

CONFIDENTIAL - FOR DISCUSSION PURPOSES AND NOT FOR CIRCULATION
SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

02 MUNICIPAL PLANNING STRATEGY

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02.01 CONTEXT

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South Gippsland Shire is a large rural municipality containing a population of approximately 30,000 people dispersed across 26 settlements and 41 localities.

Leongatha is the largest town and the municipal centre. The municipality is largely bounded by the Strzelecki Ranges in the north and the coast in the south. The north-western area of the Shire is located approximately 100 kilometres south east of Melbourne, and the south-east border is approximately 20 kilometres from Yarram.

Primary industries, especially agriculture, combined with associated value-adding and food processing are the Shire's main economic driver. The dairy industry is significant in this sector. Impacts of climate change over time will place added significance on the Shire's agricultural land resources, which are predicted to benefit from comparatively secure annual rainfall.

Tourism is based on the natural and coastal environments (including Wilsons Promontory National Park, Corner Inlet, Shallow Inlet and Nooramunga Marine and Coastal Parks and Cape Liptrap Coastal Park), landscapes, and food and arts culture.

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02.02 VISION

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The South Gippsland Shire Council's vision in the Council Plan 2020-2024 relating to land use and development is:

- *To establish the Shire as a thriving and diverse local economy that builds on our region's natural advantages.*
- *To provide the community with services and infrastructure that enhance liveability and environmental sustainability for current and future generations.*

Strategic objectives to be balanced in support of the vision include:

- To build a sustainable and growing economy that attracts and supports businesses, broadens and strengthens industry sectors, creates sustainable employment and establishes the Shire as a 'food bowl' that feeds the State and beyond.
- To work together with surrounding councils to support regional growth and prosperity.
- To develop plans that will balance and use the natural values of the environment, improve the Shire's liveability and build on the benefits of our proximity to Melbourne.
- To enhance liveability and environmental sustainability for current and future generations.
- To engage the community in developing significant strategic plans and continued involvement in decision making.

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02.03 STRATEGIC DIRECTIONS

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02.03-1 Settlement

Settlements in the Shire are highly dispersed, with Leongatha, Korumburra, Mirboo North and Foster containing the majority of the permanent population. Housing growth is mostly occurring in settlements near the South Gippsland Highway particularly Leongatha, Korumburra and Nyora. The growth is based on access to local employment and 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.

The Shire includes fully serviced, partly serviced and un-serviced settlements. Provision of necessary infrastructure is critical to being able to support housing growth.

Council seeks to:

- Direct growth to settlements in accordance with their role and function as set out in the South Gippsland settlement hierarchy outlined in this Clause.
- Support the provision of reticulated water, sewerage and drainage improvements to settlements to protect community health and environmental values and to support population growth.

Settlement hierarchy

The roles and functions of the settlements have been summarised below.

Principal centre – Leongatha

Leongatha is the municipal centre of the Shire, supporting a large and growing population. It provides access to various levels of education, health, recreation and cultural opportunities and is connected to essential utility services and public transport. Leongatha is a centre of state significance for the dairy milk processing and beef industries. Leongatha's future will depend on consolidating and growing its commercial sector, promoting residential development, and defining and building upon Leongatha's broader role within the greater West Gippsland region.

Council seeks to:

- Promote Leongatha as the principal regional service centre in the Shire.
- Support housing growth, the provision of higher level community services and economic development.
- Maintain the Town Centre as the hub for retail and service uses.

Large district centre – Korumburra

Korumburra is the second largest town in the municipality and a key retail and commercial service provider to the smaller towns and communities in the Shire's western region. Dairy milk processing is a key contributor to the township's economic and employment growth. Korumburra is becoming increasingly accessible to metropolitan Melbourne and this helps underpin population and economic growth that will contribute to securing the town's future.

Council seeks to:

- Promote Korumburra as a Large District Centre offering significant industrial, retail, service, residential and tourism functions in the Shire.

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- Provide sufficient residential land to provide for sequential and staged residential development at a range of densities within existing infrastructure networks, to accommodate future township growth.
- Maintain the Town Centre as the compact retail and service hub of the town.

District towns – Foster and Mirboo North

District towns are key retail and service centre for a rural hinterland containing a localised range of retail, education, health and recreation opportunities.

Foster is the principal town in the eastern half of the Shire. Foster's proximity to Wilsons Promontory has promoted the town to a leading role in the region's growing tourism industry. Foster is also well situated to benefit from the economic activity likely to be generated from the continuing development of port related activities around Corner Inlet. With its pristine environment and open farmed landscapes, Foster is an attractive location for retirement living and 'lifestyle change' residential growth.

Mirboo North is the principal township in the north of the municipality. Its local economy is supported by the servicing of the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted. It is important that growth complements the existing character of the township and ensures adequate protection from and management of bushfire hazards.

Council seeks to:

- Promote District towns as service centres for the local community and surrounding rural areas.
- Consolidate Foster's role as the key commercial and community service provider to the eastern region of the municipality.
- Promote Mirboo North as a sustainable community and the principal town in the north of the Shire.
- Protect and enhance the distinctive village atmosphere and picturesque location within the Strzelecki Ranges in Mirboo North.

Small towns – Fish Creek, Loch, Meeniyan, Nyora, Poowong and Toora

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.

Fish Creek is an 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.

Loch township has a moderate growth opportunity that 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 township, and underpins both its tourism role and village atmosphere.

Meeniyan 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.

Nyora 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 and is experiencing accelerating 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.

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Poowong is 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.

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 township's appeal. Numerous buildings in the main street have heritage value and the town has an attractive entry point to the Great Southern Rail Trail.

Council seeks to:

- Support compact growth and development that respect existing character and landscape values, while also providing safe and attractive residential environments.
- Facilitate staged residential growth and land release so that the provision of physical, retail, commercial and community infrastructure occurs concurrently to development, strengthening the towns' roles in providing essential services to growing populations.
- Conserve and enhance heritage places for their contribution to the overall character of the towns.
- Strengthen the economic future of the towns, including in relation to tourism, employment and industry as relevant.

Villages – Koonwarra and Welshpool

The villages comprise small settlements on urban zoned land with some retail, education and recreation facilities that service the village population and local rural catchment. Nearby larger towns provide the higher order, essential services.

Koonwarra has a distinct character focussing on environmental awareness, sustainability and boutique gourmet food.

Welshpool provides limited retail, educational, community and public transport services for local residents and the rural hinterland including the nearby coastal village of Port Welshpool.

Council seeks to:

- Provide an attractive and safe residential environment and strengthen the economic future of Koonwarra and Welshpool within the village settlement boundaries.

Coastal Villages – Port Welshpool, Sandy Bay, Tarwin Lower, Venus Bay, Walkerville, Waratah Bay and Yanakie

In addition to supplying a limited range of services and facilities to residents, Coastal Villages service holiday populations as well as significant retiree and partially absentee residents. The character of the Coastal Villages combined with their environmentally significant surrounds and landscapes, affords them a charming attractiveness.

Port Welshpool provides facilities for commercial and recreation fishing, and holiday visitors. Largely surrounded by Crown land, the settlement is within the Corner Inlet Amphitheatre Significant Landscape, adjacent to the Corner Inlet Ramsar wetlands and is affected by bushfire risk and inundation associated with sea level rise.

Walkerville is a Coastal Village adjoining and surrounded by the Cape Liptrap Coastal Park. The town has a mix of holiday and permanent residents. Absence of reticulated water or sewer are a development restriction.

Council seeks to:

- Contain growth within settlement boundaries to protect the environmental, landscape and agricultural values between and surrounding the settlements.

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- Balance growth and development with the associated impacts on vegetation, soil stability and water quality and the risks of climate change.
- Provide an attractive and safe residential environment and strengthen the economic future of each coastal village.

Hamlets – Bena, Buffalo, Dumbalk, Jumbunna, Kongwak, Mirboo, Port Franklin, Ruby and Stony Creek

The Hamlets are characterised by a cluster of housing on urban or small rural allotments with limited infrastructure and community services, and often no, or highly limited, retail services. Some Hamlets have potential for small-scale tourism associated with local agricultural products, markets, the rail trail, rural landscapes and natural environments.

Bena is a rural residential hilltop Hamlet located on the former railway line with limited recreation and community facilities.

Buffalo is a former railway Hamlet adjacent to the Great Southern Rail Trail with recreation and limited community facilities. Much of the town is susceptible to bushfire risk.

Located in a dairying area and relatively close to larger settlements, Dumbalk is a residential Hamlet that is serviced by a limited range of commercial and community facilities.

Historically a coal mining and railway settlement, Jumbunna is now a quiet Hamlet with Victorian-era character. Issues with potential contamination and location of shafts associated with the settlement's mining history is a constraint on development.

Kongwak is located in a foothills dairying area, with part of the town susceptible to bushfire risk. It has relatively good community, recreation and tourist-attracting facilities including an historic former butter factory.

Mirboo is a low density settlement located in a valley of the Strzelecki Ranges with the Tarwin River winding along its north and east boundaries. It has limited community facilities.

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. Coastal climate change and susceptibility to inundation affect the fringes of the Hamlet.

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

Stony Creek is a former railway Hamlet with numerous Victorian-era buildings adjacent to the Great Southern Rail Trail. Parts of the town are susceptible to bushfire risk.

Council seeks 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.
- Provide an attractive and safe residential environment in each hamlet.

Localities – Agnes, Arawata, Darlimurla, Hedley, Kardella, Nerrena, Strzelecki and others

Scattered across the Shire, the localities comprise clusters of housing located in rural areas on small rural allotments. They have minimal to no infrastructure or community facilities and are relatively isolated from higher level settlements. Some of the localities are affected by susceptibility to erosion, bushfire or inundation. Some localities have potential for small-scale tourism associated with local agricultural products, rail trails, rural landscapes and natural environments.

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Council seeks to:

- Contain growth within settlement boundaries to protect agricultural, environmental and landscape values, and to reduce risks associated with environmental hazards.
- Support small-scale tourism businesses that complement the natural environment, agricultural and landscape values of the region or are associated with proximity of the Great Southern Rail Trail.

02.03-2 Environmental and landscape values

Biodiversity

Since European Settlement, there has been a steady decline in biodiversity in Australia. South Gippsland Shire has mirrored this trend with only approximately 15 percent of the native vegetation that existed prior to 1750 remaining (excluding Wilsons Promontory Bioregion). Much of the Shire's remaining native biodiversity is now found on private property and roadsides. The protection, enhancement and linking of remnant vegetation and animal species on private and public land is an important issue facing the community.

Council seeks to:

- Protect sites of biological significance including on roadsides and private property.

Coastal and hinterland landscapes

Specific landscapes within the Shire have been determined to have either State or regional significance. These are the landscapes of Venus Bay Peninsula and Anderson Inlet, Venus Bay Dunes, Cape Liptrap and Waratah Bay, Corner Inlet Amphitheatre, Bunurong Coast and Hinterland, Tarwin Floodplain, and Welshpool Hills and Mount Hoddle.

Council seeks to:

- Retain undeveloped breaks between settlements by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes.
- Ensure coastal development including at the edge of settlements responds to the landscape setting and character.
- Maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region.

02.03-3 Environmental risks and amenity

Climate change

The effects of climate change on the local environment are starting to appear and will continue into the future. The potential flow-on effects from changing climatic conditions include reduced agricultural production, decreased and more erratic environmental flows in waterways and wetlands, increased risk of bushfire, and decreased water security for settlements and activities. Direct impacts of climate change are also likely to include an increase in storm surges, increased and altered patterns of erosion of beach and dune systems, undercutting of cliffs, increased peak flows in coastal rivers and estuaries and damage to coastal infrastructure (piers, jetties, breakwaters and seawalls).

Council seeks to:

- Apply the precautionary principle when considering the intensification of development in coastal areas.

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02.03-4 Natural resource management

Agriculture

South Gippsland Shire contains some of the most productive agricultural areas in Victoria and provides a substantial proportion of Victoria's milk as well as beef, prime lamb and vegetables. Agriculture and its associated processing and service industry underpin the Shire's economy. With issues of climate change and water scarcity at hand, there is likely to be increasing demand for the Shire's high quality agricultural land from producers in less fertile areas. Existing farming activities in the Shire will need to have the capacity to grow and expand and will require access to affordable land unencumbered by unwanted infrastructure.

