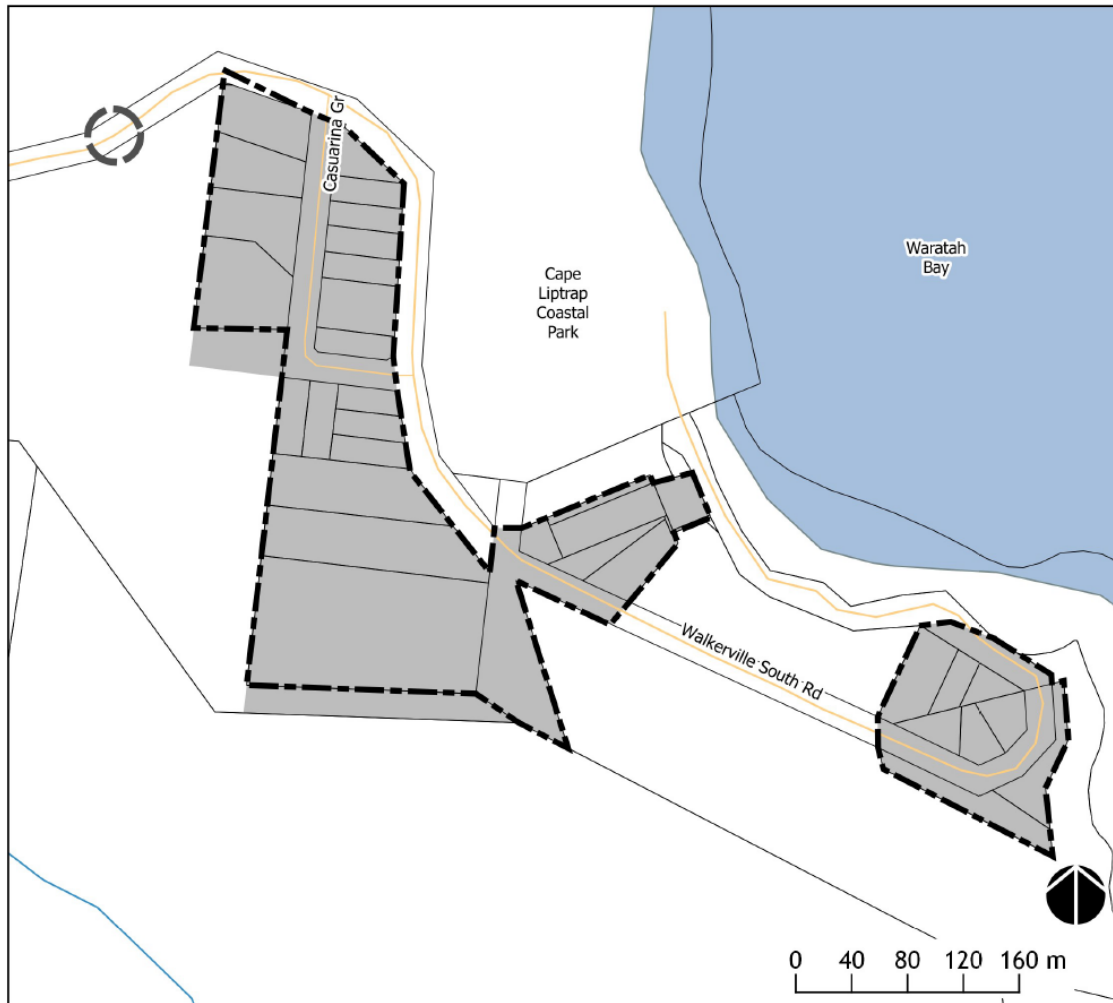


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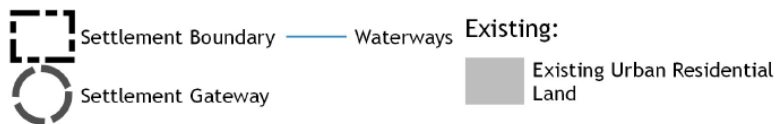


