

21.07~~10~~ HOUSING

05/06/2014C
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21.07~~10~~-1 Housing choice and diversity

28/11/2013
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Proposed

Overview

The Shire contains a diverse range of housing types that contribute to the lifestyle opportunities and attractiveness of the region as a place to work, live and visit. For the long-term sustainability of the region, it is important that adequate opportunities are provided to accommodate the changing lifestyles and housing needs of the existing and future population. Currently, there is a lack of innovative and creative medium density housing development within the Shire and opportunities exist to encourage this type of development in appropriate locations.

Objectives and strategies

Objective

To provide diversity in housing types across the Shire to meet the changing needs of the population.

Strategies

- ~~Strategy~~ 1.1 Encourage diversity in dwelling type and size to provide greater choice and affordability.
- ~~Strategy~~ 1.2 Promote new housing that provides for the retention and development of sustainable communities throughout the Shire.
- ~~Strategy~~ 1.3 Encourage the development of retirement villages, hostel accommodation and medium density housing [to accommodate an aging population, in appropriate locations on flat or gently sloping land within 400 metres of shops, health and community services.](#)
- ~~Strategy~~ 1.4 Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North.
- [1.5 Encourage the development of social housing where medical and community services are available, for diverse and special household needs \(including low income households, people with disabilities\) in Leongatha, Korumburra, Foster, Mirboo North and Meeniyan.](#)
- [1.6 Support housing options with good access to secondary and further education, employment and transport for younger people.](#)
- [1.7 Encourage nursing home accommodation in higher order settlements where medical and aged care services are readily available.](#)

Implementation

Strategies relating to housing choice and diversity will be implemented by:

Application of zones and overlays

- Applying Development Plan Overlays and / or Design and Development Overlays to vacant land proposed to be subdivided and developed for urban residential purposes.
- Applying town structure plans and urban design frameworks.

Further strategic work

- ~~Developing and implementing town structure plans or urban design frameworks to introduce design objectives and to protect the character of settlements in the Shire.~~

21.07~~10-22~~ Housing design

28/11/2013
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Overview

All new housing and other accommodation should be encouraged to incorporate energy efficient principles in their ~~its~~ design and to be resilient to the impacts of climate change. ~~The orientation and design of dwellings and the retention of vegetation reduces fossil fuel energy use by making use of natural ventilation, daylight and solar energy.~~ This will promote the development of sustainable and resilient communities throughout the Shire.

Objectives and strategies

Objective 1

To ensure dwellings and accommodation incorporate energy efficiency and environmentally sustainable design and siting principles.

Strategies

~~Strategy~~ 1.1 Encourage the orientation and siting of all dwellings and other accommodation that optimises the use of active solar energy generation, passive solar energy, ~~and~~ energy efficiency principles, ~~solar heating~~ and natural, year-round daylight.

~~Strategy~~ 1.2 Promote and encourage the retention and planting of appropriate indigenous vegetation, to provide screening and assist in decreasing greenhouse gas emissions.

~~Strategy 1.3 — Encourage all new dwellings to achieve a house energy rating of at least three and a half stars as recommended by the Sustainable Development Authority~~ **Objective 2**

To ensure dwellings are innovative and creative in design and positively contribute to the character of the surrounding area.

Strategies

~~Strategy~~ 2.1 Encourage dwellings to incorporate high standards of access, amenity, on-site car parking and landscaping.

~~Strategy~~ 2.2 Encourage dwellings and accommodation to use sensitive siting and to use exterior building materials, finishes and colours that are non-reflective and blend with the colours and textures of the surrounding natural environment.

~~Strategy~~ 2.3 Encourage retention and planting of indigenous vegetation to adequately screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public space.

Objective 3

To encourage the provision of well-designed, adaptable and accessible residential and accommodation development.

Strategies

- 3.1 Encourage location of dwellings on flat land in close proximity to retail, community and health services.
- 3.2 Encourage consideration of the Livable Housing Design Guidelines, 2015 (as amended) to support dwelling design that can be adapted to meet changing lifecycle circumstances and diverse households.
- 3.3 Encourage siting and design of dwellings and other accommodation types to minimise the potential impacts of climate change, including factors such as water usage, thermal comfort, maintaining access and protection from environmental risks such as storms, inundation, erosion and bushfires.