Considerable opportunities exist to add value to primary produce and to diversify the base income of the rural sector and improve employment opportunities. The region's competitive strengths of rich agricultural soils, high rainfall and proximity to Melbourne should be promoted to attract new industries complementary to the region's lifestyle.

Council seeks to maintain a viable and sustainable agricultural industry as the cornerstone to the Shire's economy and its future wellbeing by:

- Protecting high quality agricultural land for primary production.
- Supporting diverse and sustainable agriculture industries, including promoting the region as a premium 'green' products food bowl.
- Facilitating the provision of essential services to support agricultural production.
- Facilitating industries in rural areas that specifically support the agricultural sector and add value to primary produce.
- Promoting agricultural land management that includes sustainable integration of economic and environmental needs.
- Supporting the development of the marine and farm forestry industries.

Rural dwellings

The settlement and subdivision history of the Shire has left a legacy of small lots scattered amongst larger farming lots. These lots are often isolated, or in strips along road sides and surrounded by agricultural uses. Multi-lot farms (tenements) are the most common structure of land tenure in the Shire, with commercially viable production areas being formed by the aggregation of smaller lots.

The Shire's significant environmental and landscape assets make the area attractive for rural residential lifestyles. The northern and western areas of the Shire are particularly popular for rural living. There is a significant level of ad hoc rural lifestyle development already in the rural areas of the Shire. The conversion of agricultural land into rural residential land use activities results in a net loss to agriculture due to permanent land use changes. There is also a need to avoid landscape and servicing issues arising from the development of dwellings not reasonably connected to agricultural activities.

Council seeks to:

- Avoid the development of dwellings on rural land that may prejudice existing agricultural activities on surrounding land.
- Maintain agricultural land in agricultural use for the cost-effective production of food and raw materials.
- Maintain cost-effective servicing of towns and communities across the Shire by avoiding the impacts of a dispersed population base.

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Rural subdivision

The rural areas of South Gippsland have experienced a high level of land fragmentation, arising from both historical settlement patterns and less stringent planning policies under earlier planning schemes. Left unchecked, further fragmentation through land subdivision could have considerable implications for the supply of affordable agricultural lots, agricultural production, landscape and the servicing of populations in outlying areas.

As South Gippsland already has a considerable supply of a range of lot sizes, further subdivision for genuine agricultural reasons will rarely be necessary.

Council seeks to:

- Limit the further fragmentation of rural land by subdivision.
- Ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.
- Encourage the consolidation of rural lots.
- Encourage the restructuring of old and inappropriate subdivisions including old Crown Townships.
- Limit the cumulative impact of house lot excisions, including serial small lot subdivisions.

Land and catchment management

Land and water degradation issues facing the Shire include soil erosion, pest plants and animals, water quality and salinity. It is important to ensure that the Shire's natural resources are protected for the benefit of current and future generations.

Developments in floodplains must be appropriately managed to minimise the risk and cost to both private landowner and the broader community.

Council seeks to:

- Apply integrated catchment management principles when managing the Shire's land and water resources.
- Limit changes in land use that lead to a decline in the quality of land and water resources.
- Improve water quality and quantity in aquatic and riparian ecosystems, including streams, rivers, lakes, bays and their adjacent side channels, floodplains, wetlands and the Shire's declared catchments.

Extractive industry

South Gippsland Shire is well placed to strengthen and build upon its existing resources, assets and infrastructure to create new and diverse economic development opportunities in relation to extractive industry.

Council seeks to:

- Protect the area identified in the Lang Lang to Grantville Regional Sand Extraction Strategy in the north west of the Shire for its significant regional sand resource.
- Support sand extraction, quarrying and mining activities that do not have significant adverse impacts on the environment.
- Ensure the rehabilitation of mines and extractive industry sites at the completion of their use.

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02.03-5 Built environment and heritage

The protection of settlement character and landscape and environmental values through the design and siting of development is necessary to maintain the Shire's desirability as a place to live, work and visit.

Council seeks to:

- Promote sympathetically designed and located development that complements the built form character, environmental, topographical and landscape values of its location.

Signs

Signs are required for information and service provision respectively for residents, businesses and visitors. Sensitivity is required in design and location of these necessary structures so they do not detract from the Shire's built and natural environments.

Council seeks to:

- Encourage signs that will enhance the visual amenity of the built and natural environment and minimise detrimental impacts on the landscape and road safety.

Industrial development design

There is a need to improve the appearance and overall amenity of industrial areas to make these areas more attractive to new industries seeking to establish within the Shire.

Council seeks to:

- Encourage industrial development that is safe, functional, attractive and does not detract from surrounding amenity.

Environmentally sustainable design

All development 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.

Council seeks to:

- Encourage the use of passive and active energy efficient systems in development.

Heritage

The Shire contains a rich and diverse natural and built heritage. Apart from the important cultural and social values of heritage places, they provide significant economic benefits by enhancing the appeal of the Shire as a place to live, work and visit.

Council seeks to:

- Protect heritage places from development that would diminish their significance.
- Retain, use, manage and develop heritage places in a way that conserves or reveals their heritage significance and their contribution to the identity, culture and history of the municipality.

Housing

The Shire contains a range of housing types that contribute to the lifestyle opportunities and attractiveness of the region as a place to live. For the long-term sustainability of the region, it is important that opportunities are provided to accommodate the changing lifestyles and

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housing needs of the 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.

Council seeks to:

- Accommodate housing growth that is sustainable and sympathetic to:
 - The hierarchy and existing character of the Shire's settlements.
 - The availability and capacity of infrastructure and commercial, community and transport services.
 - Significant environmental features and landscapes.
 - Continuation of commercial agriculture in rural areas.
- Encourage diversity in dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of needs.

02.03-7 Economic development

Diversified economy

Value adding manufacturing and processing plays an important part in the future economic growth opportunities in the Shire. The lower operational costs for businesses and the unique lifestyle that the Shire offers should be promoted to attract new employment opportunities and population growth.

Council seeks to:

- Attract and develop value adding opportunities to diversify the industry base and maximise industrial employment opportunities.
- Locate service industries in towns where they support the local population and provide employment opportunities.
- Encourage major economic development opportunities associated with the use of deep water port facilities at Barry Beach.

Tourism

Tourism is fast becoming a significant employer and generator of economic activity within the Shire. The region boasts Wilsons Promontory National Park and borders Phillip Island. The Shire's rural landscapes, spectacular coastal areas and numerous historically and culturally significant sites are major tourist attractions. The South Gippsland region provides a diverse range of recreational and tourism-related experiences such as festivals, Coal Creek Community Park and Museum, Grand Ridge Road scenic drive, the Great Southern Rail Trail and the Grand Ridge Rail Trail, boutique food and beverage outlets and the Nyora Speedway. Growth opportunities exist in eco-tourism while agricultural and farming activities can service the industry through the development of agri-tourism.

Council seeks to:

- Protect the Shire's heritage assets, coastline, rural landscapes and agricultural produce for their tourism value.
- Encourage the development of eco tourism and agri tourism, building on the Shire's natural assets and agricultural land use.
- Encourage tourism use and development in association with the Great Southern Rail Trail and the Grand Ridge Rail Trail.

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02.03-8 Transport

Many of the roads within the Shire are facing increased usage by large transport vehicles associated with agriculture, timber haulage and other industries. The ongoing development of freight transport opportunities is required for the future economic prosperity of the Shire.

Additional public transport facilities and sustainable transport options are needed to improve accessibility for the resident population, visitors and the wider community.

The Leongatha aerodrome is the only commercially operated airfield within the Shire, and the area surrounding the aerodrome needs to be protected to ensure that incompatible development does not restrict its future expansion.

Council seeks to:

- Facilitate interconnected pedestrian, bicycle and bridle paths throughout the Shire.
- Maintain a safe and efficient road network across the Shire.
- Support the development of the region as a strategic base for freight transport and logistics.
- Ensure that any future expansion of the Leongatha aerodrome is not prejudiced by the encroachment of incompatible land use and development.

02.03-9 Infrastructure**Infrastructure design and provision**

The design, management and delivery of infrastructure are key issues for Council. The Infrastructure Design Manual (IDM) includes guidelines for the design and construction of infrastructure within the municipality. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications.

Council seeks to:

- Ensure a consistent approach to the planning, design and construction of infrastructure.

Alternative energy

. The use of renewable energy sources such as solar and wind power is a small, yet significant, method by which the community can address the global issue of climate change.

Council seeks to:

- Encourage the use of alternative energy sources in a way that does not detrimentally affect the surrounding environment.

Community infrastructure

Due to the widespread distribution of the Shire's population, effective planning is needed to allow the community equitable access to a range of recreation, education and health services and facilities.

Council seeks to:

- Facilitate a range of services and facilities including recreation, education and health services that meet the needs of the community.

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Drainage and waste management

The location and management of waste disposal facilities as well as the provision of reticulated water and sewerage services and stormwater drainage improvements are necessary to minimise impacts on the environment and accommodate future population growth.

Council seeks to:

- Facilitate the provision of efficient and effective wastewater management systems to all towns within the Shire.
- Support the implementation of stormwater drainage that minimise impacts on the environment.
- Locate, design and manage waste disposal facilities to minimise amenity impacts.

Telecommunications infrastructure

The Federal Government has undertaken to provide broadband telecommunication access to 90 per cent of the Australian population through the installation of optical fibre cables and a mix of other technologies. Optical fibre in particular provides increased data carrying capacity and will allow for faster access to multimedia services, larger data files and new telecommunication tools.

Providing underground conduit infrastructure for optical fibre cables in new subdivisions before the completion of development is efficient and cost effective.

Council seeks to:

- Facilitate the provision of underground conduit infrastructure ready to meet the needs of communities.

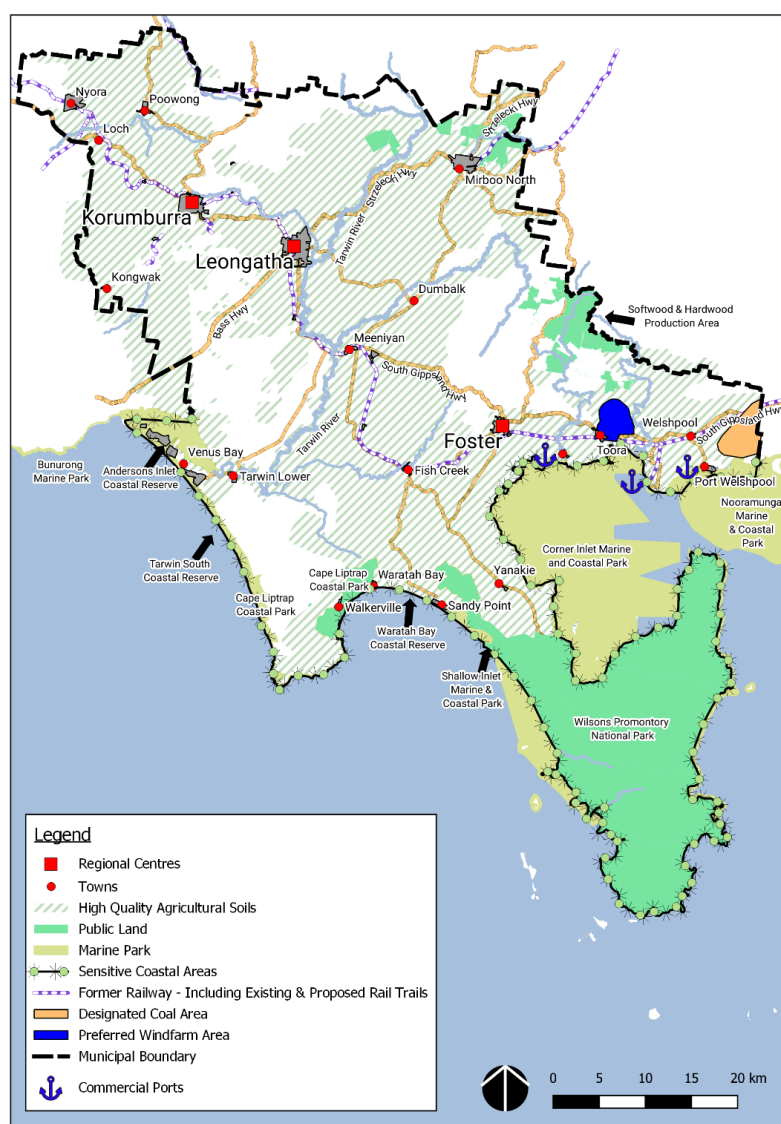
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02.04 Strategic framework plans