1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

Walkerville South Framework Plan



Legend



1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

21.17-22 Overview – Waratah Bay

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Proposed
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There is an opportunity to capitalise on the unique views and nature based recreation opportunities in and around Waratah Bay. Views of Waratah Bay, Wilson's Promontory and Cape Liptrap Coastal Park are key features of the area. Flora and fauna, cultural and landscape values and nature-based recreation will be promoted and supported. Future population growth will be promoted within the existing zoned land and in the growth areas defined on the *Waratah Bay Framework Plan* when required. It will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities.

21.17-23 Objectives – Waratah Bay

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- Ensure that any proposed use and development of land in Waratah Bay is generally in accordance with the *Waratah Bay Framework Plan* at clause 21.17-25.

21.17-24 Strategies – Waratah Bay

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Proposed
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- Settlement strategies:
 - Provide an attractive and safe residential environment at Waratah Bay.
 - Maintain current housing density.
 - Ensure that any expansion into the long term development areas identified on the *Waratah Bay Framework Plan* does not occur until the following Development Prerequisites have been met:
 - a significant proportion of vacant lots within the Township Zone and Low Density Residential Zone has been developed;
 - reticulated water and sewerage is made available;
 - further investigation is undertaken to confirm the extent of potential problems associated with flooding;
 - further investigation is undertaken to confirm the location of sites of recognised cultural heritage significance;
 - further investigation is undertaken to confirm the location of sites of recognised environmental significance; and
 - plans are included to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape.
- Environmental strategies:
 - Protect the environmental values of Cape Liptrap Coastal Park, the beaches and flora and fauna in and around Waratah Bay.
 - Promote Waratah Bay as the gateway to Cape Liptrap Coastal Park and as a tourist destination for nature-based recreation.
 - Promote environmentally sustainable principles within the Coastal Village.
 - Develop a network of habitat corridors and vegetation linkages throughout the Coastal Village.
- Economic strategies:
 - Maintain the low level of commercial development within the Coastal Village.
- Landscape and built form strategies:
 - Maintain areas of indigenous and native vegetation in new development.
 - Protect the identified landscape values of the area including the views across Waratah Bay, Wilson's Promontory and Cape Liptrap Coastal Park by:
 - maintaining the rural buffer between Waratah Bay and Sandy Point; and
 - maintaining the low-key, unobtrusive coastal character of the hamlet.