Implementation

Strategies relating to housing design will be implemented by:

- Application of zones and overlays.
- Applying the Environmental Significance Overlay – Coastal Areas to the coastal areas to ensure that development is sensitive to the environmental values of the area.
- Improving the quality of design in the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower through the application of Design and Development Overlays.

Further strategic work

Developing a Coastal Development Policy to guide the design and siting of dwellings in coastal areas 21.0740-33 Rural residential development

05/06/2014
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Overview

The rolling hills of the agricultural districts in South Gippsland are attractive locations for those seeking a rural residential lifestyle. However, the Shire contains some of the most productive agricultural areas in Victoria and there is a need to preserve rural land for commercial scale agricultural production. There is also a need to avoid landscape and servicing issues arising from the development of dwellings not reasonably connected to agricultural activities.

Objectives and strategies

Objective

Ensure that the resource of agricultural land is protected and retained in primary production

Strategies

- ~~Strategy~~ 1.1 Strongly discourage dwellings not related to commercial scale agriculture in rural and high quality agricultural areas.
- ~~Strategy~~ 1.2 Strongly discourage the development of houses in ~~old Crown township areas~~ old and inappropriate subdivisions 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. ~~lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure~~
- ~~Strategy~~ 1.3 Strongly discourage rural residential use of land on lots over 4.1 hectares and less than 40 hectares in agricultural areas rural zones except where in accordance with the Local Planning Policy at clause 22.05.
- ~~Strategy~~ 1.4 Protect ~~the open rural farmed land~~ landscape from inappropriate dwelling development, by strongly discouraging proliferation of dwellings, development on

ridgelines and development that visually impacts on the landscape due to colour, building outline, size, mass, reflectivity, earthworks, vegetation clearance or siting.

Implementation

Strategies for rural residential development will be implemented by:

Policy guidelines

- Applying the Rural Dwellings local policy at Clause 22.05.
- Applying the Rural Subdivision local policy at Clause 22.06.
- Applying the Rural Activity Zone local policy at Clause 22.07.
- Implementing the strategies and actions of the *South Gippsland Rural Land Use Strategy 2011*
- Considering applications for land use or development with reference to the *Regional Catchment Strategies*, the *South Gippsland Rural Land Use Strategy (2011)*, the *South Gippsland Housing and Settlement Strategy (2013)* and the *South Gippsland Shire Council Siting and Design Guide – Dwellings and associated buildings in the Rural Activity and Farming Zones*. ~~Considering applications for land use or development with reference to the *Regional Catchment Strategies* and the *South Gippsland Rural Land Use Strategy 2011*~~
- Considering subdivision of rural land that will facilitate more intensive agricultural land uses with reference to the recommendations of the *South Gippsland Rural Land Use Strategy 2011*.
- ~~Implementing the strategies and actions of the *Rural Tourism Development Strategy 2009*~~

Application of zones and overlays

- Applying the Farming Zone to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses.
- Applying the Significant Landscape Overlay.

Reference Documents

~~The South Gippsland Housing and Settlement Strategy, 2013~~

21.07 HOUSING

05/06/2014
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21.07-1 Housing choice and diversity

28/11/2013
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Overview

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Objectives and strategies

Objective

To provide diversity in housing types across the Shire to meet the changing needs of the population.

Strategies

- 1.1 Encourage diversity in dwelling type and size to provide greater choice and affordability.
- 1.2 Promote new housing that provides for the retention and development of sustainable communities throughout the Shire.
- 1.3 Encourage the development of retirement villages, hostel accommodation and medium density housing to accommodate an aging population, in appropriate locations on flat or gently sloping land within 400 metres of shops, health and community services.
- 1.4 Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North.
- 1.5 Encourage the development of social housing where medical and community services are available, for diverse and special household needs (including low income households, people with disabilities) in Leongatha, Korumburra, Foster, Mirboo North and Meeniyan.
- 1.6 Support housing options with good access to secondary and further education, employment and transport for younger people.
- 1.7 Encourage nursing home accommodation in higher order settlements where medical and aged care services are readily available.

Implementation

Strategies relating to housing choice and diversity will be implemented by:

Application of zones and overlays

- Applying Development Plan Overlays and / or Design and Development Overlays to vacant land proposed to be subdivided and developed for urban residential purposes.
- Applying town structure plans and urban design frameworks.

