

21.15 SMALL TOWNS - FISH CREEK, LOCH, MEENIYAN, NYORA, POOWONG AND TOORA

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21.15-1 Overview – Small Towns

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The small towns provide limited services to their rural hinterlands and rely on nearby larger towns to provide higher level services. They are desirable lifestyle locations with unique character set in picturesque locations. Except for Poowong the small towns are located on the former railway line. All of the small towns have reticulated water supply and with the exception of Fish Creek, all have reticulated sewerage.

21.15-2 Overview – Fish Creek

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Fish Creek is a vibrant and attractive small town with a distinctively artistic and heritage character. The absence of reticulated sewerage means Fish Creek has limited potential for urban expansion. Some parts of the town are also subject to inundation. The former settlement of Hoddle (east of Fish Creek) requires lot restructuring.

21.15-3 Objectives – Fish Creek

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- Ensure that the use and development of land is generally in accordance with the requirements of the *Fish Creek Framework Plan* at Clause 21.15-5.

21.15-4 Strategies – Fish Creek

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- Settlement strategies:
 - Provide an attractive and safe residential environment and strengthen the economic future of Fish Creek.
 - Promote a range of residential options that respects Fish Creek's character and landscape values.
 - Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs responding to the topographic, landscape and environmental constraints of the land.
 - Where waste water treatment allows, promote medium density residential development near the commercial hub to support retirement living and smaller household opportunities.
 - Encourage infill development in the residential zoned land adjoining the Town Centre in a coordinated and integrated manner.
 - Discourage low density and rural residential development close to the town, unless the land has constraints that make it inappropriate for higher density development.
 - Discourage development in areas susceptible to water logging or inundation.
 - Allow for rural dwellings in the Hoddle subdivision (also known as Koonork) east of Fish Creek in the vicinity of Lowrys Road Hoddle where the lot has been consolidated to comply with the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Economic strategies:
 - Consolidate and develop the Town Centre on Falls Road, Old Waratah Road and Foster Road as the preferred focus for commercial business, community and tourist services and facilities to residents and the smaller surrounding settlements.
 - Encourage the development of music, arts, culture and food services.
 - Encourage the development of small scale tourism services and accommodation that complement the natural environment, agricultural and landscape values of the

region and take advantage of proximity to tourist routes and the Great Southern Rail Trail.

- Landscape and built form strategies:
 - Ensure that new growth, infill and redevelopment is responsive and respectful of the site and Fish Creek’s rural character, picturesque location and unique identity.
 - Conserve and enhance heritage places in Fish Creek in recognition of their contribution to the overall character and image of the town.
 - Promote ecologically sustainable and sympathetically designed and located development that complements the environmental and landscape values of the surrounding area.
 - Improve the visual amenity of the western entrance to Fish Creek
 - Preserve the rural landscape of the area at Hoddle east of Fish Creek through lot restructuring in accordance with the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Infrastructure strategies:
 - Improve community services and facilities in Fish Creek.
 - Ensure that new growth and development occurs in coordination with the provision of development infrastructure and that development contributes to provision of community services and facilities.
 - Support development of an off-site wastewater management system for the town
 - Provide public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the rail trail.

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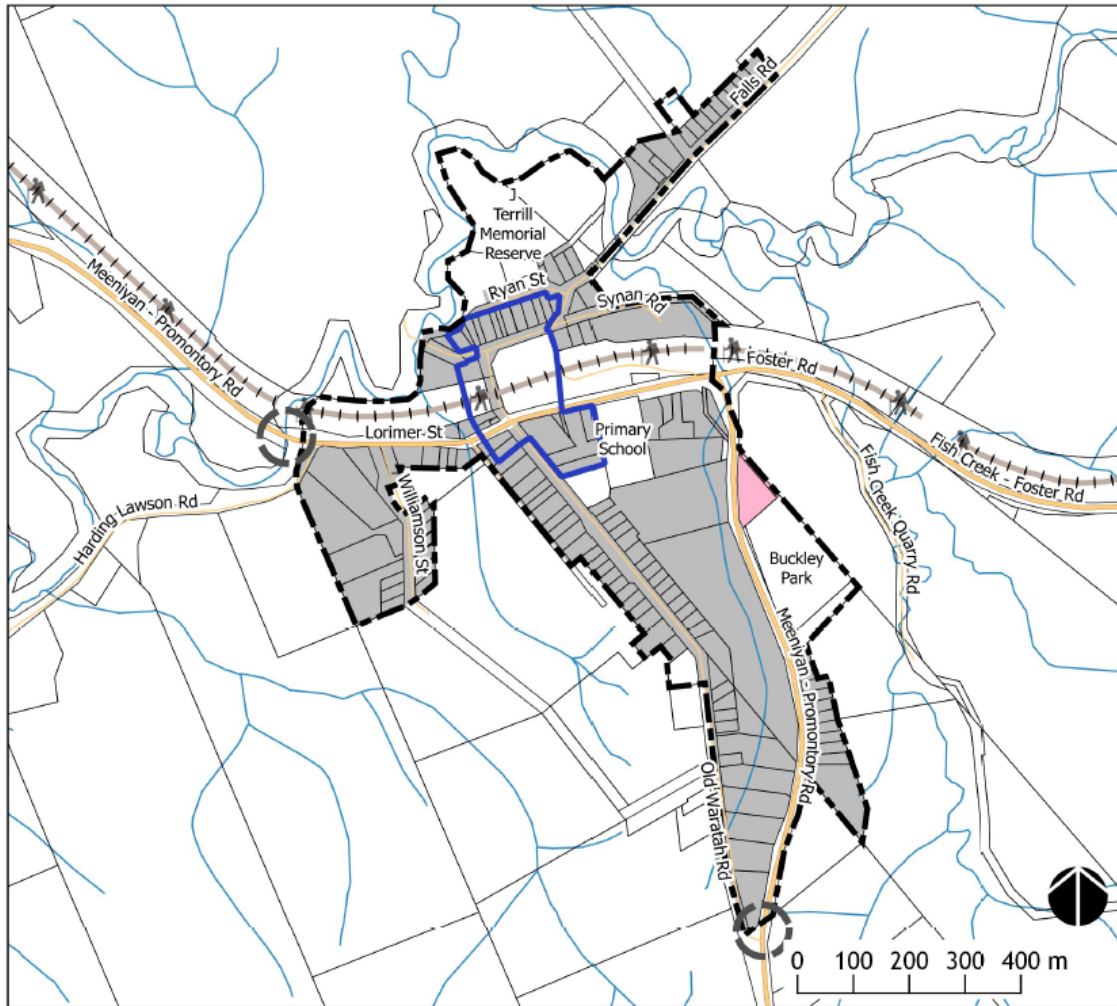
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Implementation – Fish Creek