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The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

South Gippsland Shire Council Framework Plan



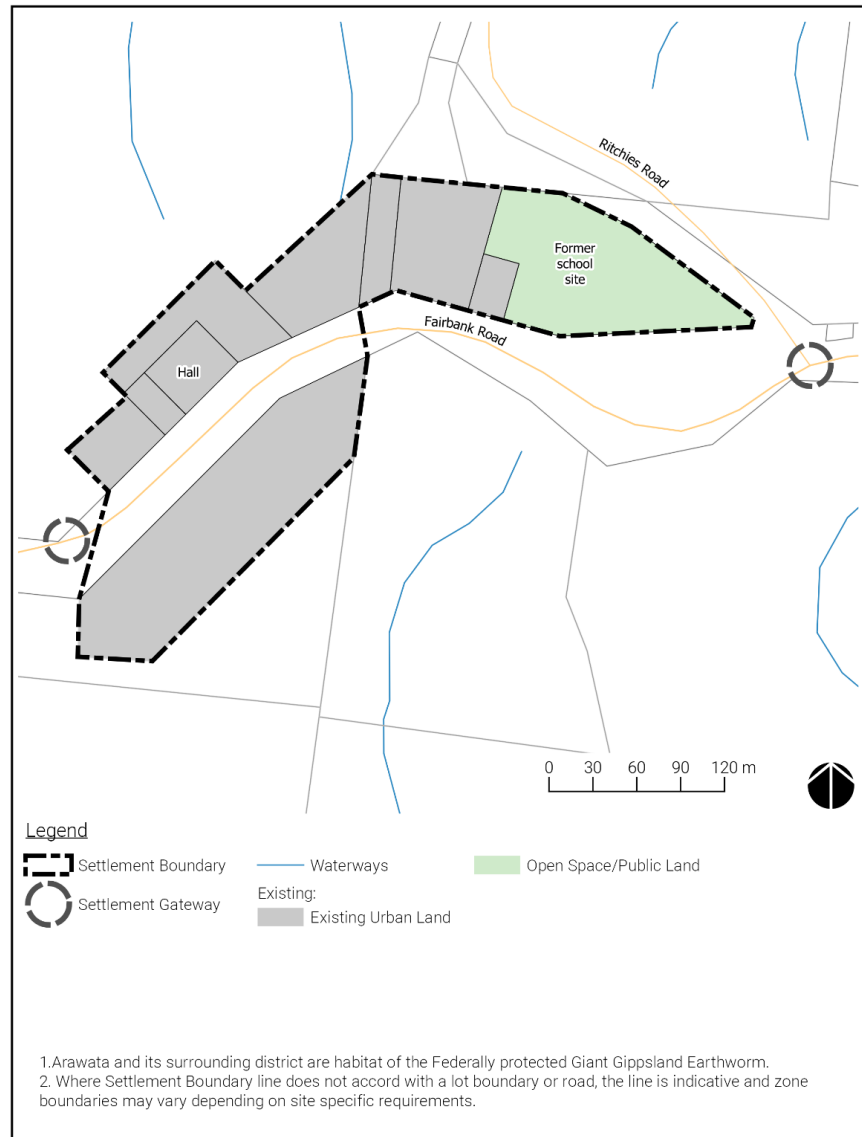
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Agnes Framework Plan



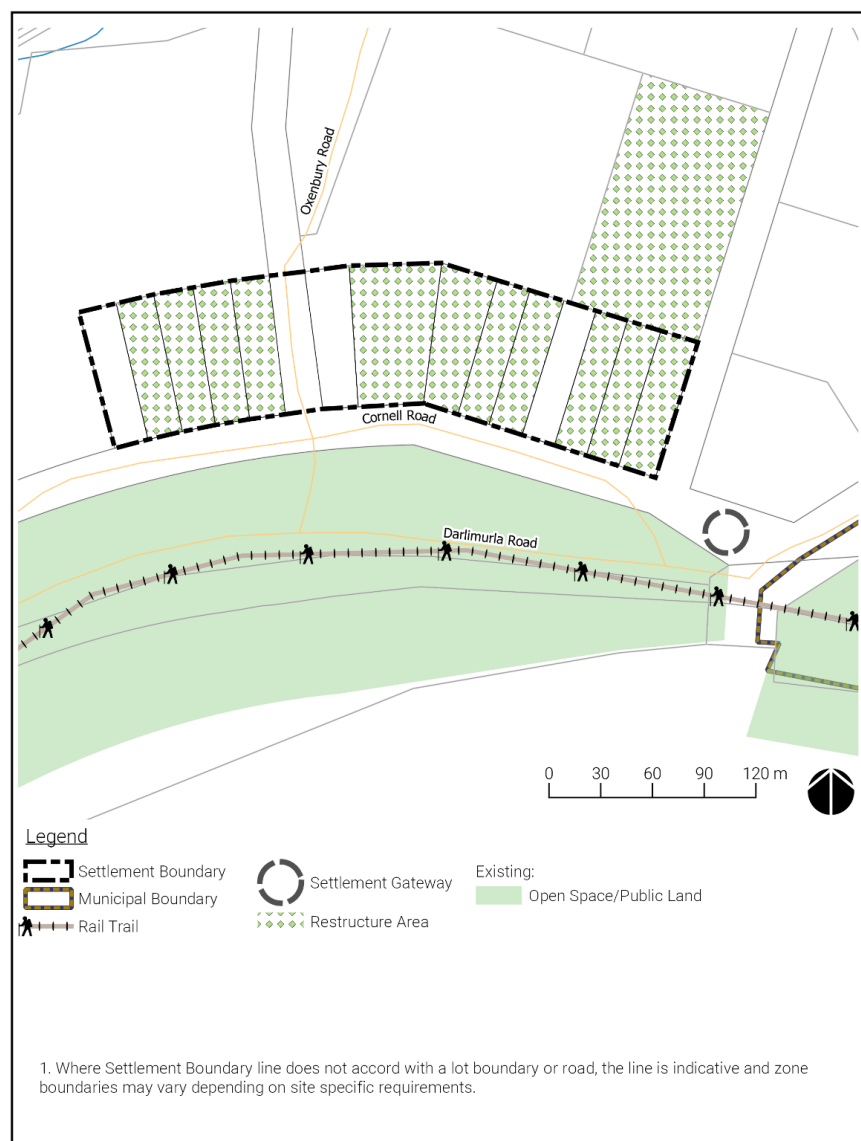
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Arawata Framework Plan



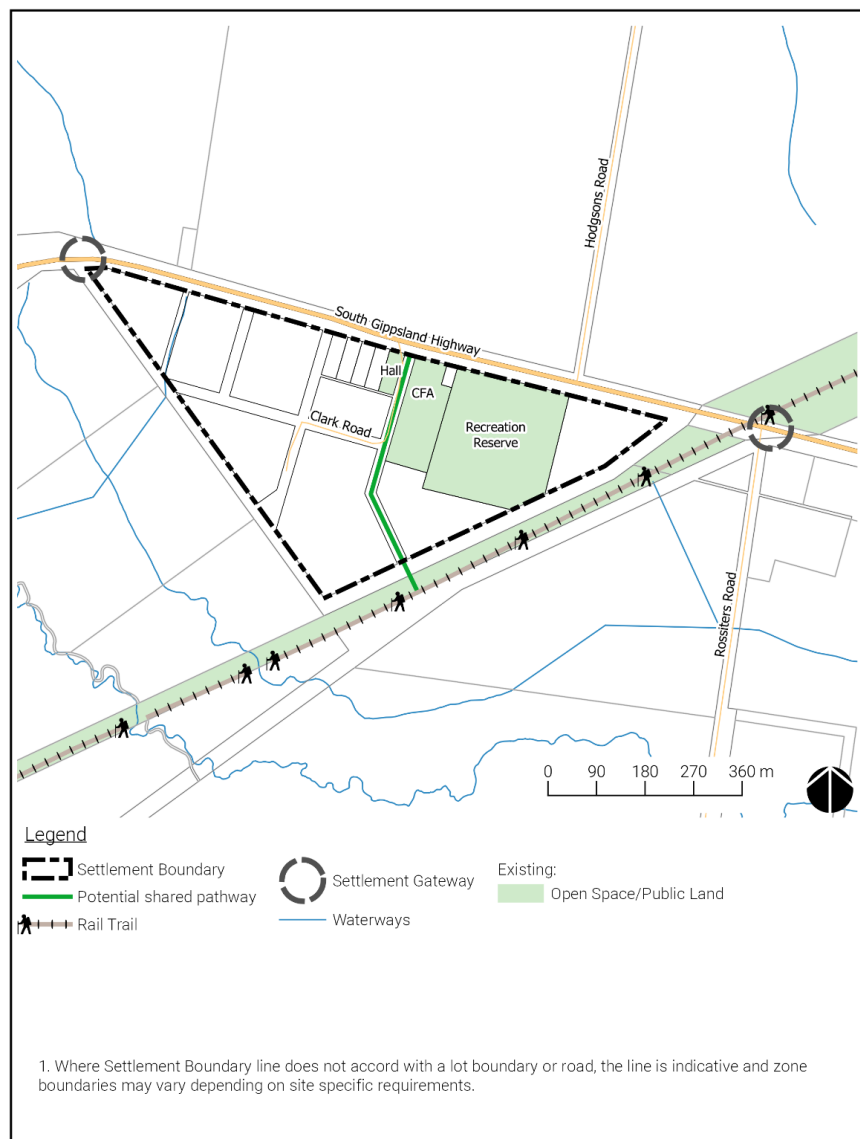
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Darlimurla Framework Plan



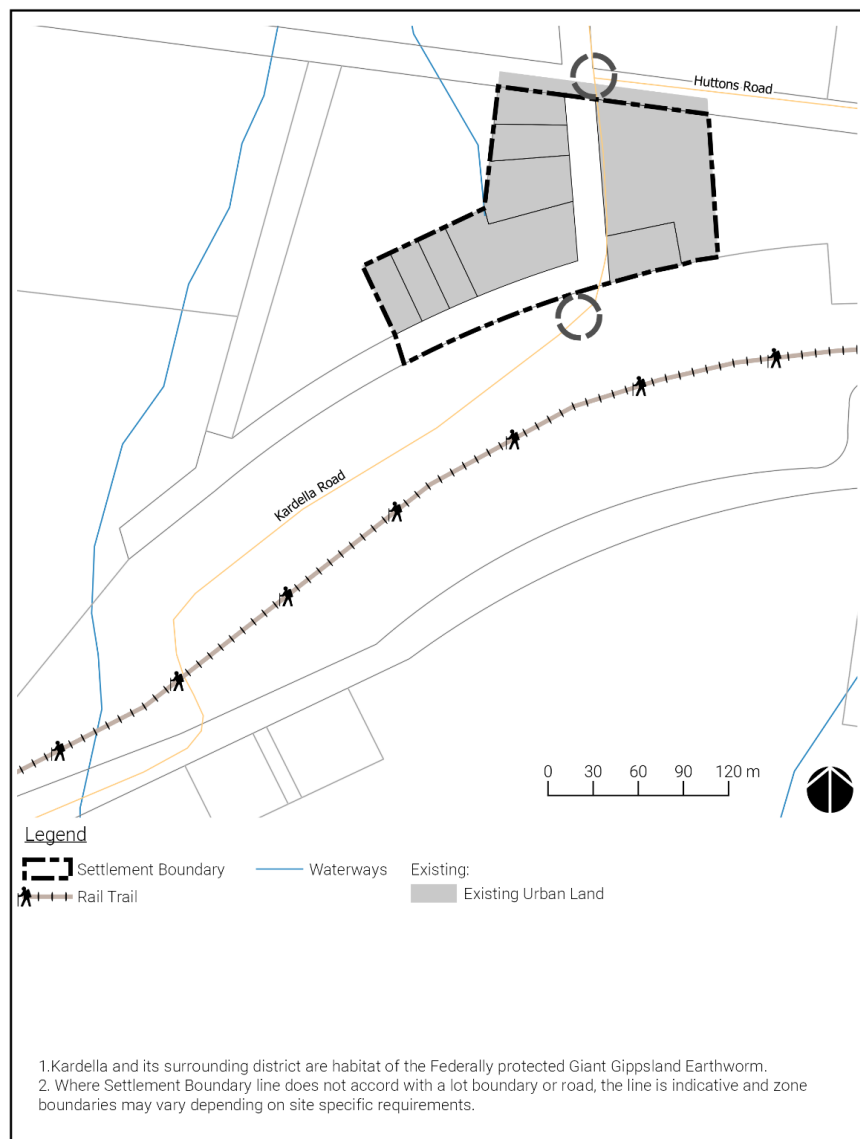
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Hedley Framework Plan



