

## 21.18 HAMLETS – BENA, BUFFALO, DUMBALK, JUMBUNNA, KONGWAK, MIRBOO, PORT FRANKLIN, RUBY AND STONY CREEK

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Proposed  
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### 21.18-1 Overview – Hamlets

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The Hamlets are characterised by a cluster of housing on urban or small rural allotments with limited infrastructure and community services, and often no retail services. Some Hamlets have potential for small-scale tourism associated with local agricultural products, markets, the rail trail, rural landscapes and natural environments. Council's vision is to contain growth within the settlement boundary of each Hamlet to protect agricultural, landscape and environmental values, and to reduce risks associated with environmental hazards.

### 21.18-2 Overview – Bena

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Bena is a rural residential hilltop Hamlet that is now by-passed by the South Gippsland Highway. It is located on the former railway line. Bena has limited recreation and community facilities. It is located within an area that provides habitat to the Giant Gippsland Earthworm.

### 21.18-3 Objectives – Bena

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- Ensure that any proposed use and development of land is generally in accordance with the *Bena Framework Plan* at clause 21.18-5.

### 21.18-4 Strategies – Bena

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment.
  - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.
- Economic strategies:
  - Encourage small scale tourism in the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and access to any future rail trail developed on the former railway line.
- Environmental strategies:
  - Support protection of Giant Gippsland Earthworm habitat and populations.

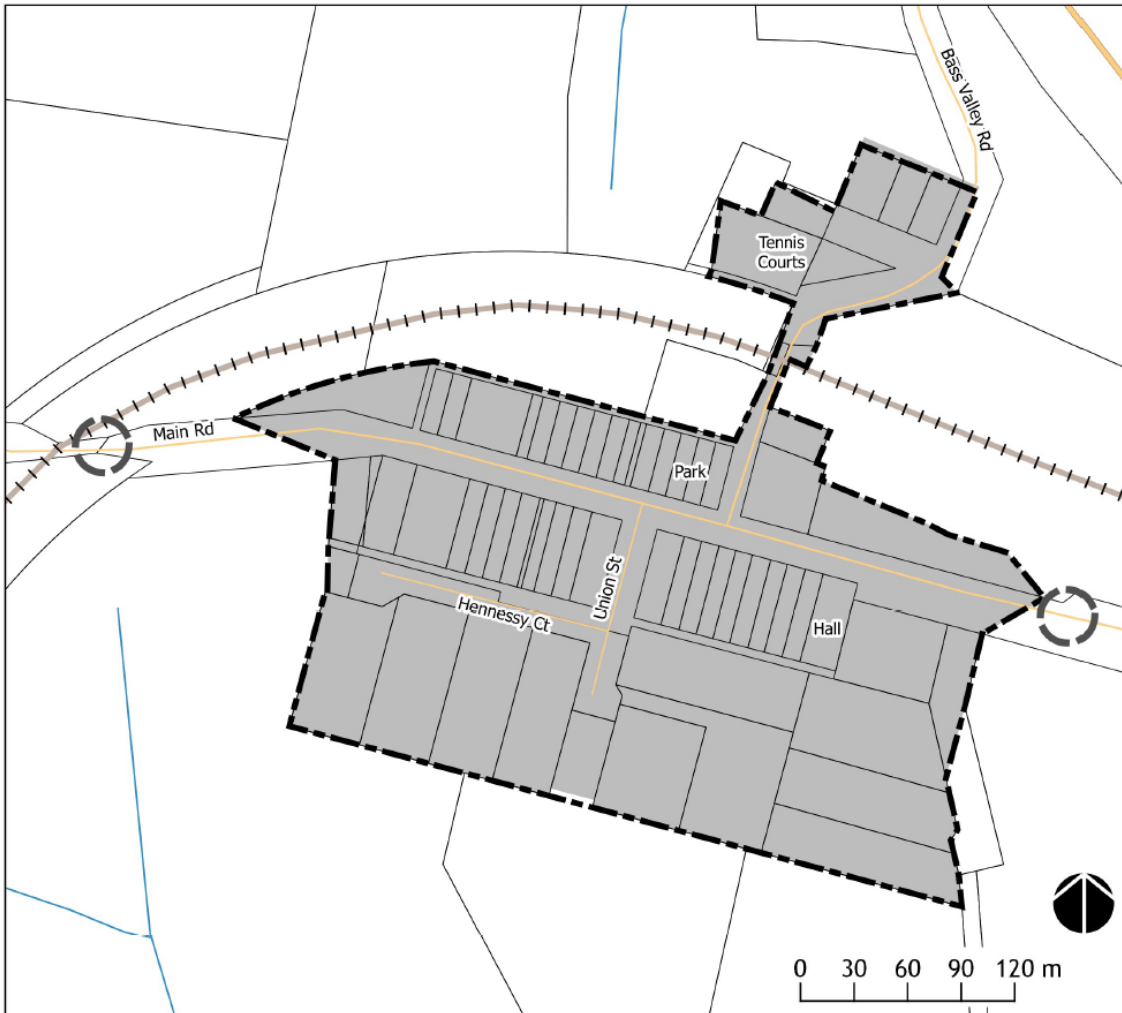
### 21.18-5 Implementation – Bena

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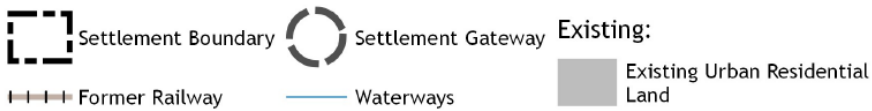
Strategies relating to Bena will be implemented by:

- Ensuring that any proposed use and development of land in Bena is generally in accordance with the *Bena Framework Plan* at Clause 21.18-5.