Strategies relating to Fish Creek will be implemented by:

- Ensuring that any proposed use and development of land in Fish Creek is generally in accordance with the Fish Creek Framework Plan at Clause 21.15-5.

Fish Creek 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.

21.15-6 Overview – Loch

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Nestled among rolling hills and rich agricultural land, Loch town has a moderate growth opportunity which should be supported, provided the essential compact ‘village’ character can be maintained. The heritage character and design of the built form provides a critical component to the overall image and identity of the town, and underpins both its tourism role and village atmosphere.

21.15-7 Objectives – Loch

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- Ensure that the use and development of land is generally in accordance with the requirements of the *Loch Framework Plan* at clause 21.15-9.
- Develop Loch as a small thriving rural town with a distinctive garden village character.

21.15-8 Strategies – Loch

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- Settlement strategies:
 - Ensure that any subdivision in the Residential Expansion, Potential Residential Development and Low Density Residential Development areas identified in the Loch Framework Plan does not occur until:
 - Reticulated sewerage can be provided to the land; and
 - A Design and Development Overlay, or similar control, has been prepared to promote new development that is complementary to the existing built form and vegetated character of the town.
- Economic strategies:
 - Consolidate and develop the Town Centre as the preferred focus for all business, community and tourist services and facilities.
 - Encourage tourist services and facilities in the town.
- Landscape and built form strategies:
 - Retain the existing heritage character, design and built form of the buildings along Victoria Street and Smith Street (north of Victoria Street), in recognition of their contribution to the overall image of Loch.
 - Conserve and enhance heritage places in the town in recognition of their contribution to the overall character of Loch.
 - Promote the distinctive garden village character in Loch.
 - Ensure that new growth, infill and redevelopment maintains the town’s rural town character.
- Infrastructure strategies:
 - Improve community services and facilities in the town.
 - Ensure that new growth and development occurs in coordination with the provision of development infrastructure.
 - Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided/funded when land is rezoned for residential development.
 - Require new developments to connect to the reticulated sewerage system.
 - Create an integrated network of shared pedestrian and bicycle paths linking features and facilities in and around the town.

21.15-9

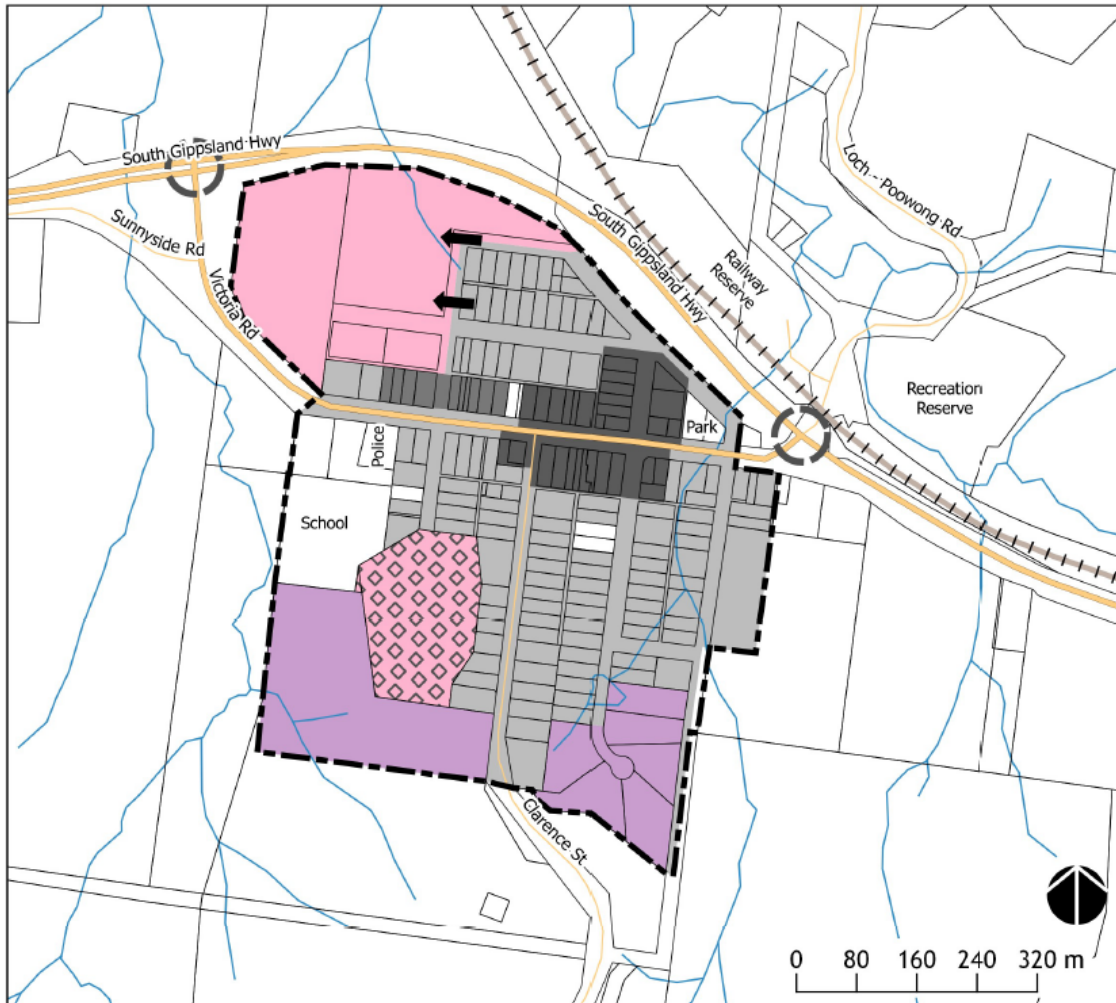
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Implementation – Loch