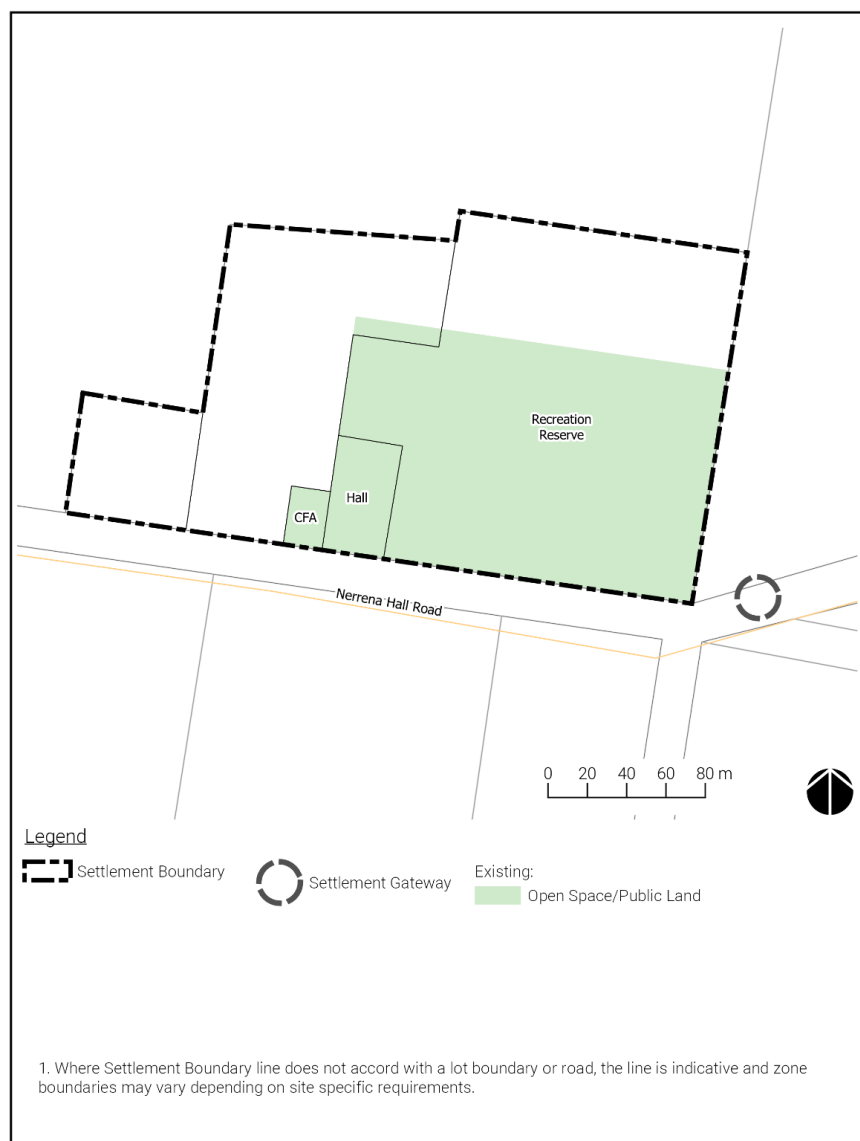
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Kardella Framework Plan



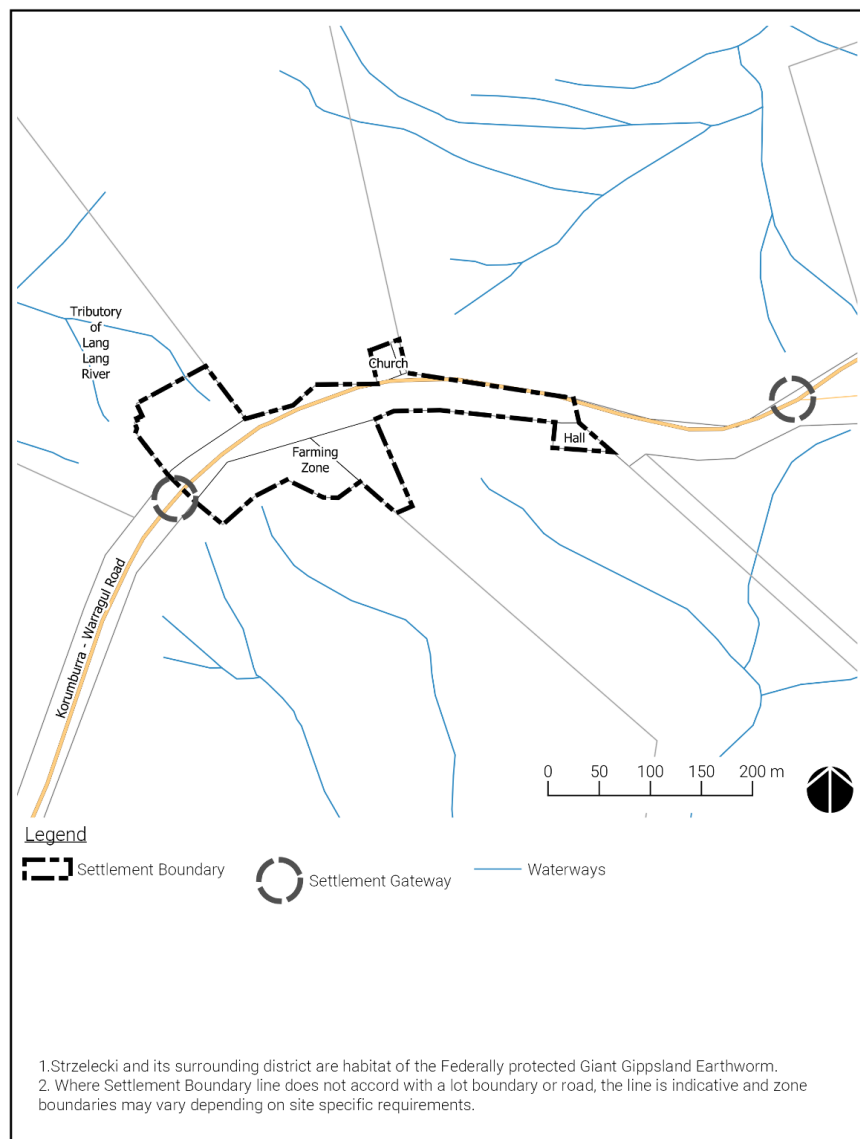
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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Nerrena Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Strzelecki Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

11.01-1L Settlement

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C---

Strategies

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.

Restructure old and inappropriate subdivisions to:

- Create a more sustainable density of development.
- Limit new dwellings on vacant lots.
- Consolidate lots not suitable for the development of dwellings.
- Preserve the rural landscape.

Discourage the development of dwellings on small lots in old Crown township areas except where either:

- The land is zoned Township Zone or Rural Living Zone.
- The development is in accordance with the relevant Restructure Plan in the Schedule to Clause 45.05.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

11.01-1L Leongatha

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C---

Policy application

This policy applies to the land identified on the Leongatha Framework Plan and the Leongatha Town Centre Framework Plan.

Settlement strategies

Promote higher density residential development and retirement living close to the Town Centre.

Support residential and highway frontage commercial development in the Southern Leongatha Growth Area.

Settlement policy guidelines

Consider as relevant:

- Encouraging the rezoning of areas identified in the *Leongatha Framework Plan* to maintain a 15 year residential land supply.
- Locating higher density residential development and retirement living within a 400m radius of the existing commercially zoned land in the Town Centre.
- Encouraging the preparation of development plans for new residential estates that:
 - Establish integration with existing residential areas and infrastructure;
 - Provide pedestrian and cyclist connectivity to the Town Centre and key community features; and
 - Protect the environmental values of the land.

Economic strategies

Discourage the development of retail uses outside of the Town Centre where such uses may detract from the principal role of the Town Centre.

Maintain a compact Town Centre that reduces the need for car usage, with all key features and major retail activities within comfortable walking distance of the intersection of Bair Street and McCartin Street.

Ensure that adequate land is available to accommodate new retail, social, community, commercial and entertainment facilities within the Town Centre.

Provide adequate areas of commercial and industrial land in suitable locations with good access to infrastructure.

Promote the establishment of a bulky goods retail precinct on the western side of the South Gippsland Highway, and commercial use precinct for uses not appropriate to a Town Centre location on the eastern side of the Highway, at the southern entry to the township.

Focus industrial development within existing industrial areas, encouraging the development of vacant or underutilised land.

Promote the expansion of industrial uses into the land north and west of the golf course recreation reserve while integrating the potential for heavy vehicle connectivity to the South Gippsland Highway.

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Infrastructure strategies

Provide strong pedestrian and cycling connectivity to the Town Centre and community assets including schools and sport and recreation facilities.

Locate and design new development and road traffic improvements so they do not compromise the longer-term potential return of rail services to Melbourne.

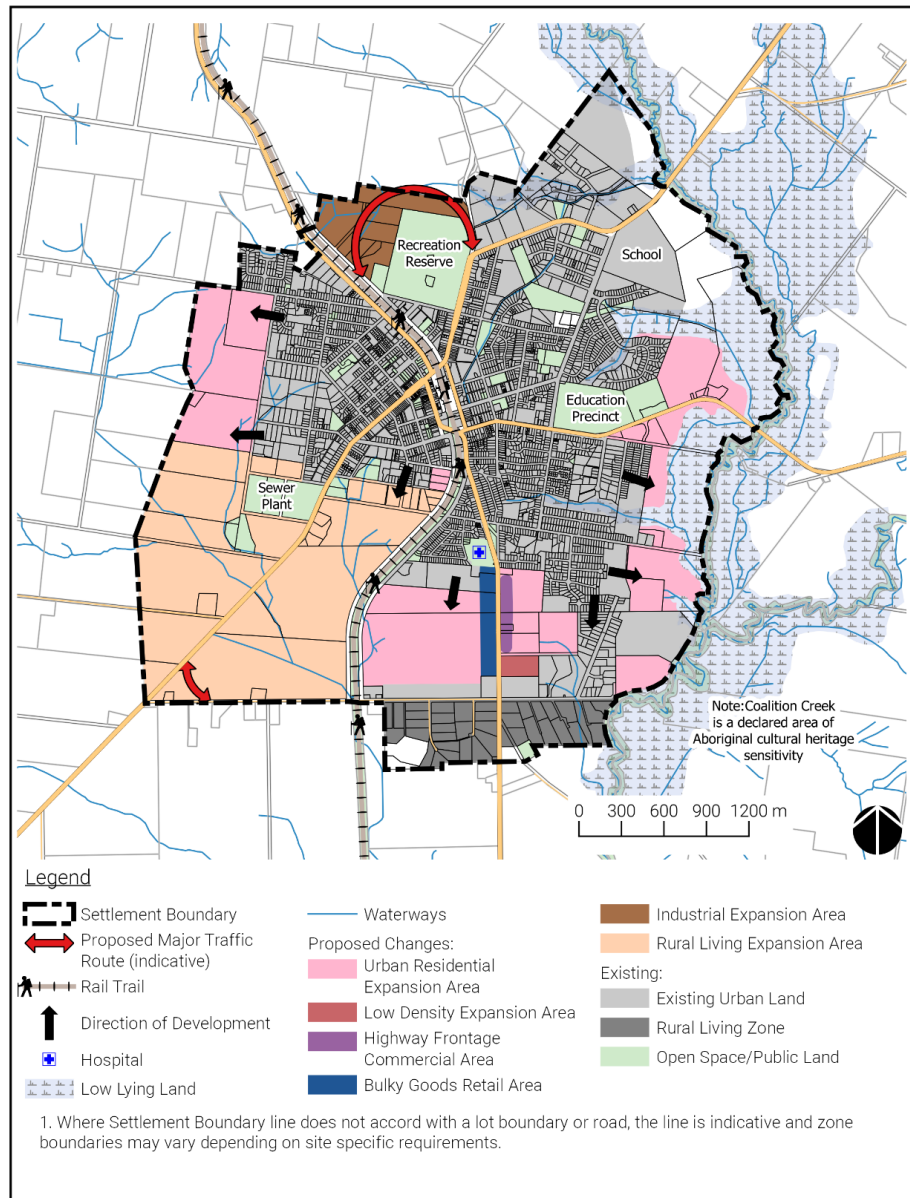
Policy document

Consider as relevant:

- *Leongatha Structure Plan* (South Gippsland Shire Council, 2008)

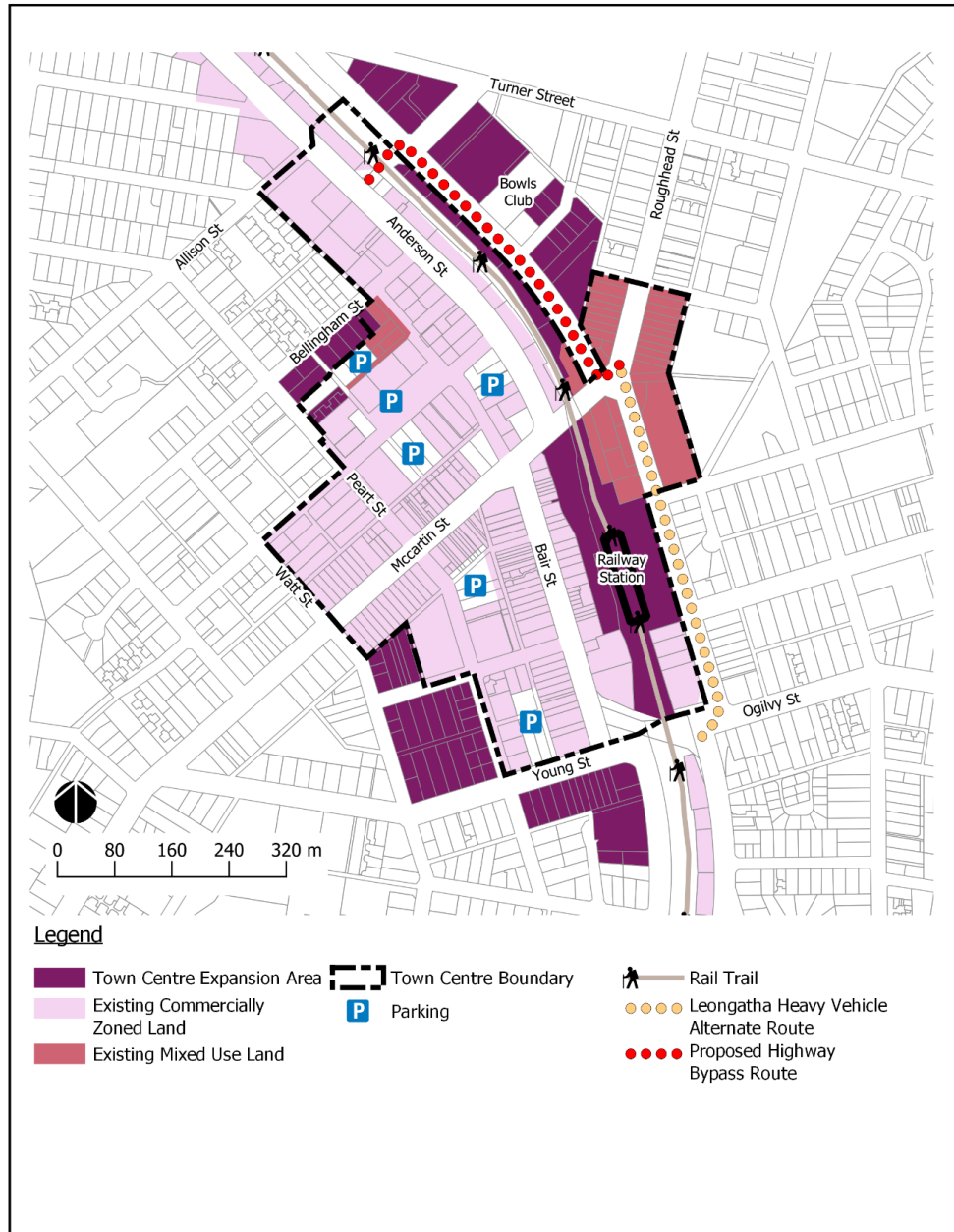
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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Leongatha Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Leongatha Town Centre Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

11.01-1L Southern Leongatha growth area

Policy application

This policy applies to the land identified on the Leongatha Framework Plan at Clause 11.01-1L Leongatha.

Bulky goods retail area strategies

Direct large floor-plate developments/uses defined as Restricted retail premises to the Bulky Goods Area.

Discourage commercial or community uses that may weaken the primacy of the Town Centre.

Discourage uses, such as industrial uses, that may detrimentally affect the amenity of surrounding sensitive land uses.

Bulky goods retail area policy guidelines

Consider as relevant:

- Discouraging the following uses:
 - Accommodation (except Hotel and Motel).
 - Food and drink premises.
 - Office.
 - Place of assembly (excluding Conference/Function centre and Place of worship).
 - Retail premises (excluding Restricted retail premises).
 - Warehouse.

Highway frontage commercial area strategies

Direct uses that benefit from highway exposure and that are not suited to a Town Centre location to the highway frontage commercial area.

Discourage uses, such as industrial uses, that may detrimentally affect the amenity of surrounding sensitive land uses.

Highway frontage commercial area policy guidelines

Consider as relevant:

- Encouraging the following uses in the highway frontage commercial area:
 - Car wash.
 - Conference/Function centre.
 - Emergency services facility.
 - Hotel.
 - Landscape gardening supplies.
 - Motel.
 - Motor vehicle boat or caravan sales.

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- Place of worship.
- Service station.
- Trade supplies
- Veterinary centre.
- Discouraging the following uses in the highway frontage commercial area:
 - Accommodation (excepting Hotel and Motel).
 - Food and drink premises.
 - Office.
 - Place of assembly (excluding Conference/Function centre and Place of worship).
 - Retail premises (excluding Restricted retail premises).
 - Warehouse.
 - Commercial or community uses that may weaken the primacy of the Town Centre.

Urban expansion areas strategies

Promote the subdivision of land to maximise the efficient use of land across a range of lot sizes.

Promote the staged and sequential rezoning and subdivision of General Residential Zoned land that integrates with the existing road network and infrastructure to the north, and avoids the creation of development that is isolated or has poor connectivity to the north.

Avoid the creation of residential lots in the Coalition Creek flood plain, except where the potential exists for dwellings to be located within lots above the flood level and associated access to and within the lot is above the flood level.

Minimise the number of residential lots with boundaries adjoining the highway frontage commercial uses.

Encourage the creation of wide, landscaped road reserves that create a residential sense of place in residential areas accessed through commercial areas.

Landscape and built form strategies

Minimise the number of highway entry points through subdivision, building layout and access design that avoids the requirement to create new highway access points.

Design development at the town entry point to include:

- Consistent building setback lines.
- Building layout that considers the long term potential for widening of the highway.
- Ample onsite car parking, without visually dominating front setbacks.
- Building siting and design that makes efficient use of land, including minimising unused areas of land (not including landscaping) to the side and rear of development.

Encourage lots adjoining commercial areas to be of sufficient size and depth to accommodate landscaping to screen and soften the potential visual and amenity impact.

Landscape and built form policy guideline

Consider as relevant:

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- Limiting building height at the town entry point to a maximum of 10 metres above ground level.

Infrastructure strategies

Locate and design new highway intersection treatments to facilitate development on both sides of the highway.

Create an internal road network that allows for the future requirements of adjoining undeveloped land and the potential for cumulative increased usage over time.

Upgrade road and pathway infrastructure in established areas where necessary to manage additional use.

Avoid locating roads in flood prone areas of the Coalition Creek flood plain.

Create a shared pathway network around the boundaries of the Growth Area and along both sides of the highway.

Avoid the duplication of drainage assets or reliance on overland flows outside of drainage easements and declared waterways.

Encourage the provision of reticulated sewerage assets that allow for the development requirements of surrounding land and avoid asset duplication and the need for incremental asset upgrading.

Create an open space reserve on the flatter sections of the residential area west of the highway.

Provide or reserve a land parcel west of the highway for future community development infrastructure.

Provide continuous linear open space connectivity between the eastern end of Parkside Close and the wetland area adjoining the Boags Road / Tarwin Ridge Boulevard.

Encourage provision of a local park adjoining Coalition Creek.

Infrastructure policy guidelines

Consider as relevant:

- The open space reserve west of the highway to have an area of approximately four hectares.
- The reserved land parcel west of the highway for future community development infrastructure to have a minimum area of one hectare.

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11.01-1L Korumburra

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Policy application

This policy applies to land within the settlement boundary as set out on the Korumburra Framework Plan.

Settlement strategies

Monitor the availability and development of residential land and encourage the rezoning of areas identified in the *Korumburra Framework Plan* to maintain an estimated 15 year residential land supply.

Promote the development of residential estates that integrate with existing residential areas and infrastructure; provide pedestrian and cyclist connectivity to the Town Centre and key community features; and protect the environmental values of the land, especially the waterways.

Promote higher density residential development and retirement living on land within the inner township residential areas with convenient pedestrian access to the Town Centre.

Focus industrial development within the established industrial areas, and at the site of the former Korumburra Saleyards.

Ensure that development of the former saleyards land responds to the amenity interface with the adjoining showgrounds and residential areas.

Discourage the establishment of sensitive land uses close to the ‘manufacture of milk products’ operations in the Station Street Industrial Area that may preclude the manufacturing operations.

Economic strategies

Support Korumburra’s role as a retail and service centre with civic and community functions for its population and nearby small communities.

Discourage retail uses outside of the Korumburra Town Centre Retail Core where such uses may detract from the principal role of the Korumburra Town Centre.

Support tourism developments that promote Korumburra as a tourist destination and plan for the provision of services and features that support highway tourism traffic.

Landscape and built form strategies

Promote site responsive residential subdivision design with a mix of lot sizes and configurations that minimise the impact of earthworks.

Conserve the town’s heritage places and streetscapes in recognition of their central role in establishing Korumburra’s rural township character and sense of place.

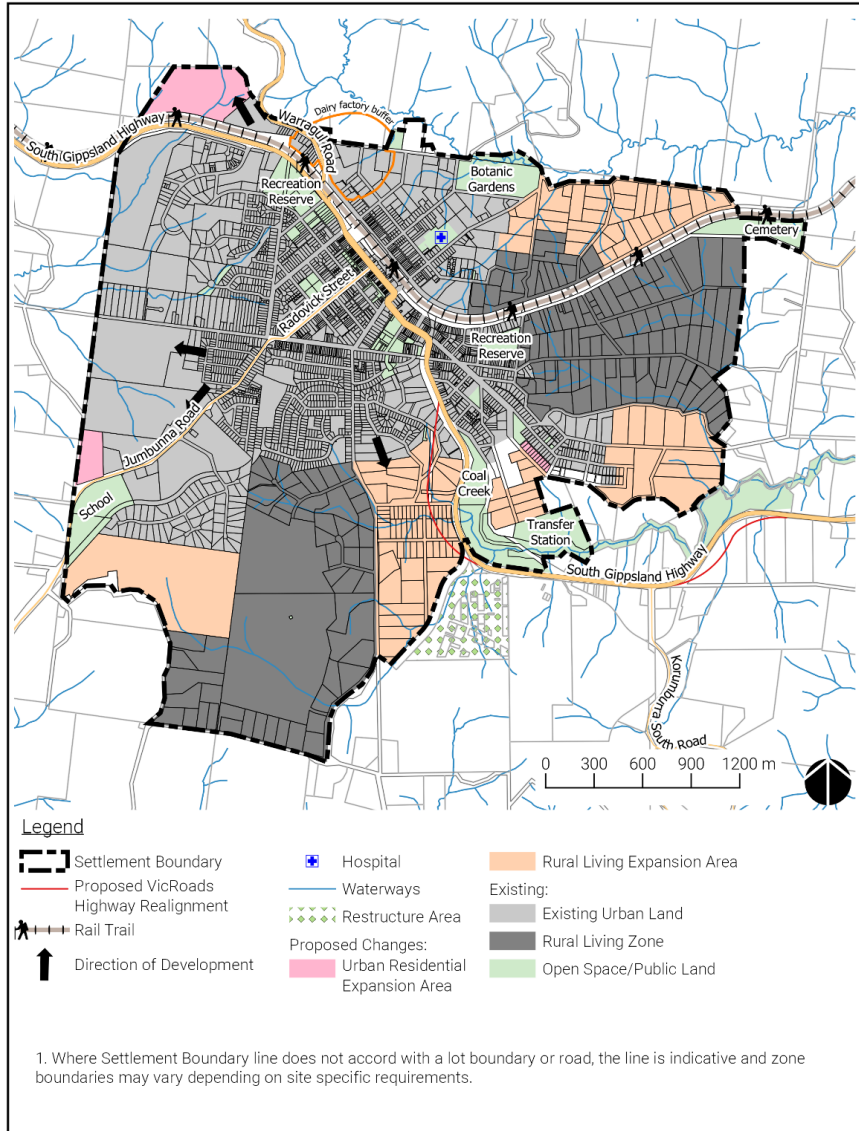
Infrastructure strategies

Provide direct and convenient pedestrian and cycling connectivity to the Korumburra Town Centre, key community assets and the schools.