## Bena 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.

**21.18-6 Overview – Buffalo**

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Proposed  
C90

Buffalo is a former railway Hamlet adjacent to the Great Southern Rail Trail. It has recreation and limited community facilities. Much of the town is susceptible to bushfire risk, including the undeveloped small Crown lots in the vicinity of Hall Road and McPhee Street.

**21.18-7 Objectives – Buffalo**

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Proposed  
C90

- Ensure that any proposed use and development of land is generally in accordance with the *Buffalo Framework Plan* at clause 21.18-9.

**21.18-8 Strategies – Buffalo**

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment and strengthen the economic future of Buffalo.
  - Allow for rural dwellings on small Crown lots in the vicinity of Hall Road and McPhee Street where the lot has been consolidated to comply with the Buffalo Restructure Plan in the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
  - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.
- Economic strategies:
  - Encourage small-scale tourism 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.

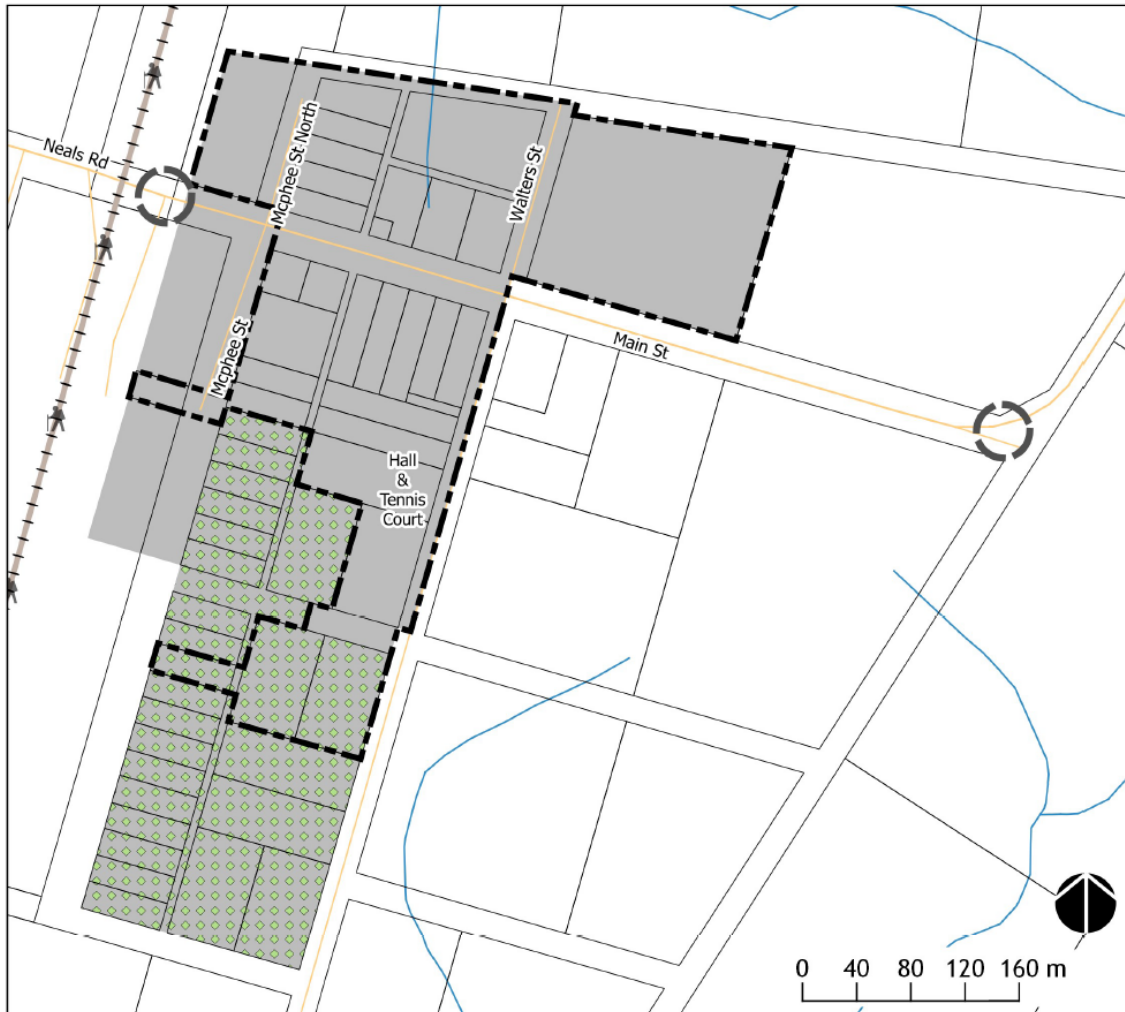
**21.18-9 Implementation – Buffalo**

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Proposed  
C90

Strategies relating to Buffalo will be implemented by:

- Ensuring that any proposed use and development of land in Buffalo is generally in accordance with the *Buffalo Framework Plan* at Clause 21.18-9.

# Buffalo 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.

**21.18-10 Overview – Dumbalk**

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Proposed  
C90

Located in a dairying area and in relatively close proximity to three larger settlements, Dumbalk is a residential Hamlet that is well-serviced in terms of commercial and community facilities. Dumbalk is in a potable water supply catchment area and has reticulated water but lacks a reticulated sewerage system.

**21.18-11 Objectives – Dumbalk**

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Proposed  
C90

- Ensure that any proposed use and development of land is generally in accordance with the *Dumbalk Framework Plan* at clause 21.18-13.