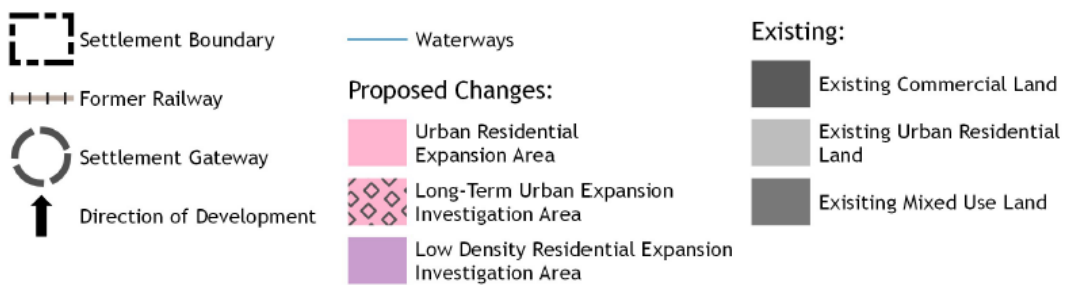
Strategies relating to Loch will be implemented by:

- Ensuring that any proposed use and development of land in Loch is generally in accordance with the *Loch Framework Plan* at Clause 21.15-9.
- Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land and/or to develop land:
 - A detailed Development Plan that includes but is not limited to:
 - The scenario of a logical development unit that is bounded by main roads, natural features or the boundaries of the Development Plan Overlay map area, including consideration of linkages with and impacts on the broader area surrounding the development;
 - A site analysis and design response for the integrated development of the entire land parcel having regard to the land's environmental constraints (particularly areas of steep slopes and waterways) and which demonstrates how new development will complement adjoining and surrounding development;
 - Building / subdivision plans that display the proposed outcomes on the land;
 - An assessment of traffic generated by the proposed building/subdivision; and
 - A detailed Development Infrastructure Plan (in accordance with Council's *Infrastructure Design Manual (version 3.0 September 2010) (as amended)* that will form the basis for a developer contributions scheme to be implemented through a Development Contributions Plan Overlay or section 173.
- Agreements instigated when land is rezoned or developed to address, but not be limited to:
 - The full development scenario, including consideration to linkages with and impacts on, the broader area surrounding the development;
 - The provision of shared pathways, open space drainage and community infrastructure; and
 - The timing, staging and trigger points for infrastructure provision.

Loch Framework Plan



Legend



1. Loch and its surrounding district are habitat of the Federally protected Giant Gippsland Earthworm.
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.

21.15-10 Overview – Meeniyan

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Meeniyan is a small rural town that provides retail, community and trades services to its residents and the smaller settlements in the surrounding district. Located at an important junction on the main route to Wilsons Promontory, Meeniyan's tourism role as 'Gateway to the Prom' is boosted by its arts, culture and food attractions. Two old Crown subdivisions located nearby at Meeniyan West and Tarwin require lot restructuring.

21.15-11 Objectives – Meeniyan

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- Ensure that the use and development of land is generally in accordance with the requirements of the *Meeniyan Framework Plan* at clause 21.15-13.
- To retain Meeniyan as a small rural town that offers a quality lifestyle for its residents.