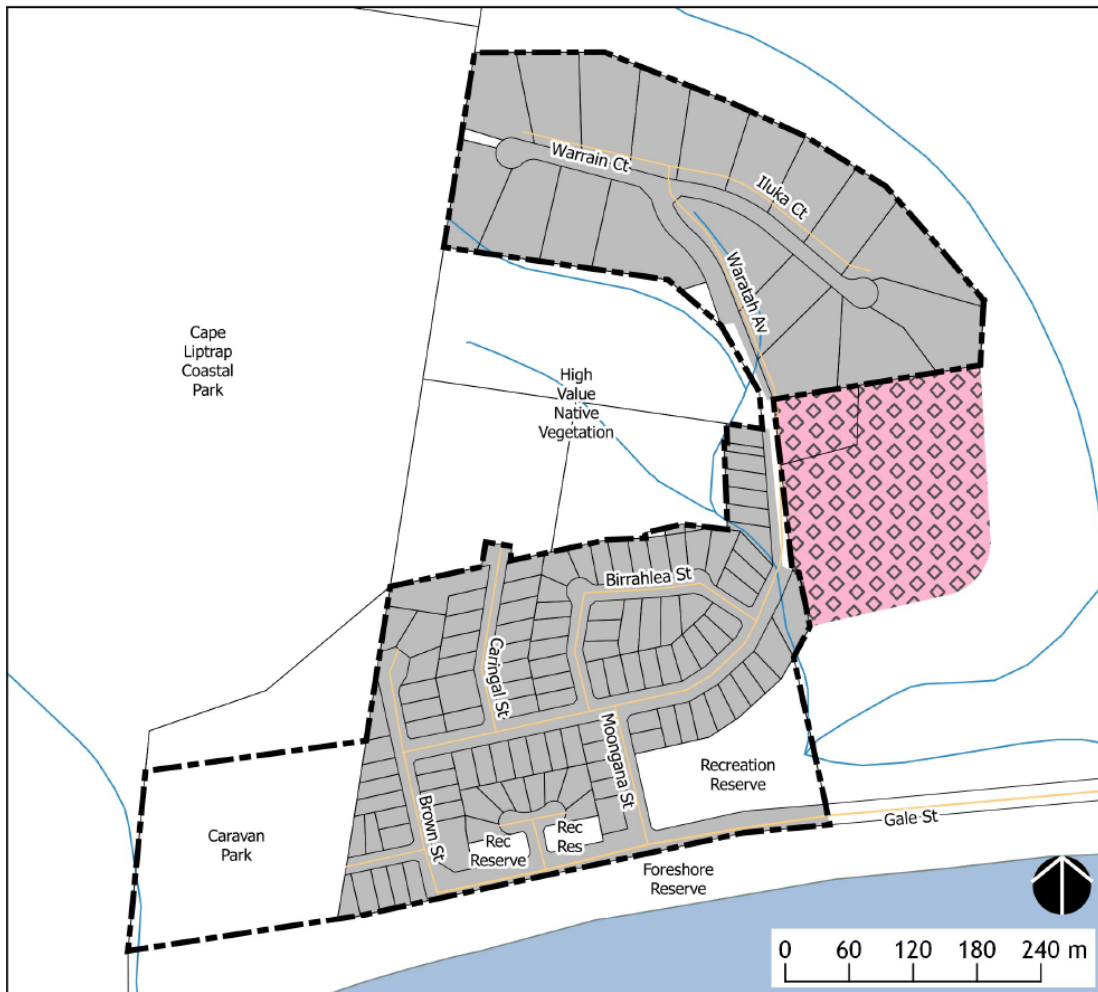
21.17-25 Implementation – Waratah Bay

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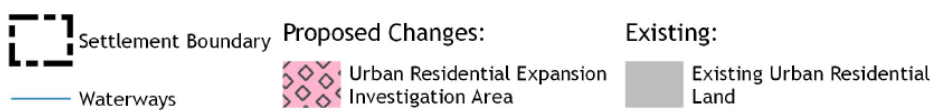
Strategies relating to Waratah Bay will be implemented by:

- Ensuring that any proposed use and development of land in Waratah Bay is generally in accordance with the *Waratah Bay Framework Plan* at Clause 21.17-25.

Waratah Bay Framework Plan



Legend



1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

21.17-26 Overview – Yanakie

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The character of Yanakie is low key, which combined with its location in an area of environmental and landscape significance, gives it a charming attractiveness.

21.17-27 Objectives – Yanakie

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Proposed
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- Promote the use and development of land generally in accordance with the *Yanakie Framework Plan* at clause 21.17-29.

21.17-28 Strategies – Yanakie

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Proposed
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- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Yanakie.
- Economic strategies:
 - Identify the Town Centre on the Meeniyan-Promontory Road as the preferred focus for commercial business, and community and tourist services and facilities.
 - Encourage self-contained tourist development at Yanakie.
 - Encourage identification of niche business sectors that can be used to exploit the tourist market.