**21.18-12 Strategies – Dumbalk**

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment and strengthen the economic future of Dumbalk.
  - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.
- Economic strategies:
  - Identify the Town Centre of Dumbalk as the preferred focus for commercial services and facilities.
- Infrastructure strategies:
  - Support provision of reticulated sewerage to Dumbalk.

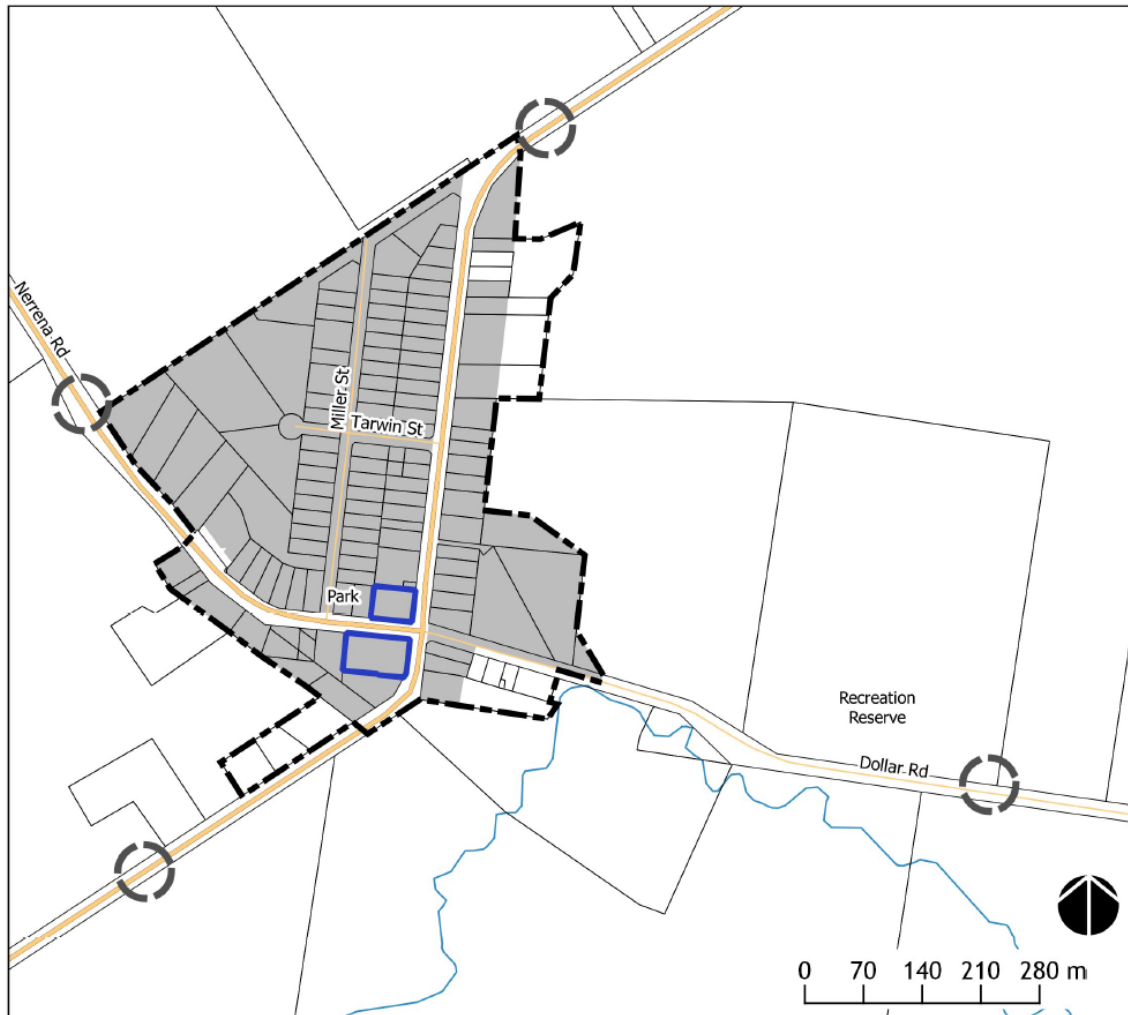
**21.18-13 Implementation – Dumbalk**

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Proposed  
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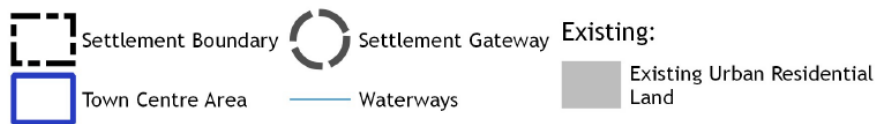
Strategies relating to Dumbalk will be implemented by:

- Ensuring that any proposed use and development of land in Dumbalk is generally in accordance with the *Dumbalk Framework Plan* at Clause 21.18-13.

## Dumbalk 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.

**21.18-14 Overview – Jumbunna**

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Proposed  
C90

Historically a coal mining and railway settlement, Jumbunna is now a quiet residential and rural residential Hamlet with a Victorian-era character. Jumbunna is bypassed by the main road between Korumburra and Wonthaggi. The hill country in and around the town has old and inappropriate subdivisions that require lot restructuring before any additional dwelling development can occur. Environmental assessment may be appropriate prior to new development and land use to check for potential contamination or shafts associated with the settlement's mining history.

**21.18-15 Objectives – Jumbunna**

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Proposed  
C90

- Ensure that any proposed use and development of land is generally in accordance with the *Jumbunna Framework Plan* at clause 21.18-17.

**21.18-16 Strategies – Jumbunna**

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment in Jumbunna.
  - Allow for dwellings on small lots in Cruickshank Road, Gooches Road, Hazel Road, Herring Lane, Lynn Street, McLeans Road, Rees Road and Taveners Road, where the lot has been consolidated to comply with the Jumbunna Restructure Plan in the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.