21.15-12 Strategies – Meeniyan

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- Settlement strategies: Promote a range of residential options that respects the small town character and landscape values of Meeniyan.
 - Promote medium density residential development near the commercial centre to support retirement living and smaller household opportunities.
 - Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs responding to the topographic, landscape and environmental constraints of the land.
 - Allow for rural dwellings on small Crown lots at Meeniyan West and at Tarwin where the lot has been consolidated to comply with the McIlwaine Street and Dowds Road Restructure Plans (as relevant) in the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Economic strategies:
 - Retain Meeniyan as a provider of retail, community and trades services to its residents and the smaller surrounding settlements in the region.
 - Consolidate commercial development in the Town Centre precinct, from the intersection of Whitelaw Street and Geale Street to the intersection of Whitelaw Street and Ross Street.
 - Support the development of service industrial uses on the Meeniyan - Nerrena Road to the north of the township and in appropriately zoned locations on the South Gippsland Highway.
 - Encourage the development of tourist accommodation in Meeniyan.
 - Encourage the development of music, arts, culture and food services in Meeniyan.
- Landscape and built form objectives:
 - Promote housing diversity to support a range of household types and retirement living opportunities.
 - Promote site responsive development that respects the small town character and landscape values of Meeniyan.
 - Preserve the rural landscape of the area around Meeniyan by consolidating land parcels in accordance with the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Infrastructure objectives:
 - Require new developments to connect to the reticulated sewerage system.
 - Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.

- Retain and provide where necessary public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the Great Southern Rail Trail.

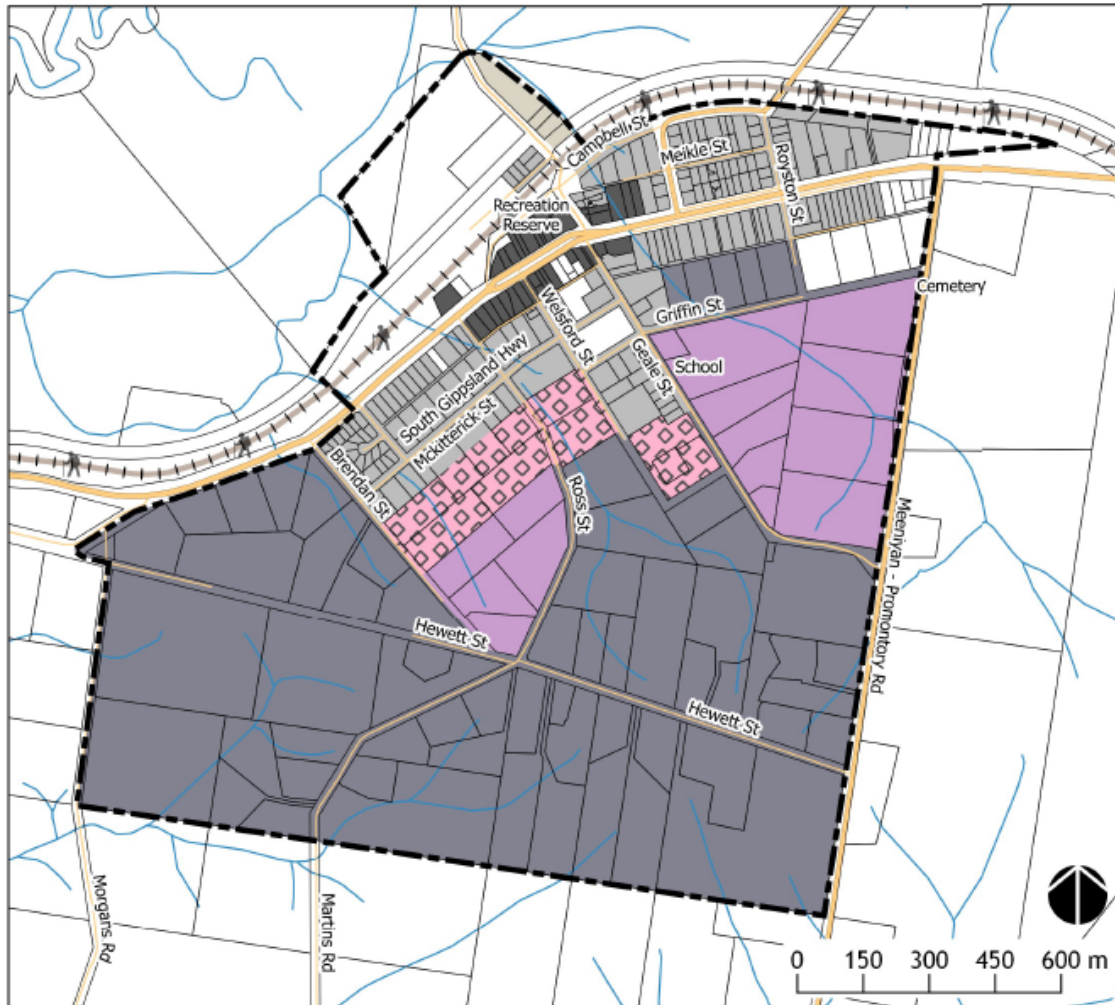
21.15-13 Implementation – Meeniyan

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






Strategies relating to Meeniyan will be implemented by:

- Ensuring that any proposed use and development of land in Meeniyan is generally in accordance with the *Meeniyan Framework Plan* at Clause 21.15-13.

Meeniyan Framework Plan



Legend

	Settlement Boundary	Proposed Changes:	Existing:
	Rail Trail		 Existing Commercial Land
	Waterways		 Existing Industrial Land
			 Existing Urban Residential Land
			 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.

21.15-14 Overview – Nyora

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Nyora is a small rural township that is the closest South Gippsland Shire town to metropolitan Melbourne. Nyora is seen as a desirable lifestyle location due to its rural character and proximity to major urban centres. It is experiencing strengthening levels of population growth. Planning for the town and new residential areas needs to accommodate new infrastructure and commercial and community services that support the community's social and employment needs whilst respecting the town's rural character.