21.07-2 Housing design

28/11/2013
Proposed
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Overview

All new housing and other accommodation should be encouraged to incorporate energy efficient principles in their design and to be resilient to the impacts of climate change. This will promote the development of sustainable and resilient communities throughout the Shire.

Objectives and strategies**Objective 1**

To ensure dwellings and accommodation incorporate energy efficiency and environmentally sustainable design and siting principles.

Strategies

- 1.1 Encourage the orientation and siting of all dwellings and other accommodation that optimises the use of active solar energy generation, passive solar energy, energy efficiency principles and natural, year-round daylight.
- 1.2 Promote and encourage the retention and planting of appropriate indigenous vegetation, to provide screening and assist in decreasing greenhouse gas emissions.

Objective 2

To ensure dwellings are innovative and creative in design and positively contribute to the character of the surrounding area.

Strategies

- 2.1 Encourage dwellings to incorporate high standards of access, amenity, on-site car parking and landscaping.
- 2.2 Encourage dwellings and accommodation to use sensitive siting and to use exterior building materials, finishes and colours that are non-reflective and blend with the colours and textures of the surrounding natural environment.
- 2.3 Encourage retention and planting of indigenous vegetation to adequately screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public space.

Objective 3

To encourage the provision of well-designed, adaptable and accessible residential and accommodation development.

Strategies

- 3.1 Encourage location of dwellings on flat land in close proximity to retail, community and health services.
- 3.2 Encourage consideration of the Livable Housing Design Guidelines, 2015 (as amended) to support dwelling design that can be adapted to meet changing lifecycle circumstances and diverse households.
- 3.3 Encourage siting and design of dwellings and other accommodation types to minimise the potential impacts of climate change, including factors such as water usage, thermal comfort, maintaining access and protection from environmental risks such as storms, inundation, erosion and bushfires.

Implementation

Strategies relating to housing design will be implemented by:

- Application of zones and overlays.
- Applying the Environmental Significance Overlay – Coastal Areas to the coastal areas to ensure that development is sensitive to the environmental values of the area.
- Improving the quality of design in the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower through the application of Design and Development Overlays.

21.07-3

05/06/2014
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Rural residential development

Overview

The rolling hills of the agricultural districts in South Gippsland are attractive locations for those seeking a rural residential lifestyle. However, the Shire contains some of the most productive agricultural areas in Victoria and there is a need to preserve rural land for commercial scale agricultural production. There is also a need to avoid landscape and servicing issues arising from the development of dwellings not reasonably connected to agricultural activities.

Objectives and strategies

Objective

Ensure that the resource of agricultural land is protected and retained in primary production

Strategies

- 1.1 Strongly discourage dwellings not related to commercial scale agriculture in rural and high quality agricultural areas.
- 1.2 Strongly discourage the development of houses in old and inappropriate subdivisions 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.
- 1.3 Strongly discourage rural residential use of land on lots over 4.1 hectares and less than 40 hectares in rural zones except where in accordance with the Local Planning Policy at clause 22.05.
- 1.4 Protect open farmed landscape from inappropriate dwelling development, by strongly discouraging proliferation of dwellings, development on ridgelines and development that visually impacts on the landscape due to colour, building outline, size, mass, reflectivity, earthworks, vegetation clearance or siting.

Implementation

Strategies for rural residential development will be implemented by:

Policy guidelines

- Applying the Rural Dwellings local policy at Clause 22.05.
- Applying the Rural Subdivision local policy at Clause 22.06.
- Applying the Rural Activity Zone local policy at Clause 22.07.
- Implementing the strategies and actions of the *South Gippsland Rural Land Use Strategy 2011*

- Considering applications for land use or development with reference to the Regional Catchment Strategies, the *South Gippsland Rural Land Use Strategy (2011)*, the *South Gippsland Housing and Settlement Strategy (2013)* and the *South Gippsland Shire Council Siting and Design Guide – Dwellings and associated buildings in the Rural Activity and Farming Zones*.
- Considering subdivision of rural land that will facilitate more intensive agricultural land uses with reference to the recommendations of the *South Gippsland Rural Land Use Strategy 2011*.

Application of zones and overlays

- Applying the Farming Zone to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses.
- Applying the Significant Landscape Overlay.