

21.02 SETTLEMENT

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21.02-1 Growth of towns

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Settlements in the Shire are highly dispersed, with Leongatha, Korumburra, Mirboo North and Foster containing the majority of the permanent population. Most housing growth is occurring in settlements near the South Gippsland Highway, with growth predominately occurring in Leongatha, Korumburra and Nyora. This is based on access to local employment and employment in metropolitan Melbourne, Wonthaggi and the Latrobe Valley combined with the relatively low property prices and the high amenity value of the settlements. Demand for holiday house growth is also expected to continue, mainly in the west of the Shire and in coastal settlements.

South Gippsland Shire has a role in contributing additional housing to accommodate expected population growth in the Gippsland Region. However growth will need to be carefully managed to ensure that where it occurs, it is sustainable and sympathetic to:

- The Settlement Framework hierarchy;
- The existing character of the Shire’s settlements;
- The availability and capacity of infrastructure, commercial, community and transport services;
- Significant environmental features;
- Significant landscapes;
- Continuation of commercial agriculture in rural areas; and
- Provision of a diverse housing mix to suit a range of needs.

21.02-2 Settlements – roles and functions

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Role and Function	Settlement
<p>Principal Centre Dominant residential, commercial and retail node within the Shire supporting a large and diverse population housed in a variety of dwelling types. Provides access to all levels of education, health, recreation and cultural opportunities and is connected to essential utility services and public transport. Possesses a strong relationship with surrounding settlements of all types.</p>	Leongatha
<p>Large District Centre The secondary residential, commercial and retail node within the Shire. Provides access to a range of education, health and recreation opportunities and is connected to essential utility services and public transport.</p>	Korumburra
<p>District Town A key retail and service centre for a rural hinterland containing a localised range of retail, education, health and recreation opportunities. There may be some diversity of housing forms.</p>	Foster Mirboo North

<p>Small town A centre with limited range of essential health and education services for a rural hinterland and containing a small retail centre. Usually have a strong relationship with larger settlements nearby. Most are connected to both sewer and water.</p>	<p>Fish Creek Loch Meeniyah Nyora Poowong Toora</p>
<p>Village Support small populations and provide a focal point for the surrounding rural community. Access to services such as education and retail are limited. Connections to water and sewer vary.</p>	<p>Koonwarra Welshpool</p>
<p>Coastal village Small permanent populations with tourist functions and seasonal population influxes related to the settlements' coastal settings. Access to public transport and community services is limited. Retail services are linked to tourism needs. Strong links to nearby towns for access to higher order and essential services. Connections to water and sewer vary.</p>	<p>Port Welshpool Sandy Point Tarwin Lower Venus Bay Walkerville Waratah Bay Yanakie</p>
<p>Hamlet Contain a small cluster of houses, generally within the Township Zone. Very limited services and facilities available.</p>	<p>Bena Buffalo Dumbalk Jumbunna Kongwak Mirboo Port Franklin Ruby Stony Creek</p>
<p>Locality A cluster of houses located on smaller than average rural-sized allotments commonly within non-urban zones. Reticulated water and/or sewer generally not available. Usually no other services located within the settlement.</p>	<p>Agnes Arawata Darlimurla Hedley Kardella Nerrena Strzelecki Others: Boolarong, Boolarra South, Delburn, Mt Best, Outtrim, Wonyip</p>

Objectives and strategies

Objective 1

To direct housing and growth in accordance with the South Gippsland settlement hierarchy at 21.02-2.

Strategies

- 1.1 Promote the residential use and development of land in accordance with the settlement frameworks and structure plans at Clauses 21.12 to 21.19.
- 1.2 Encourage infill development within settlement boundaries identified in the settlement framework plans and structure plans.
- 1.3 Encourage consolidated residential development adjacent to central activity districts of settlements to achieve a more efficient use of urban infrastructure, community facilities and transport services.
- 1.4 Support residential development in areas serviced by reticulated water and sewer.
- 1.5 Retain undeveloped breaks between towns by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes.
- 1.6 Ensure residential development in small towns is sustainable and sympathetic to the existing character of these areas.

Objective 2

To minimise the adverse environmental effects and risks, impacts on agricultural and landscape values and community servicing inefficiencies resulting from residential and rural residential development in old and inappropriate subdivisions.

Strategies

- 2.1 Identify old and inappropriate subdivisions in rural areas and small rural settlements which are inappropriate for development with a dwelling on each lot.
- 2.2 Maintain a program to restructure old and inappropriate subdivisions to:
 - Create a more sustainable density of development;
 - Limit new dwellings on vacant lots;
 - Identify lots not suitable for accommodation development;
 - Identify land where further restructure investigation is required; and
 - Advise affected landowners on achieving restructuring of their lots.
- 2.3 Discourage the development of dwellings on small lots in old Crown township areas except where such land is zoned Township Zone or Rural Living Zone or is in accordance with the relevant Restructure Plan in the Schedule to clause 45.05 and the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.

Implementation

The strategies relating to the growth of towns will be implemented by:

Policy guidelines

- Applying the Settlement Framework Plans at Clauses 21.12 to 21.19;
- Guiding development and allocating sufficient land in these towns to accommodate future residential development; and
- Applying Restructure Plans through the Schedule to Clause 45.05 and the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.

Application of zones and overlays

- Applying the General Residential Zone to the existing serviced residential areas and small additional areas to ensure that there is sufficient residential land (i.e. at least a fifteen year supply), particularly around the larger towns in accordance with the settlement framework plans and structure plans;
- Applying the Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited;
- Applying the Low Density Residential Zone and Rural Living Zone to the existing and serviced low density residential and rural living areas to consolidate development and limit urban growth into rural areas;
- Applying the Mixed Use Zone to areas on the periphery of the commercial centres of Leongatha and Korumburra to encourage residential opportunities close to town centres; and
- Applying the Restructure Overlay to identify land in old and inappropriate subdivisions.