21.15-15 Objectives – Nyora

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- Ensure that any proposed use and development of land is generally in accordance with the *Nyora Framework Plan* at clause 21.15-17.
- Ensure that residential growth and land release is staged so that the provision of essential physical, retail and community infrastructure keeps pace with development and strengthens the town's role in providing services.
- The Nyora Town Centre's desired future Character Statement is as follows:
 - The Nyora Town Centre area will be a pedestrian-orientated urban centre with retail, commercial and community activities that support a growing population. These activities will replace residential uses over time;
 - Buildings will have minimal or no front setbacks in order to reinforce this area as the commercial centre and distinguish it from the surrounding residential areas. Built form will provide a sense of human scale and appear low rise. Pedestrian access and amenity will be facilitated by the development of footpaths, shared paths, continuous weather protection, active frontages and articulated facades along pedestrian connections. Development will provide for physical and visual linkages to and from the surrounding residential areas and the railway reserve. It will be softened by landscaping (e.g. views of tree tops behind buildings, planting in small front setbacks);
 - Any fences will be restricted in height and open-style to provide for views beyond fencing, specifically for passive surveillance. Building materials will reference country styles (e.g. through the use of timber, masonry, corrugated iron);
 - Development along Mitchell Street will be built to the front boundaries with weather protection. Buildings will be closely spaced with narrow frontages. This will reinforce Mitchell Street's role as the "main street". It will also improve the experience for pedestrians by ensuring that there are no long stretches of building frontages; and
 - Advertising signage will be modest in size, scale and boldness (colour and lighting). Its visual impact will be proportional to the individual business premises (building size, business type, and floor area). Signage will be designed to integrate with the building. It will generally be placed on building frontages and verandahs, avoiding protrusions above verandahs, roof lines or parapets. Directional signage will only be acceptable for a future supermarket. Brightly illuminated signs, Major promotion signs, Reflective signs, Panel signs, High-wall signs and Sky signs will not be seen.

21.15-16 Strategies – Nyora

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- Settlement strategies:
 - Ensure that any subdivision in the Future Residential Areas or Long Term Residential Areas identified in the *Nyora Framework Plan* does not occur until:
 - Reticulated sewerage can be provided to the land;
 - There is an identified need for additional residential land within the township;

- A comprehensive assessment, feasibility study and costing has been done of required development infrastructure (roads, drainage, etc.) and community infrastructure;
 - A Development Contributions Plan Overlay (or similar infrastructure cost recovery method) based on the above infrastructure studies, has been applied to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new urban residential development; and
 - A Development Plan Overlay has been prepared which provides for the integrated development of the entire land having regard to environmental and landscape constraints and opportunities and the town's existing and preferred rural township character.
- Encourage infill development in the residential zoned land adjoining the Town Centre in a coordinated and integrated manner.
 - Promote medium density residential development near the Town Centre to support retirement living and household downsizing.
 - Discourage low density and rural residential development close to the township, unless the land has constraints that make it inappropriate for higher density development.
 - Discourage development in areas susceptible to water logging.
- Economic strategies:
 - Encourage new light industrial activities to locate within the designated industrial area in Watts Road.
 - Improve the retail offer of the Town Centre.
 - Consolidate and develop the Town Centre in the vicinity of Mitchell and Davis Streets as the focus for all business, community and tourist services and facilities.
 - Strongly discourage residential land use and development, including subdivision, on commercial land apart from minor alterations to existing residential development that do not compromise commercial development in the Town Centre.
 - Provide for the expansion of the retail, commercial and community activities in the Town Centre that support a growing population and encourage activity at the ground level of buildings.
 - Ensure subdivision proposals in the Town Centre are only approved in conjunction with an approved planning permit for building development on the land.
 - Strongly discourage retail development outside of the Town Centre.
 - Promote the use and development of a supermarket at land in the Town Centre, preferably at the location shown on the Nyora Framework Plan, to service Nyora and surrounding area as the population grows.
 - Landscape and built form strategies:
 - Promote residential development that complements the small rural township character of the area.
 - Protect the natural environmental qualities and landscape values of the Future Residential Areas and the Long Term Residential Areas identified in the Nyora Framework Plan.
 - Ensure vegetation continues as the dominant landscape feature.

- Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs that respond to the topographic, landscape and environmental constraints of the land.
- Infrastructure strategies:
 - Ensure development contributes to provision of community services and facilities.
 - Create an integrated network of pedestrian and bicycle paths linking features and facilities in and around the township in accordance with the directions of Council's Paths and Trails Strategy 2010 (or as amended) and Melbourne Water's *Shared Pathway Guidelines* (January 2009) as amended.
 - Where residential development intensification is to occur in established areas (particularly land bounded by Hewson St, Davis St, Walters Rd and Lang Lang-Poowong Road), promote development that integrates roads, pathways and utility infrastructure with adjoining areas.