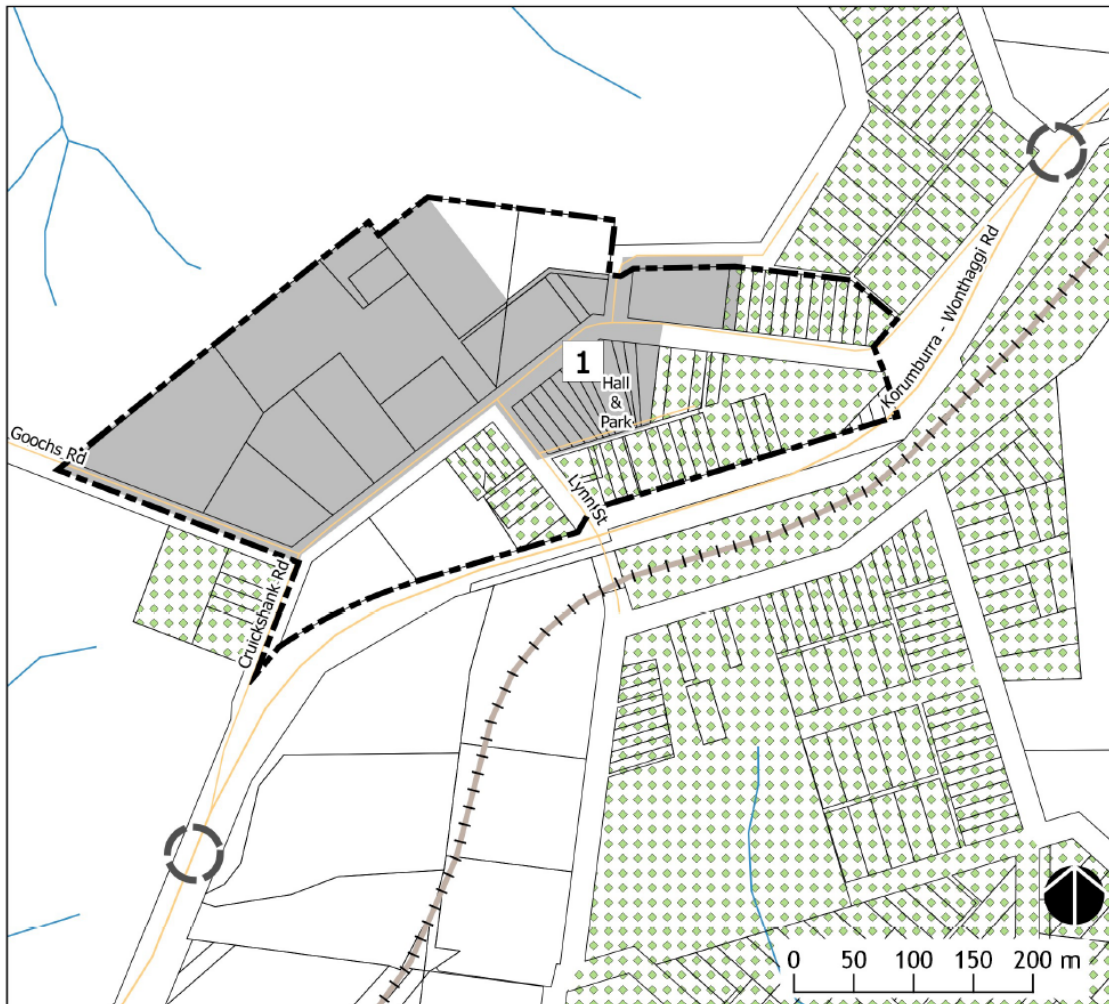
**21.18-17 Implementation – Jumbunna**

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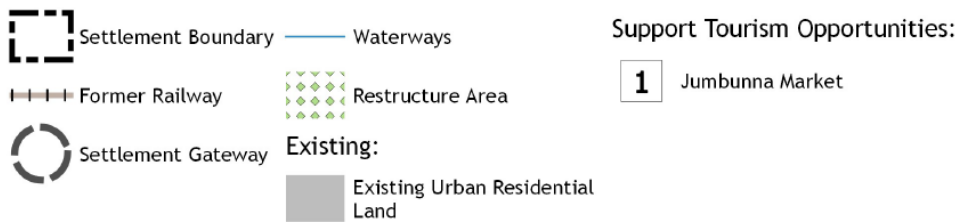
Strategies relating to Jumbunna will be implemented by:

- Ensuring that any proposed use and development of land in Jumbunna is generally in accordance with the *Jumbunna Framework Plan* at Clause 21.18-17.

# Jumbunna Framework Plan



## Legend



1. Jumbunna 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.



**21.18-18 Overview – Kongwak**

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Proposed  
C90

Kongwak is located in a foothills dairying area on the main road between Korumburra and Wonthaggi. It has relatively good community and recreation facilities and features a tourist-attracting weekend market and an historic former butter factory. Part of the town is susceptible to bushfire risk.

**21.18-19 Objectives – Kongwak**

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Proposed  
C90

- Ensure that any proposed use and development of land in Kongwak is generally in accordance with the *Kongwak Framework Plan* at Clause 21.18-21.

**21.18-20 Strategies – Kongwak**

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment and strengthen the economic future of Kongwak.
- Economic strategies:
  - Identify the Town Centre of Kongwak as the preferred focus for commercial services and facilities.
  - Support tourism opportunities associated with Kongwak Market and the former Butter Factory.
- Landscape and built form strategies:
  - Conserve and enhance heritage places in recognition of their contribution to the overall image of Kongwak.