Locate development and road traffic improvements so they do not compromise the longer-term potential return of rail services to Melbourne.

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Korumburra Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

11.01-1L Korumburra Town Centre

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Policy application

This policy applies to land within the Town Centre Boundary on the Korumburra Town Centre Framework Plan.

Settlement strategy

Encourage the long term development of under-used and vacant land identified in the *Korumburra Town Centre Framework Plan* as ‘Preferred Commercial Redevelopment Sites’.

Economic strategies

Encourage major retail, office and community developments to concentrate in the Korumburra Town Centre Retail Core.

Focus active retail uses on the Korumburra Town Centre’s ‘main streets’, being Commercial Street, Radovick Street and Bridge Street.

Encourage the consolidation of sites in the Korumburra Town Centre Retail Core to accommodate new, large floor space developments.

Support the development of a major retail use such as an additional supermarket on either of the preferred development sites nominated on the Korumburra Town Centre Framework Plan.

Promote tourism, community and other associated uses and activities at the Korumburra Railway Station Precinct to improve diversity of activities on either side of Commercial Street.

Encourage transition from light industrial to commercial, retail and tourism uses in the Korumburra Town Centre Retail Core.

Landscape and built form strategies

Design development within the Town Centre to respect the existing built form character including by:

- Improving and formalising pedestrian connections, particularly between Little Commercial Street and Commercial Street and mid-block pedestrian connections between Little Commercial Street parking areas and Commercial Street.
- Improving the layout and operation of car parking, pedestrian, cycling and mobility scooter facilities.
- Locating and designing signs to respect the sensitivity of heritage places, strategic views and the town’s future desired character as identified in the Korumburra Town Centre Framework Plan.

Encourage the redevelopment of the existing library site and adjoining sites (south east corner of Commercial and King Streets) for a major retail use such as an additional supermarket, while respecting the town character by:

- Providing a skin of fine-grain speciality retail shops and active pedestrian interfaces to Commercial Street.
- Providing a distinctive and attractively designed landmark statement building and landscape treatments in recognition of the site’s gateway entrance into the Korumburra Town Centre.

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- Articulating, screening or treating any blank walls.
- Including co-located community facilities and services, such as a library, meeting spaces and public toilets.

Design infill development to provide active interfaces to the street through maximising windows and entry points.

Support redevelopment of the site on the north-west corner of Bridge and Commercial Streets to a retail use and form that is reflective of its main street corner address and consistent with the town's character.

Encourage development of two-storey built form on the potential future development sites on the north-east side of Commercial Street, to address the significant change in ground level to allow pedestrian access between the Korumburra Railway Station Precinct and the Korumburra Town Centre.

Maintain views from key vantage points identified as significant outlooks in the Korumburra Town Centre Framework Plan by:

- Maintaining a modest two storey traditional built form scale with appropriate roof form designs to ensure the maintenance of distant views to landscape.
- Framing views to attractive features such as the rolling hills beyond the town, providing a visual link to surrounding rural land.
- Retaining and enhancing existing streetscape vegetation.

Maintain and extend streetscape plantings in the Korumburra Town Centre and surrounding area to enhance the town's existing 'boulevard' character.

Encourage the provision of additional public open space in the Korumburra Town Centre, with spaces ranging in size from pocket parks to plazas suitable for accommodating festivals and community events.

Infrastructure strategies

Encourage development to contribute to streetscape amenity and pedestrian safety throughout the Korumburra Town Centre including through providing outlook to public open spaces and defining pedestrian access areas, particularly in Commercial and Little Commercial Streets.

Design development to support the reconfiguration of Little Commercial Street as a pedestrian, cyclist and mobility-scooter friendly space, which provides safe and convenient linkages to existing and new community and retail facilities.

Facilitate the upgrade of the pedestrian railway underpass and connections between Commercial Street and Station Street.

Infrastructure policy guideline

Consider as relevant:

- Reducing or waiving the car parking requirement to encourage commercial outcomes, heritage retention, alternative transport use and active frontages.

Korumburra Community Hub strategies

Direct co-located community services within the Town Centre to the preferred Korumburra Community Hub site.

Design the Korumburra Community Hub to:

- Provide active uses on the ground floor at public interfaces.

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- Incorporate links to pedestrian connections between Commercial Street and Little Commercial Street.
- Provide a generous public open space / landscape area along the Little Commercial Street frontage.
- Maintain active through-access to Victoria Street and Boston Place to maximise site frontage and accessibility.

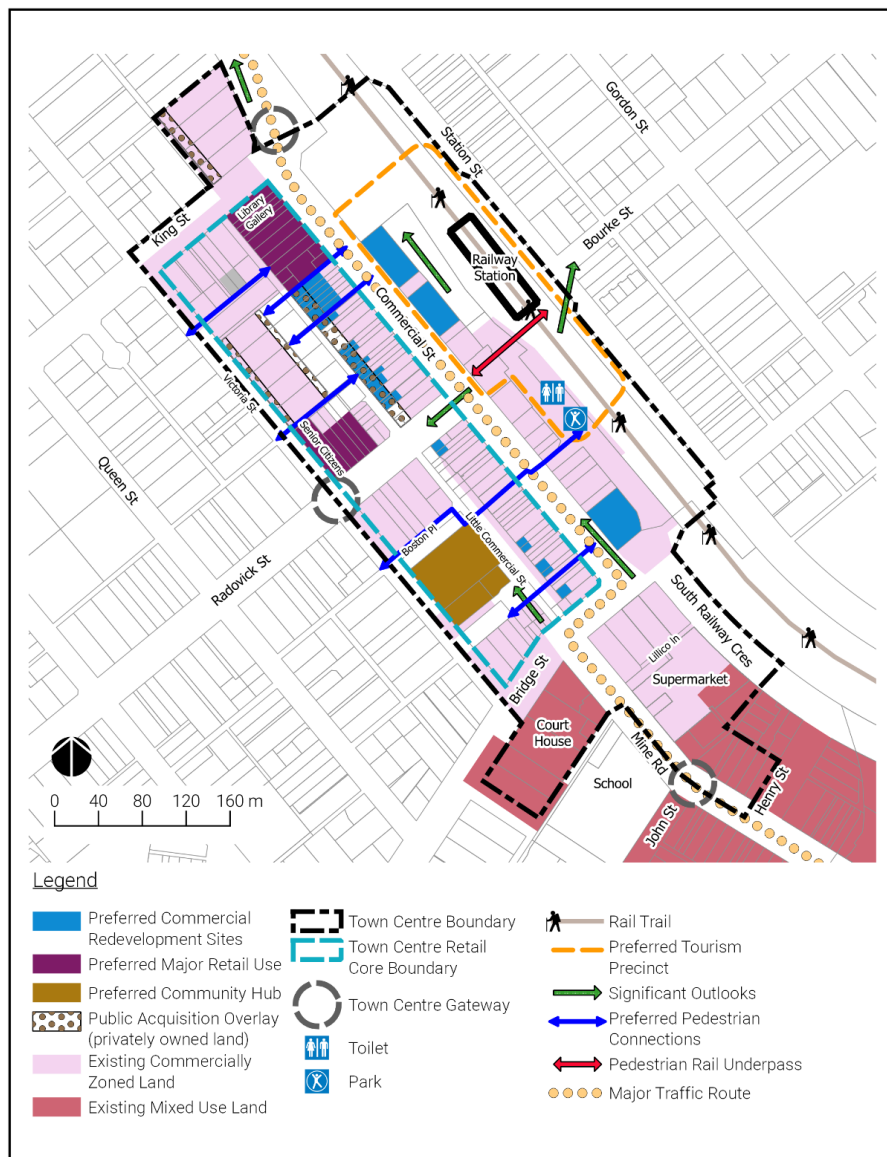
Policy document

Consider as relevant:

- *Korumburra Town Centre Car Parking Strategy* (GTA Consultants, 2013)

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Korumburra Town Centre Strategic Framework Plan



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11.01-1L District towns – Foster and Mirboo North

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General strategies

Contain growth within the settlement boundary.

Protect and enhance the compact qualities of the town centre.

Promote medium and higher density residential development and retirement living within a walkable catchment of the town centre.

Promote the staged release of new residential land in a contiguous and integrated manner, providing for a range of densities that decrease with distance from the town centre.

Promote pedestrian and cycle friendly development by providing and linking public open spaces to the town centres including from the nearby rail trails.

General policy guideline

Consider as relevant:

- A walkable catchment as having a 400 metre radius.

Foster strategies

Promote a range of residential options that respects the small town character and landscape values of Foster.

Discourage low density and rural residential development in areas close to the township unless the land has constraints inappropriate to higher density development.

Ensure that subdivision designs respond to the topographic, landscape and environmental constraints of the land.

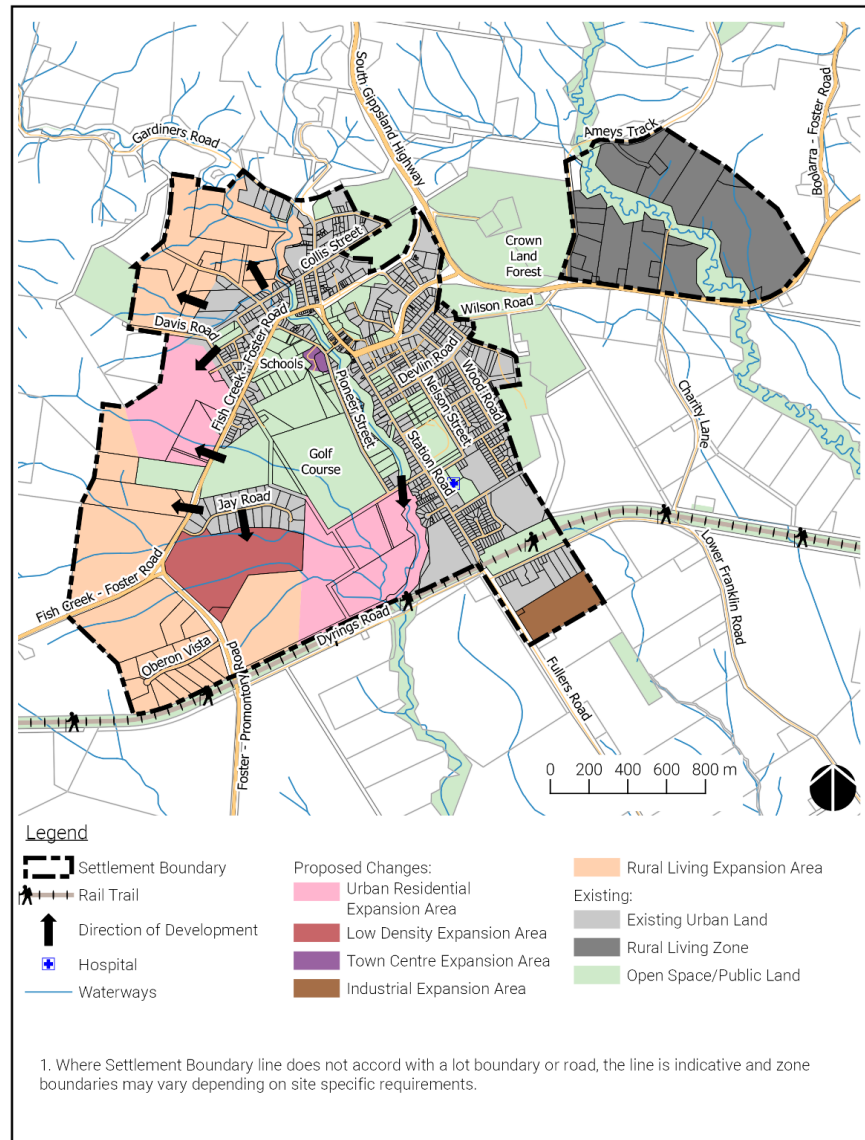
Support the expansion of the town's commercial centre to contiguous land when demand requires.