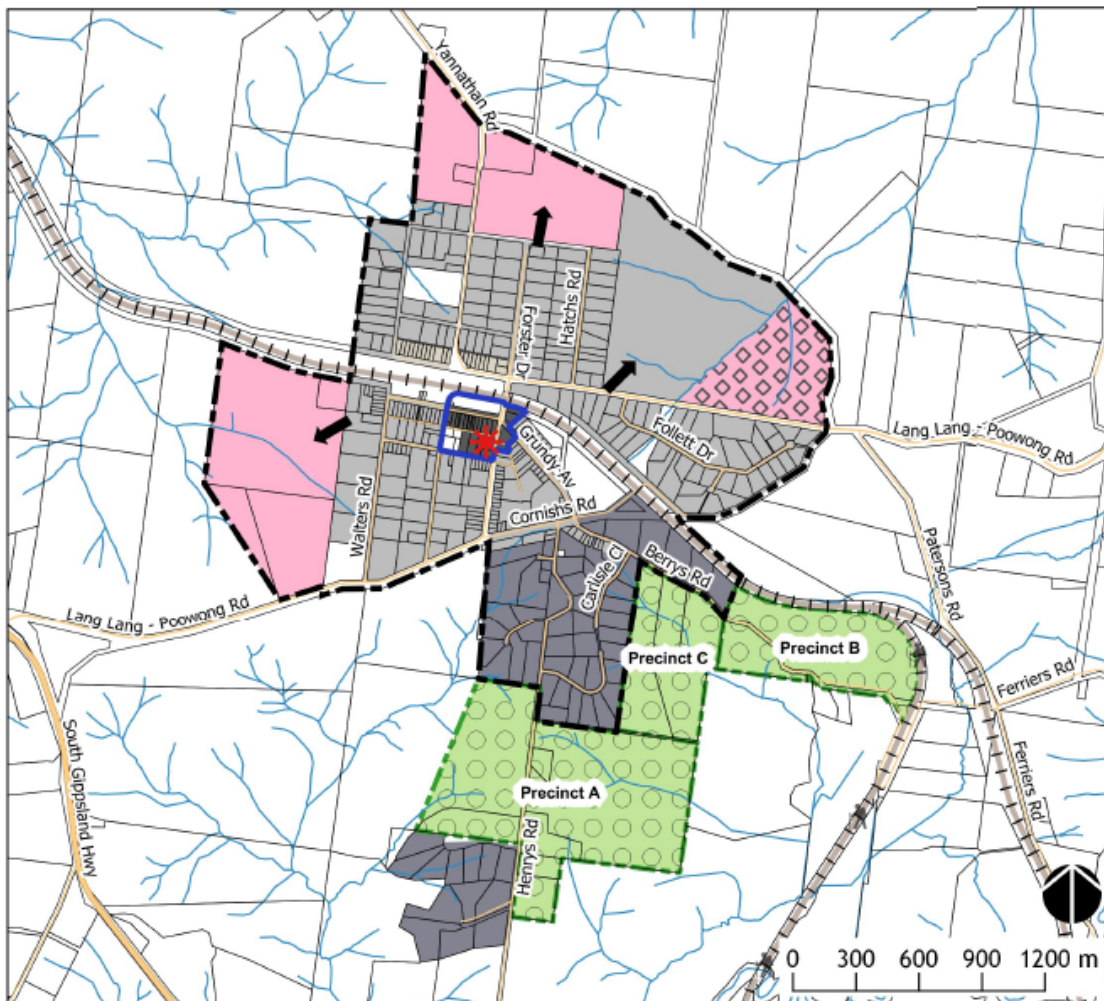
21.15-17 Implementation – Nyora

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
Strategies relating to the Nyora will be implemented by:

- Ensuring that any proposed use and development of land in Nyora is generally in accordance with the *Nyora Framework Plan* at Clause 21.15-17.
- Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land and/or to develop land in the Future Residential Areas:
 - Identified need for the additional residential land within the township.
 - A Development Contributions Plan Overlay (or similar infrastructure cost recovery method) based on the infrastructure studies, has been applied to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new urban residential development.
 - Evidence of reticulated sewerage being provided to the land in coordination with commencement of development.
 - A Development Plan Overlay that provides for:
 - The integrated development of the entire land having regard to environmental constraints and opportunities and which demonstrates how new development will complement existing development;
 - Continuation of vegetation as the dominant landscape feature;
 - Built form consistent with rural township character; and
 - Provision of and contribution towards development infrastructure and community infrastructure within the site and within the township.
- Applying the Commercial 1 Zone at 2-12 Hewson Street and 29-31 Davis Street, Nyora to provide for the development of a supermarket and other commercial uses.
- Applying a Design and Development Overlay to guide the future character of the Town Centre as the town grows.

Nyora Framework Plan



Legend

	Settlement Boundary		Waterways	Existing:	
	Town Centre Area		RLZ Investigation Area		Existing Commercial Land
	Rail Trail	Proposed Changes:			Existing Industrial Land
	Former Railway		Urban Residential Expansion Area		Existing Urban Residential Land
	Preferred Location for Supermarket		Long-Term Urban Expansion Investigation Area		Existing Rural Living Land
	Direction of Development				

1. Nyora and its surrounding district are habitat of the Federally protected Giant Gippsland Earthworm.
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.

21.15-18 Overview – Poowong

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Poowong is a small rural township located on a narrow ridgeline with panoramic views over the surrounding rural hills. Its role as a service township for the surrounding agricultural communities will continue. The town can support a limited level of population growth.

21.15-19 Objectives – Poowong

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- Ensure that the use and development of land is generally in accordance with the requirements of the *Poowong Framework Plan* at clause 21.18-21.
- Retain and strengthen Poowong as a small service township supporting residents and surrounding agricultural communities.