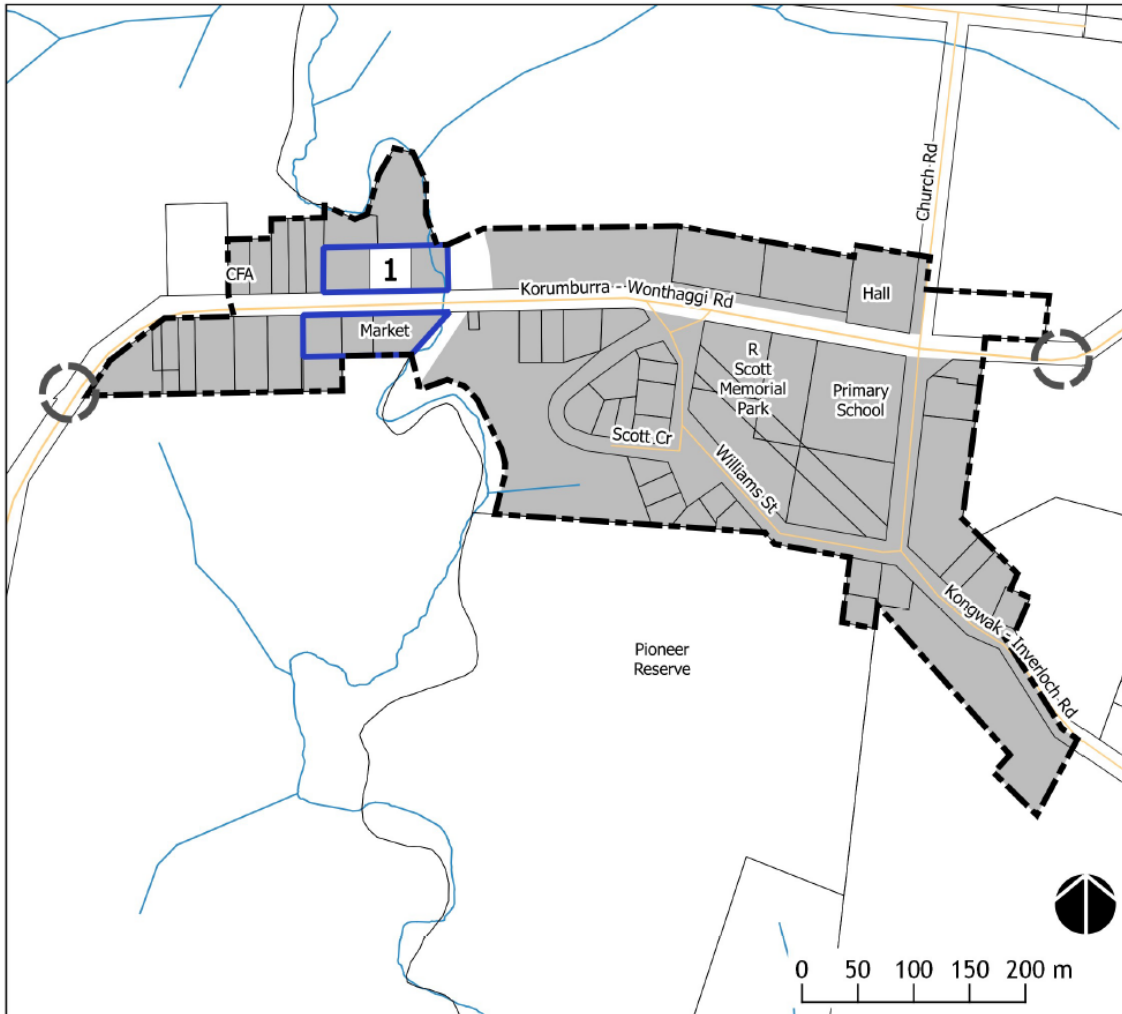
**21.18-21 Implementation – Kongwak**

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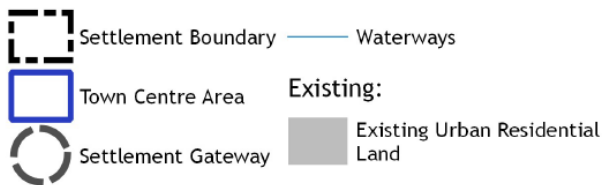
Strategies relating to Kongwak will be implemented by:

- Ensuring that any proposed use and development of land in Kongwak is generally in accordance with the *Kongwak Framework Plan* at Clause 21.18-21.

# Kongwak Framework Plan



## Legend



## Support Tourism Opportunities:

- 1** Kongwak Market and Butter Factory

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.

**21.18-22 Overview – Mirboo**

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Proposed  
C90

Mirboo is a low density settlement located in a lush, vegetated valley of the Strzelecki Ranges with the Tarwin River (east branch) winding along its north and east boundaries. A recreation reserve and hall are the only community facilities. The entire settlement is located within the Tarwin River Open Potable Water Supply Catchment.

**21.18-23 Objectives – Mirboo**

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Proposed  
C90

- Ensure that any proposed use and development of land is generally in accordance with the *Mirboo Framework Plan* at clause 21.18-25.

**21.18-24 Strategies – Mirboo**

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment at Mirboo.
  - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.

**21.18-25 Implementation – Mirboo**

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Proposed  
C90

Strategies relating to Mirboo will be implemented by:

- Ensuring that any proposed use and development of land in Mirboo is generally in accordance with the *Mirboo Framework Plan* at Clause 21.18-25.

## Mirboo 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.

**21.18-26 Overview – Port Franklin**

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Proposed  
C90

Port Franklin is a residential fishing and port Hamlet located adjacent to the Corner Inlet Ramsar wetlands and the Corner Inlet Marine and Coastal Park. It has recreation facilities and limited community facilities, and is close to the Great Southern Rail Trail at Bennison. Coastal climate change and susceptibility to inundation affect the fringes of the Hamlet. Two old and inappropriate subdivisions (known as Liverpool and Bennison) are located north west of the Hamlet.