Discourage the establishment of uses outside of the town centre that may weaken the primacy of the town centre.

Encourage greater tourism promotion and co-ordination within Foster to build upon the town's role as the gateway to Wilsons Promontory.

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Foster Framework Plan



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Mirboo North strategies

Economic strategies Retain the main street for retailing and other commercial development.

Discourage shops (except restricted retail) and food and drink premises outside the Commercial 1 Zone.

Discourage land uses other than shops, food and drink premises, offices, place of assembly, community facilities and tourist attractions inside the town centre.

Promote tourism and other economic development that complements the natural environment and landscape values of the region.

Access strategies

Avoid subdivision patterns that create closed courts which discourage connection of roads for active pedestrian use.

Prioritise access improvements connecting key attractions, specifically those used by younger and older people.

Encourage the provision of universal access as part of new development, with paths connecting to existing footpath infrastructure.

Landscape and built form strategies

Outside of the town centre, encourage low rise and detached residential development , that is generally responsive to the topography and set in established gardens.

Ensure that the landscape and indigenous vegetation are visually dominant over built form by siting buildings away from native vegetation.

Facilitate a high quality pedestrian environment along the main streets (Ridgway, Peters Street, Brennan Street and Grand Ridge East) encouraging:

- Commercial-style, visually engaging frontages.
- Close spacing of built form.
- Construction to the front property boundary.
- Cantilevered weather protection.

Minimise the visual impact of built form on views from and to the surrounding landscape, particularly public viewing areas and corridors, such as main roads.

Retain vegetation along waterways and natural drainage lines.

Open space strategies

Ensure new subdivisions improve pedestrian and cycling linkages to key destinations.

Provide publicly accessible open space within a walkable catchment of residential development.

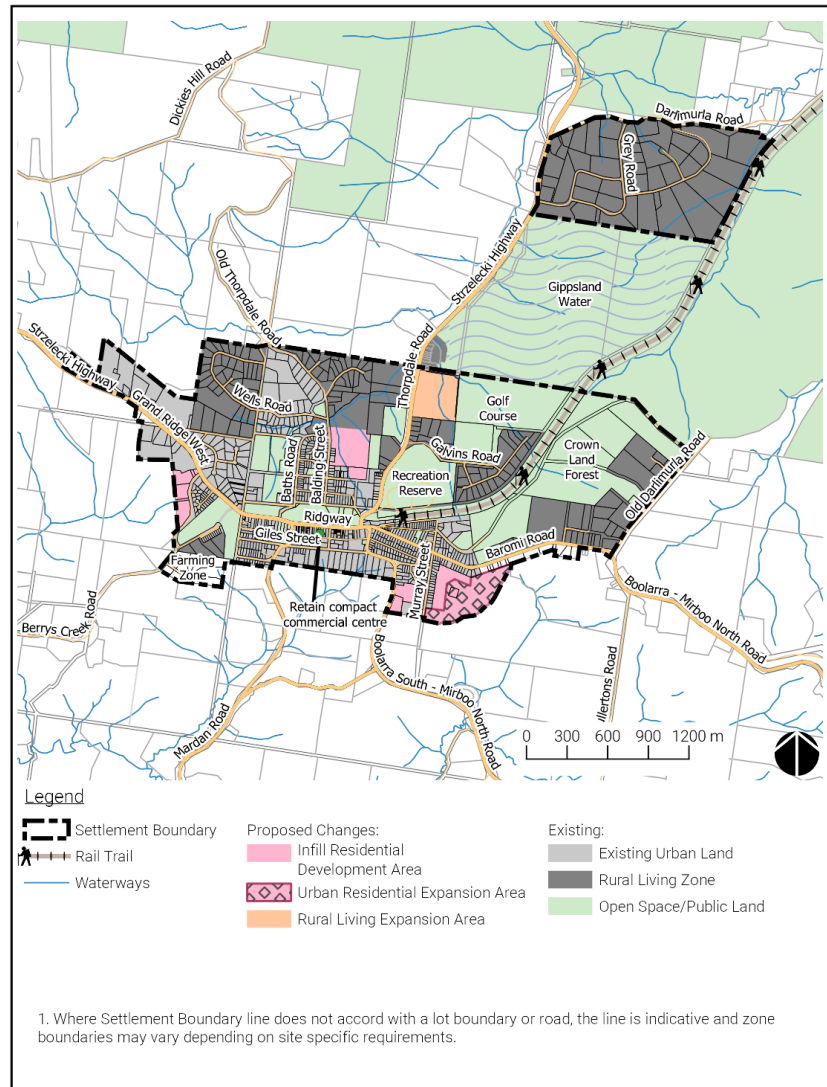
Open space policy guideline

Consider as relevant:

- A walkable catchment as being a 400 metre radius.

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Mirboo North Framework Plan



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11.01-1L Small towns – Fish Creek, Loch, Meeniyan, Nyora, Poowong and Toora

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Policy application

This policy applies to the land identified on the Fish Creek, Loch, Meeniyan, Nyora, Poowong and Toora Framework Plans.

General strategies

Ensure new developments are connected to the reticulated sewerage system where available. 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. Focus commercial, retail and community services and facilities within the Town Centre and discourage retail development outside of the Town Centre. Encourage infill development in residentially 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 Town Centre, unless the land has constraints that make it inappropriate for higher density development.

Retain and provide public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the rail trail. Create an integrated network of shared pedestrian and bicycle paths linking features and facilities in and around the town. Promote walking and cycling around the township by providing shared walking and cycling paths between residential areas, the Town Centre and services. Encourage development that is site-responsive, ecologically sustainable and sympathetically designed so as to protect the characteristics of the natural and built environment and the landscape values of the surrounding area. Promote residential development that complements the small rural township character of the area. Establish the Town Centres as pedestrian-orientated and cycle friendly urban centres with links to the rail trail where possible. 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. Discourage development in areas susceptible to water logging or inundation. Fish Creek strategies

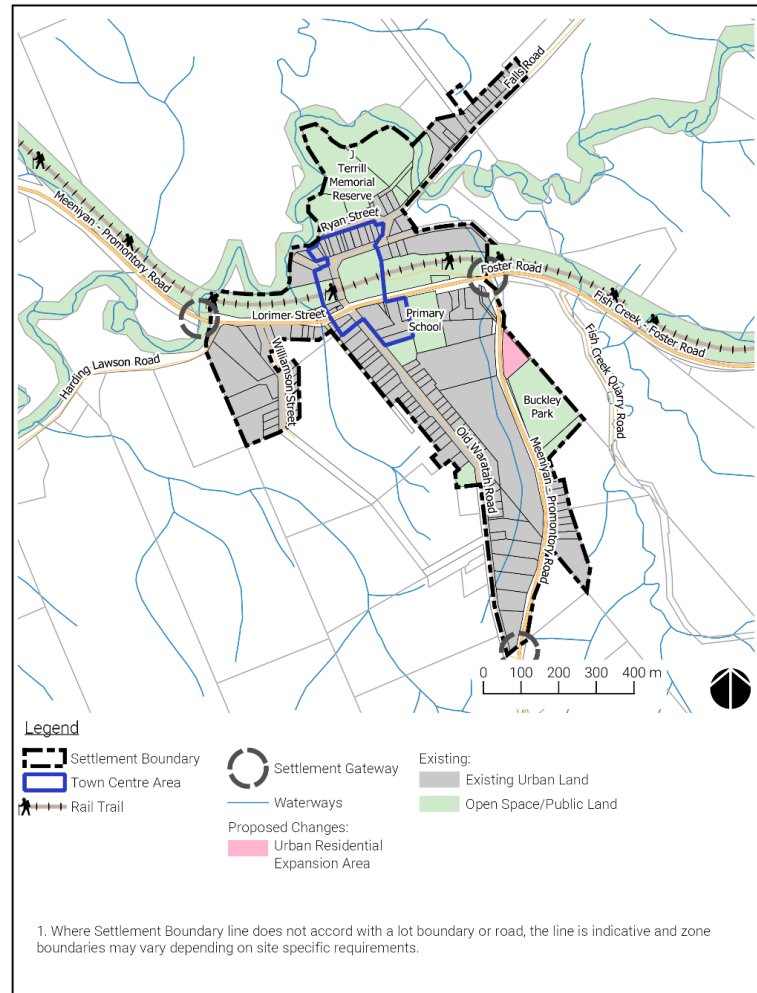
Promote medium density residential development near the commercial hub, where wastewater treatment allows, to support retirement living and smaller household opportunities.

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.

Ensure that new growth, infill and redevelopment is ecologically sustainable, responsive and respectful of the site and Fish Creek's rural character, environmental values, picturesque location and unique identity. Encourage the development of music, arts, culture and food services.

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Fish Creek Framework Plan



Loch 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. Discourage subdivision in the Residential Expansion, Potential Residential Development and Low Density Residential Development areas identified in the Loch Framework Plan unless:

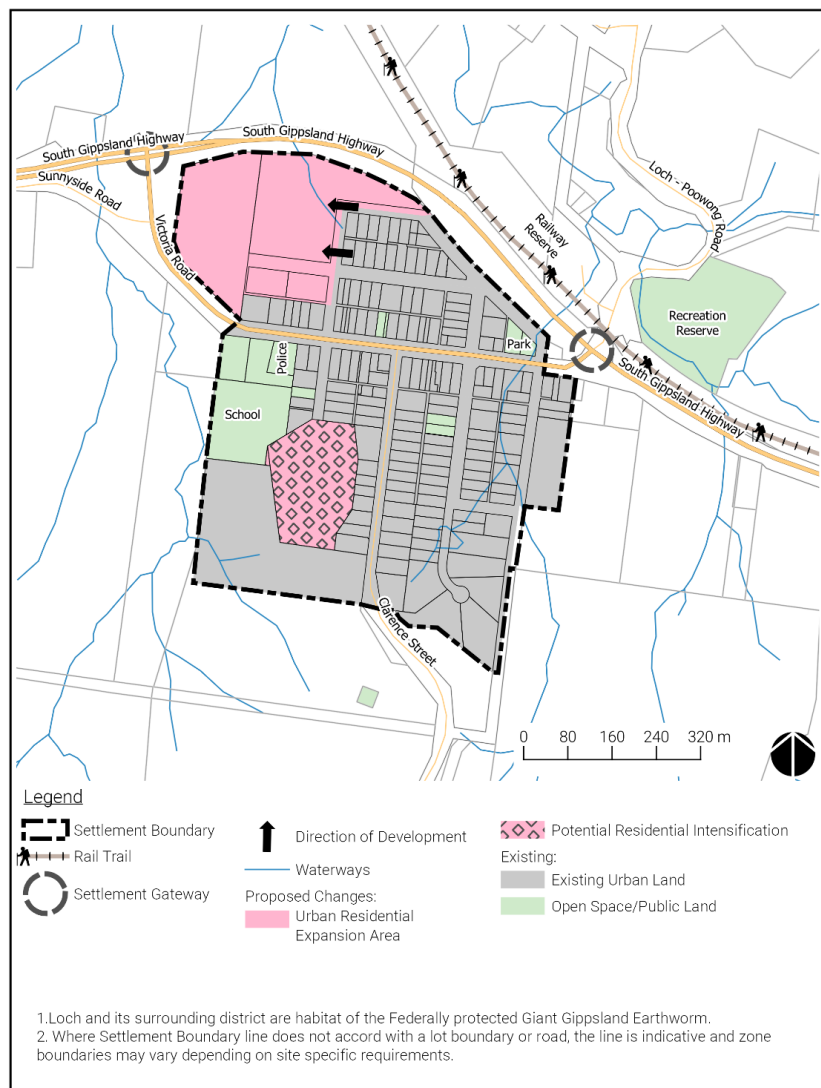
- Reticulated sewerage can be provided to the land.
- A Design and Development Overlay, or similar, has been prepared to promote development that is complementary to the existing built form and vegetated character of the town.