21.15-20 Strategies – Poowong

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- Settlement strategies:
 - Promote residential development that respects Poowong’s rural character and landscape values.
 - Ensure that residential land release occurs in a staged, contiguous and integrated manner with subdivision designs that respond to the topographic, landscape and environmental constraints of the land.
 - Ensure that any residential expansion into greenfield development sites does not occur until reticulated sewerage is available.
- Economic strategies:
 - Consolidate the Town Centre on the Poowong Ranceby Road.
 - Encourage and support community and commercial/retail opportunities in the Town Centre.
 - Improve community, industrial and retail services, facilities and employment opportunities to support Poowong residents and visitors.
 - Continue to support the operation of the abattoir and milk processing factory and other industrial business as important employment providers in Poowong.
- Landscape and built form strategies:
 - Promote site responsive development that respects Poowong’s rural character and landscape values.
 - Protect the natural environmental qualities and landscape values of the township to retain its attraction for tourism and rural living.
- Infrastructure strategies:
 - Consider the requirement for new or improved public infrastructure and how infrastructure is to be provided / funded when land is rezoned for residential development.
 - Improve opportunities for walking and cycling in Poowong.
 - Require new developments to connect to the reticulated sewerage system.
 - Promote walking and cycling around the township by providing shared walking and cycling paths between residential areas, the Town Centre and services.

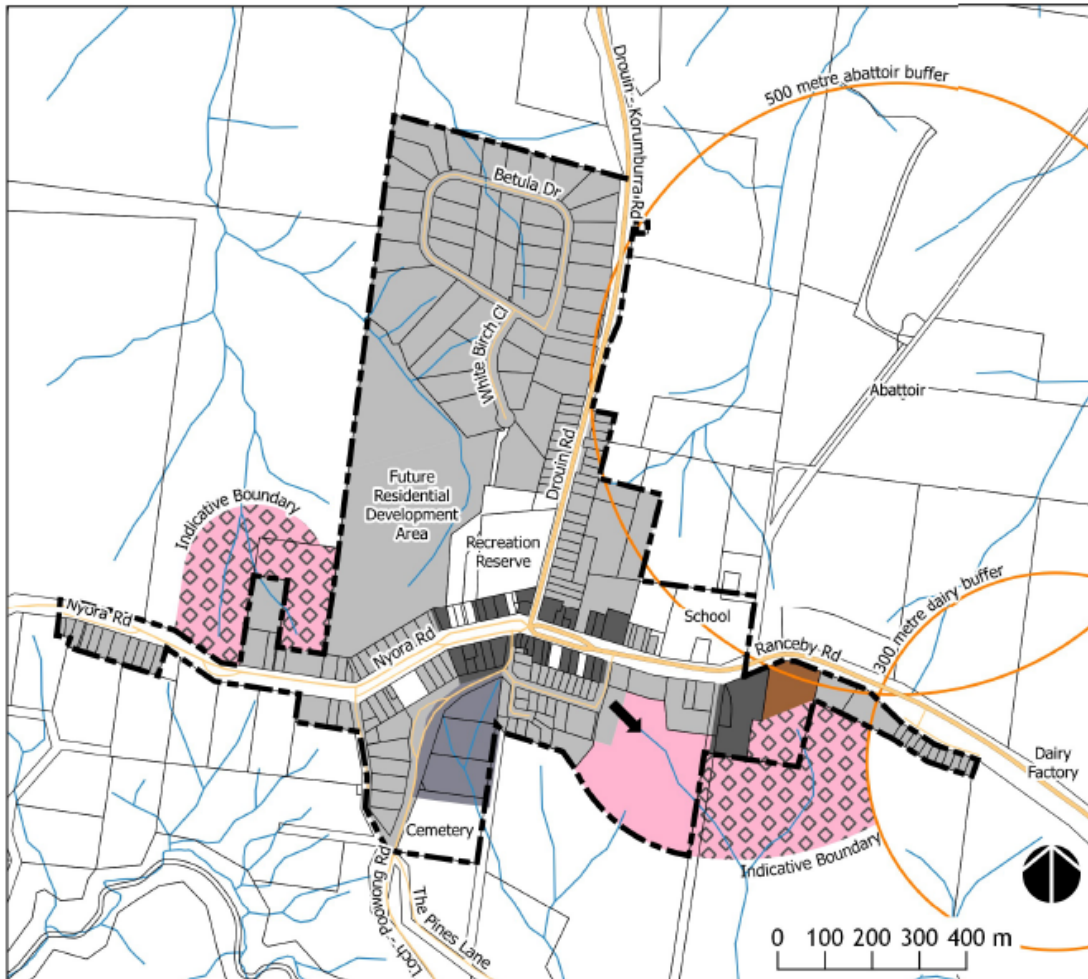
21.15-21 Implementation – Poowong

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Strategies relating to Poowong will be implemented by:

- Ensuring that any proposed use and development of land in Poowong is generally in accordance with the *Poowong Framework Plan* at Clause 21.15-21.

Poowong Framework Plan



Legend

	Settlement Boundary	Proposed Changes:	Existing:
	Direction of Development		 Existing Commercial Land
	Waterways		 Existing Urban Residential Land
			 Existing Rural Living Land

1. Poowong and its surrounding district are habitat of the Federally protected Giant Gippsland Earthworm.
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.

21.15-22 Overview – Toora

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Toora is located between the foot of the Strzelecki Ranges and the coastal plain, with views across Corner Inlet. The commercial hub and majority of the town development is located off the South Gippsland Highway, contributing to the small rural township appeal. Numerous buildings in the main street have heritage value and the town has an attractive entry point to the Great Southern Rail Trail.