**21.18-27 Objectives – Port Franklin**

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Proposed  
C90

- Ensure that any proposed use and development of land in Port Franklin is generally in accordance with the *Port Franklin Framework Plan* at clause 21.18-29.

**21.18-28 Strategies – Port Franklin**

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment at Port Franklin.
  - Allow for rural dwellings on small Crown lots in Port Franklin Road (the historic Liverpool subdivision) where the lot has been consolidated to comply with the Port Franklin Road Restructure Plan or the Durston Road Restructure Plan (as appropriate) in the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire, August 2017*.
  - Ensure that development sites are capable of on-site wastewater treatment that does not prejudice groundwater quality.
- Economic strategies:
  - Encourage small-scale tourism within the Township Zone in Port Franklin 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.
- Landscape and built form strategies:
  - Preserve the rural landscape of the area around Port Franklin by consolidating land parcels in accordance with the Incorporated Document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
  - Promote ecologically sustainable and attractive forms of development that complement the natural and built environmental characteristics of Port Franklin.
  - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Infrastructure strategies:
  - Discourage development in the absence of reticulated sewerage at Port Franklin.
  - Support extension of reticulated sewerage to Port Franklin.

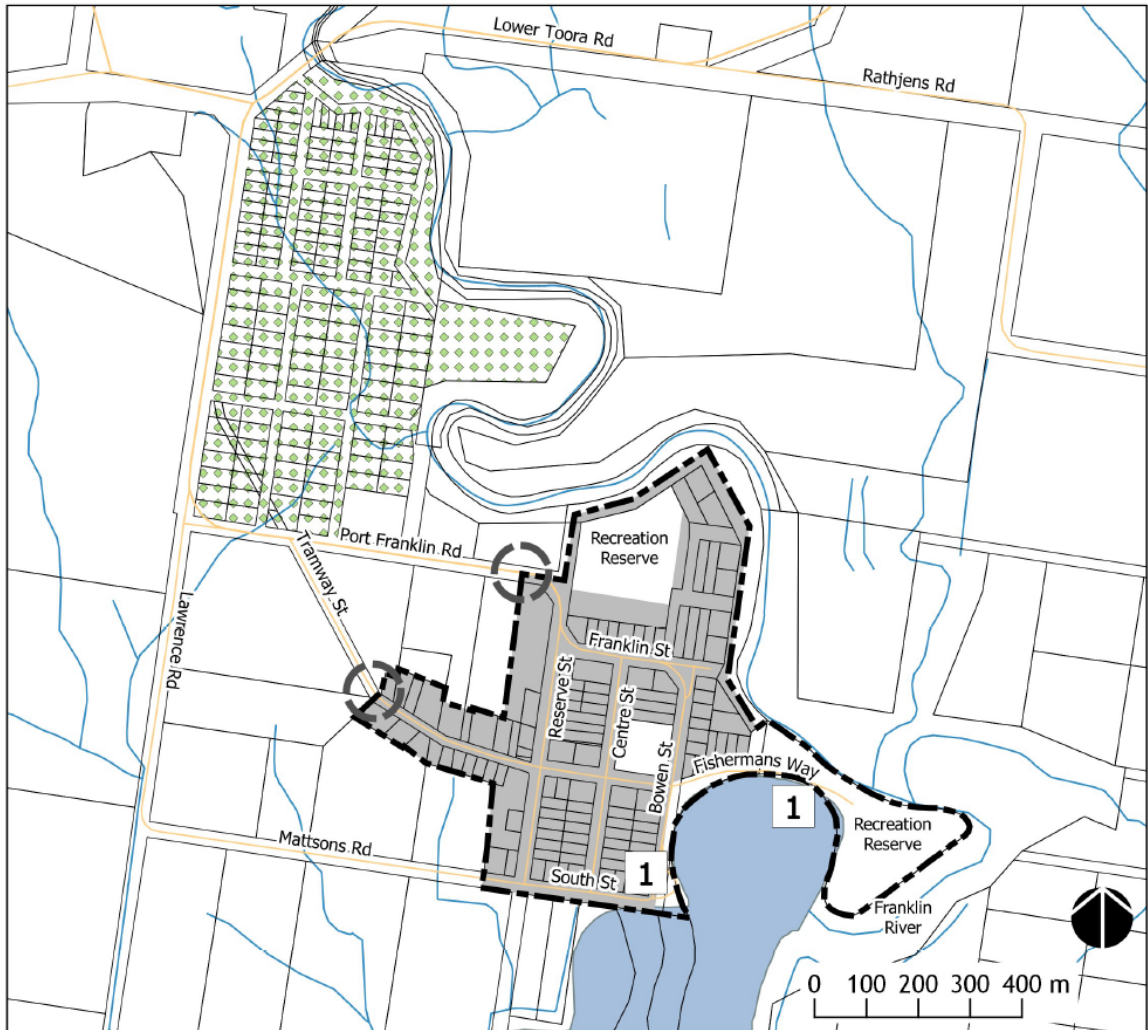
**21.18-29 Implementation – Port Franklin**

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Proposed  
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


Strategies relating to Port Franklin will be implemented by:

- Ensuring that any proposed use and development of land in Port Franklin is generally in accordance with the *Port Franklin Framework Plan* at Clause 21.18-29.