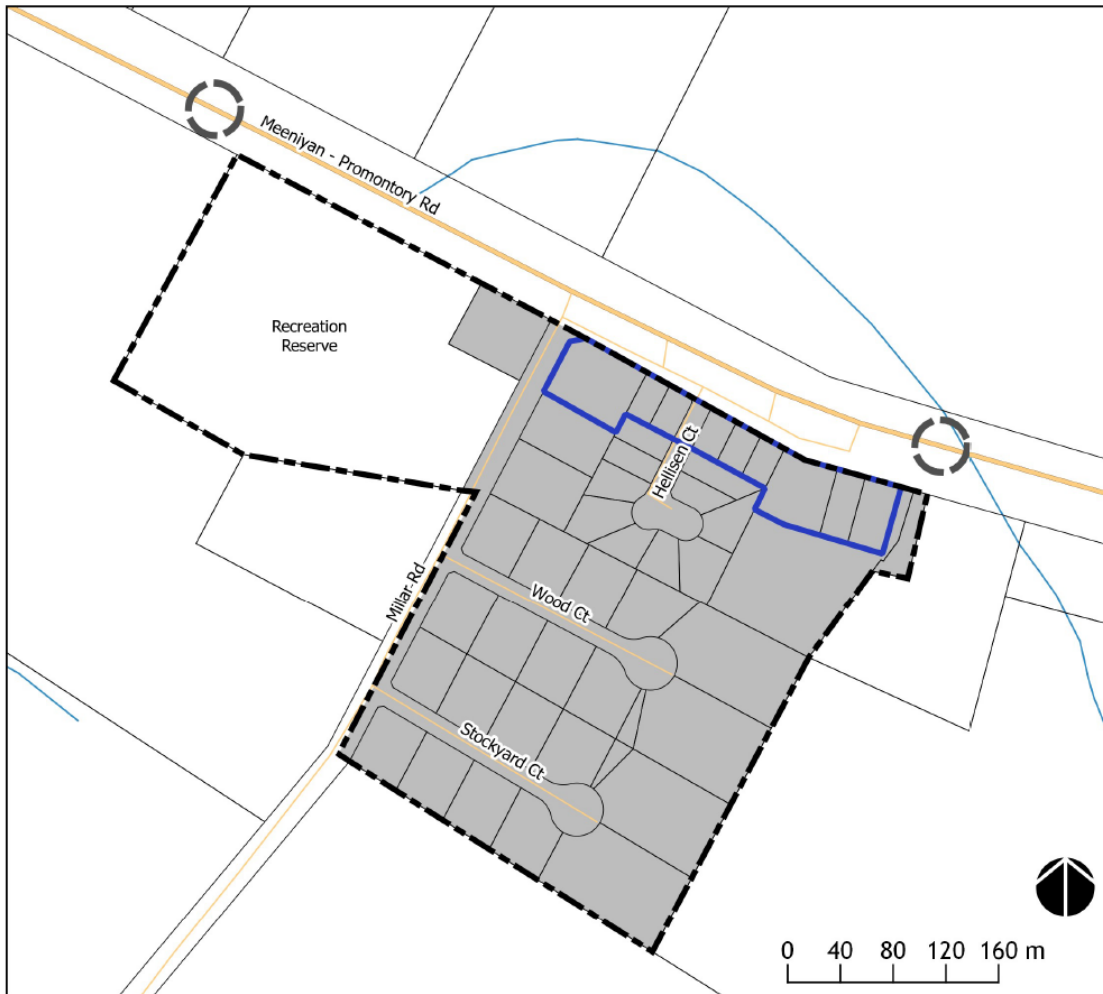
21.17-29 Implementation – Yanakie

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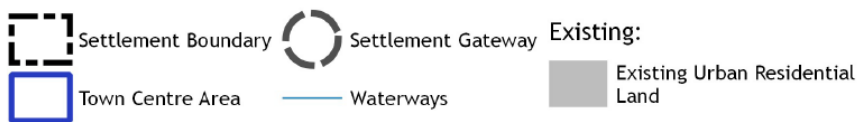
Strategies relating to Yanakie will be implemented by:

- Ensuring that any proposed use and development of land in Yanakie is generally in accordance with the *Yanakie Framework Plan* at Clause 21.17-29.

Yanakie Framework Plan



Legend



1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.