21.15-23 Objectives – Toora

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- Ensure that the use and development of land in the small towns is generally in accordance with the requirements of the *Toora Framework Plan* as provided in clause 21.18-25.
- Provide an attractive and safe residential environment and strengthen the economic future of Toora.

21.15-24 Strategies – Toora

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- Settlement strategies:
 - Promote medium density residential development near the commercial centre to support retirement living and smaller household opportunities.
 - Encourage infill development in the land adjoining the Town Centre in a coordinated and integrated manner.
 - Ensure that any new subdivision in the Township and Low Density Residential Zones does not occur until:
 - Reticulated sewerage can be provided to the land; and
 - There is an identified need for additional residential subdivision within the town.
 - Allow for rural dwellings in the Grip Road Estate south of the town where the lot has been consolidated to comply with the Toora Coastal Area Restructure Plan in the Incorporated Document *Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Economic strategies:
 - Encourage economic development, particularly in relation to tourism and industry.
 - Identify the Town Centre as the preferred focus for commercial services and facilities.
 - Encourage small-scale tourism within the Township Zone in Toora.
- Landscape and built form strategies:
 - Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of Toora.
 - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
 - Conserve and enhance heritage places, in particular along Stanley Street Toora, in recognition of their contribution to the overall image of Toora.
 - Preserve the rural landscape of the area south of Toora, around the town of Port Welshpool and at Hedley by consolidating land parcels in accordance with the Incorporated Document *Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Infrastructure strategies:
 - Improve community services and facilities in the towns.

- Provide public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the rail trail.

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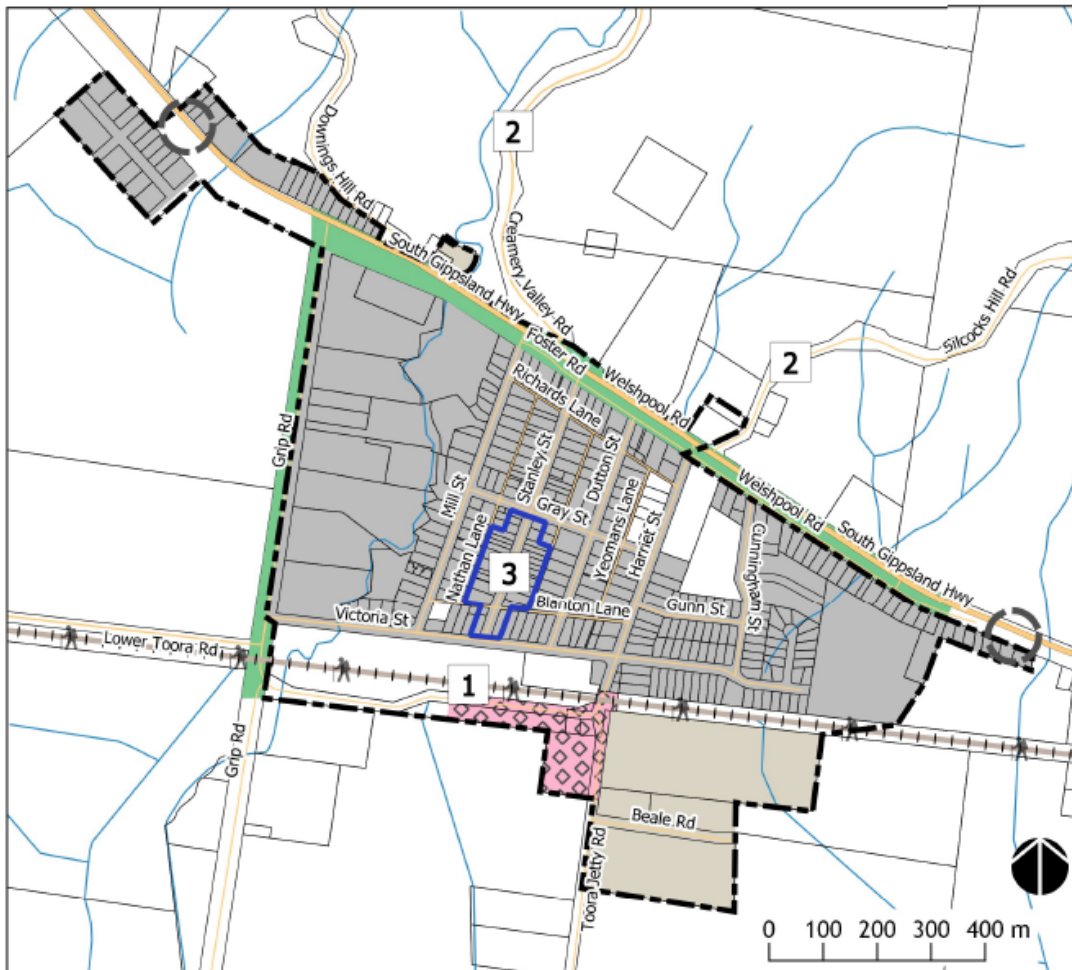
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Implementation – Toora

Strategies relating to Toora will be implemented by:

- Ensuring that any proposed use and development of land in Toora is generally in accordance with the *Toora Framework Plan* at Clause 21.15-25.

Toora Framework Plan



Legend

	Settlement Boundary		Avenue of Honour	Support Tourism Opportunities:	
	Town Centre Area	Proposed Changes:			Great Southern Rail Trail
	Rail Trail		Urban Residential Expansion Investigation Area		
	Settlement Gateway	Existing:			Toora Historic Town Centre
	Waterways		Existing Industrial Land		
			Existing Urban Residential Land		

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