# Port Franklin Framework Plan



**Legend**

- |   |                     |   |                                 |  |
|---|---------------------|---|---------------------------------|--|
|  | Settlement Boundary |  | Restructure Area                | <b>Support Tourism Opportunities:</b>  |
|  | Settlement Gateway  | <b>Existing:</b>  |                                 |  Bowen Street & Fishermans Way Precinct |
|  | Waterways           |  | 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.

**21.18-30 Overview – Ruby**

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Proposed  
C90

Ruby is a former railway Hamlet with a small cluster of community facilities and rural residential houses in a rural zoning. It has close access to services at both Leongatha and Korumburra.

**21.18-31 Objectives – Ruby**

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Proposed  
C90

- Ensure that any proposed use and development of land in Ruby is generally in accordance with the *Ruby Framework Plan* at clause 21.18-33.

**21.18-32 Strategies – Ruby**

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment at Ruby.
- Infrastructure strategies:
  - Support development of infrastructure that provides access to any future rail trail developed on the former railway line.

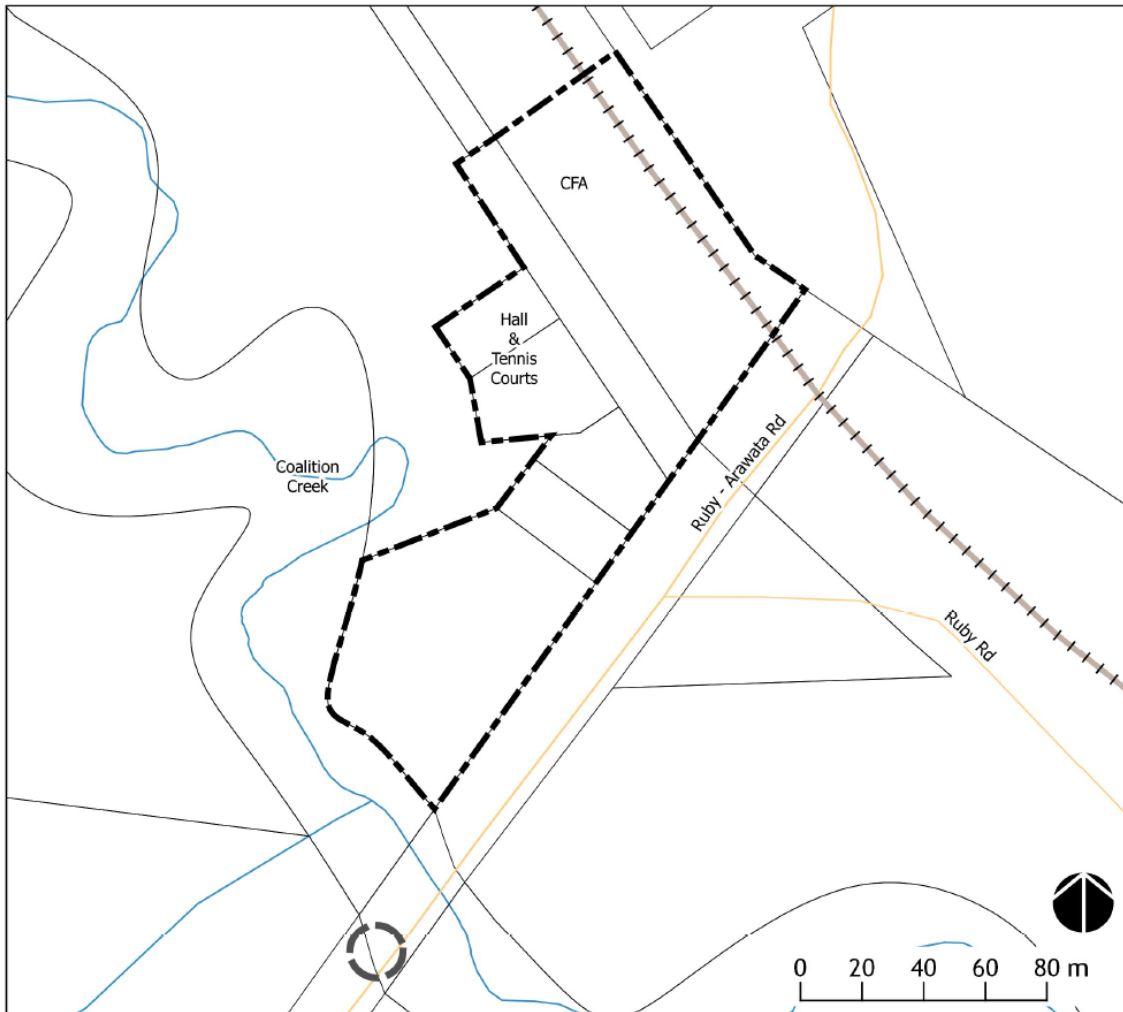
**21.18-33 Implementation – Ruby**

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Proposed  
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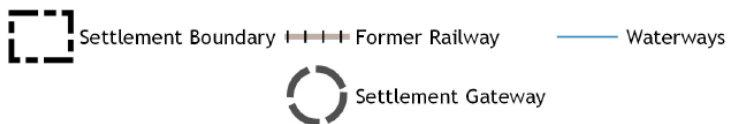
Strategies relating to Ruby will be implemented by:

- Ensuring that any proposed use and development of land in Ruby is generally in accordance with the *Ruby Framework Plan* at Clause 21.18-33.

## Ruby 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.



**21.18-34 Overview – Stony Creek**

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Proposed  
C90

Stony Creek is a former railway Hamlet with numerous Victorian-era buildings adjacent to the Great Southern Rail Trail. The Hamlet is close to both the Stony Creek Racecourse and to the Meeniyan Wastewater Treatment Plant. Despite the latter facility, Stony Creek does not have reticulated sewerage. Parts of the town are in an open potable water supply catchment and some parts are susceptible to bushfire risk, including an old Crown subdivision of small lots in Jacks Road on the west side of the former railway line.

**21.18-35 Objectives – Stony Creek**

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Proposed  
C90

- Ensure that any proposed use and development of land in Stony Creek is generally in accordance with the Stony Creek Framework Plan at clause 21.18-37.

**21.18-36 Strategies – Stony Creek**

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Proposed  
C90

- Settlement strategies:
  - Provide an attractive and safe residential environment at Stony Creek.
  - Discourage proliferation of rural dwellings on small Crown lots in Jacks Road where in accordance with the relevant Jacks Road Restructure Plan in the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Landscape and built form strategies:
  - Preserve the rural landscape of the area around Stony Creek by consolidating land parcels in accordance with the incorporated document *Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017*.
- Economic strategies:
  - Promote equine related land uses between Stony Creek and Meeniyan.
  - Encourage small scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to the Stony Creek Racecourse, tourist routes and access to the Great Southern Rail Trail.
- Infrastructure strategies:
  - Encourage the extension of reticulated sewerage to Stony Creek.

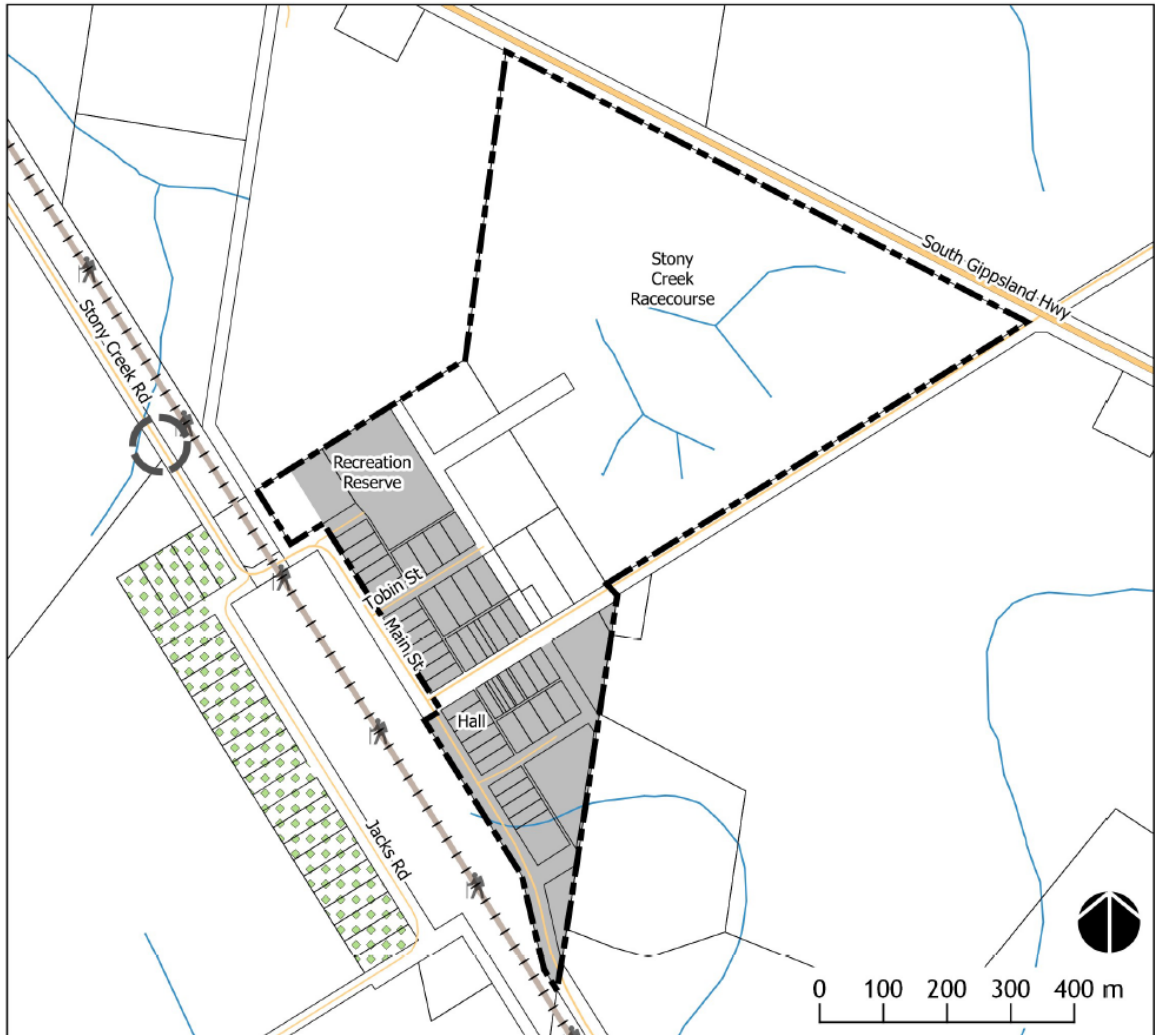
**21.18-37 Implementation – Stony Creek**

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Proposed  
C90

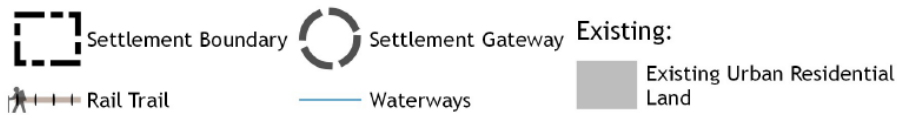
Strategies relating to Stony Creek will be implemented by:

- Ensuring that any proposed use and development of land in Stony Creek is generally in accordance with the *Stony Creek Framework Plan* at Clause 21.18-37.

# Stony 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.