Encourage tourist services and facilities in the town.

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Consolidate and develop the Town Centre as the preferred focus for all business, community and tourist services and facilities.

Loch Framework Plan



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Meeniyan 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.

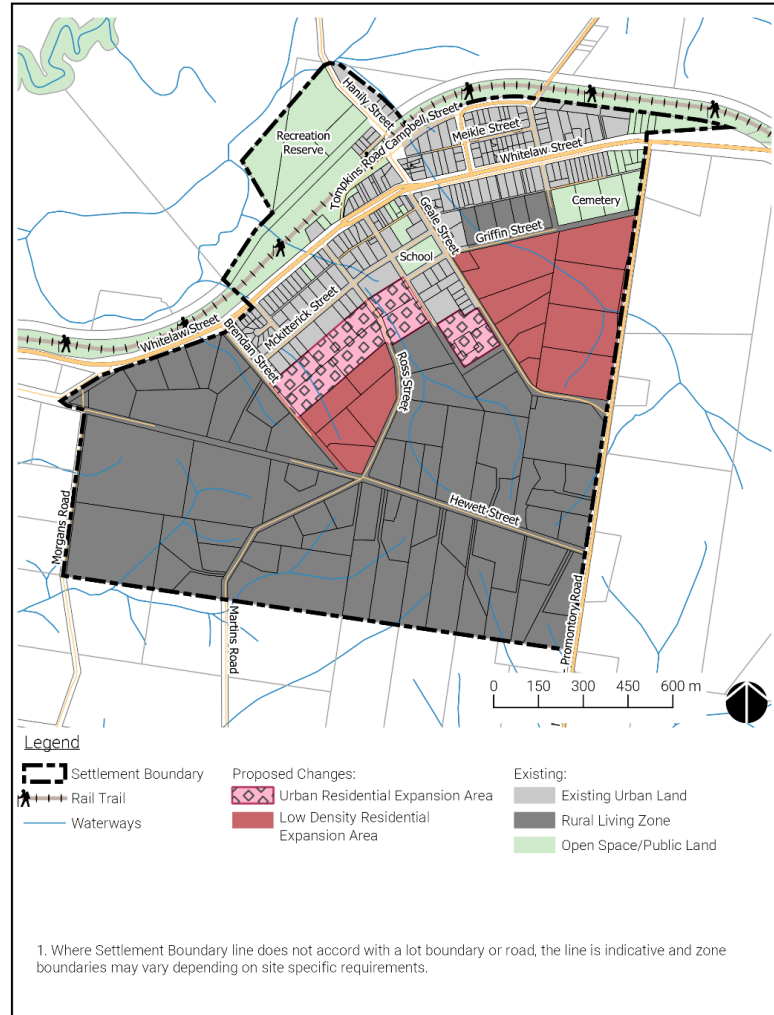
Support the development of service industrial uses on the Meeniyan - Nerrena Road to the north of the township and in appropriately zoned locations on the South Gippsland Highway.

Encourage the development of tourist accommodation in Meeniyan.

Encourage the development of music, arts, culture and food services in Meeniyan.

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Meeniyah Framework Plan



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Nyora strategies

Discourage any subdivision in the Future Residential Areas or Long Term Residential Areas identified in the *Nyora Framework Plan* unless:

- 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), 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.
- A Development Plan Overlay has been prepared that 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.

Nyora economic strategies

Encourage new light industrial activities to locate within the designated industrial area in Watts Road.

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.

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.

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.

Nyora landscape and built form strategies

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.

Nyora infrastructure strategies

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.

Promote residential development that integrates roads, pathways and utility infrastructure with adjoining areas, particularly on land bounded by Hewson St, David St, Walters St and Lang Lang Poowong Road.

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Nyora Town Centre strategies

Encourage built form in the Nyora Town Centre to:

- Have minimal or no front setbacks in order to reinforce this area as the commercial centre and distinguish it from the surrounding residential areas.
- Provide a sense of human scale and appear low rise.
- Include the development of footpaths, shared paths, continuous weather protection, active frontages and articulated facades along pedestrian connections.
- Provide for physical and visual linkages to and from the surrounding residential areas and the railway reserve.
- Be softened by landscaping (e.g. views of tree tops behind buildings, planting in small front setbacks).

Encourage fences to be low and open in style to provide for views beyond fencing, specifically for passive surveillance.

Reinforce Mitchell Street's role as the "main street" by encouraging development along to be:

- Built to the front boundaries with weather protection.
- Closely spaced with narrow frontages.

Encourage signs to be:

- Modest in size, scale and boldness (colour and lighting).
- Proportional to the individual business premises (building size, business type, and floor area).
- Integrate with the building.
- Located on building frontages and verandahs, avoiding protrusions above verandahs, roof lines or parapets.

Limit directional signage to supermarket uses.

Discourage brightly illuminated signs, Major promotion signs, Reflective signs, Panel signs, High-wall signs and Sky signs.

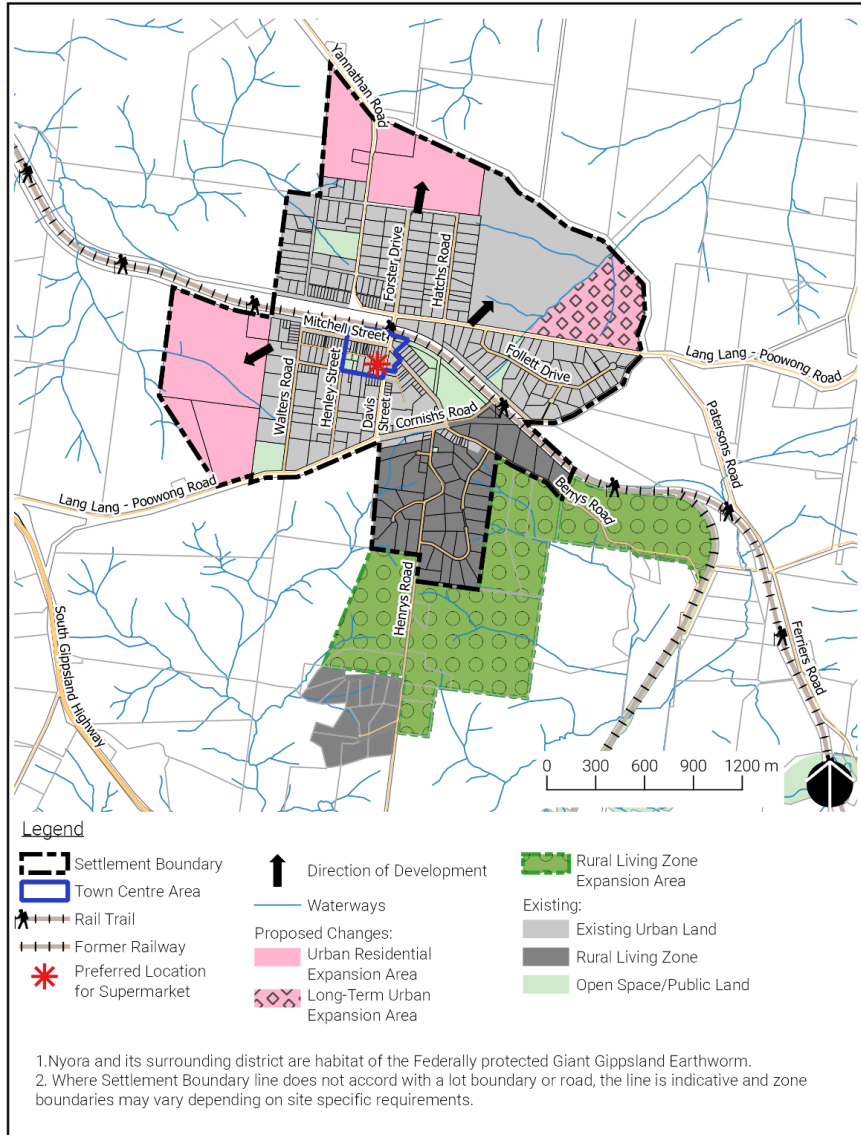
Nyora Town Centre policy guideline

Consider as relevant:

- Constructing fences using building materials that reference country styles, such as through the use of timber, masonry or corrugated iron.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Nyora Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

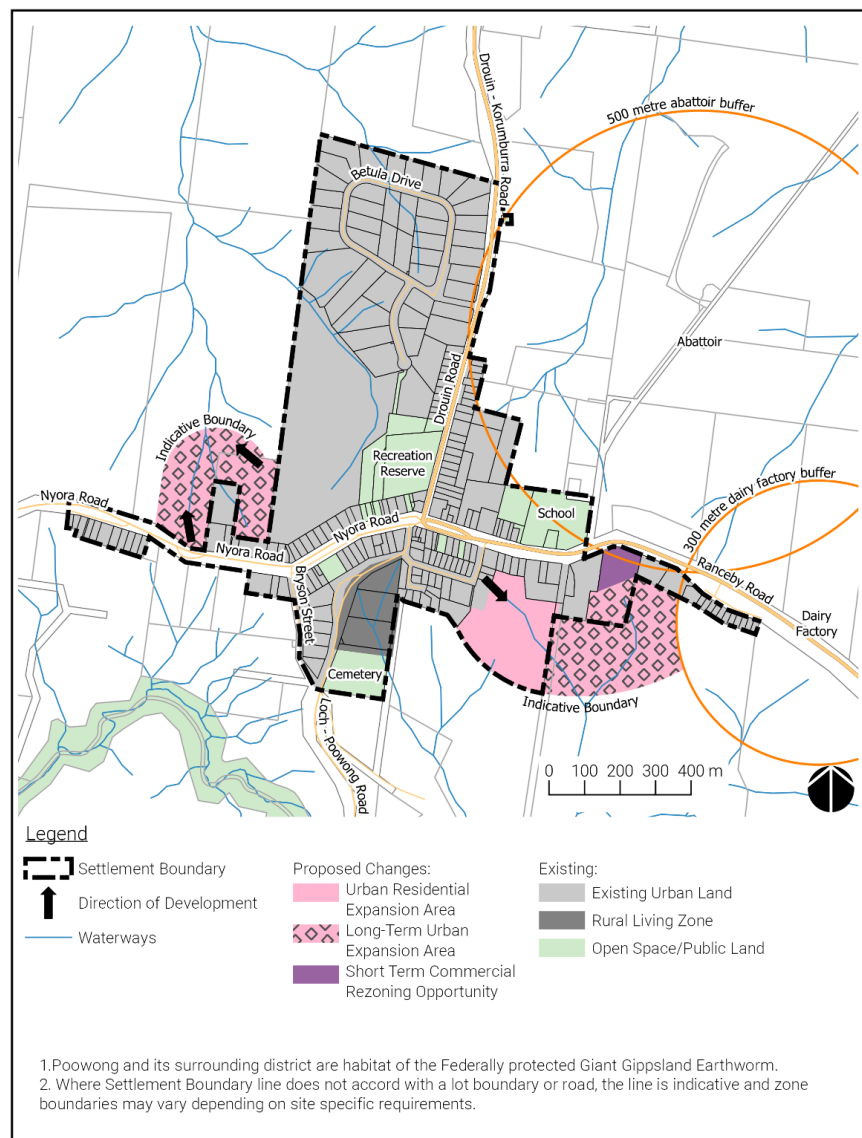
Poowong strategies

Retain and strengthen Poowong as a small service township by improving community, industrial and retail services, facilities and employment opportunities to support residents, surrounding agricultural communities and visitors.

Consolidate the Town Centre on the Poowong Ranceby Road.

Support the operation of the abattoir and milk processing factory and other industrial business as important employment providers in Poowong.

Protect the natural environmental qualities and landscape values of the township to retain its attraction for tourism and rural living. Poowong Framework Plan



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Toora strategies

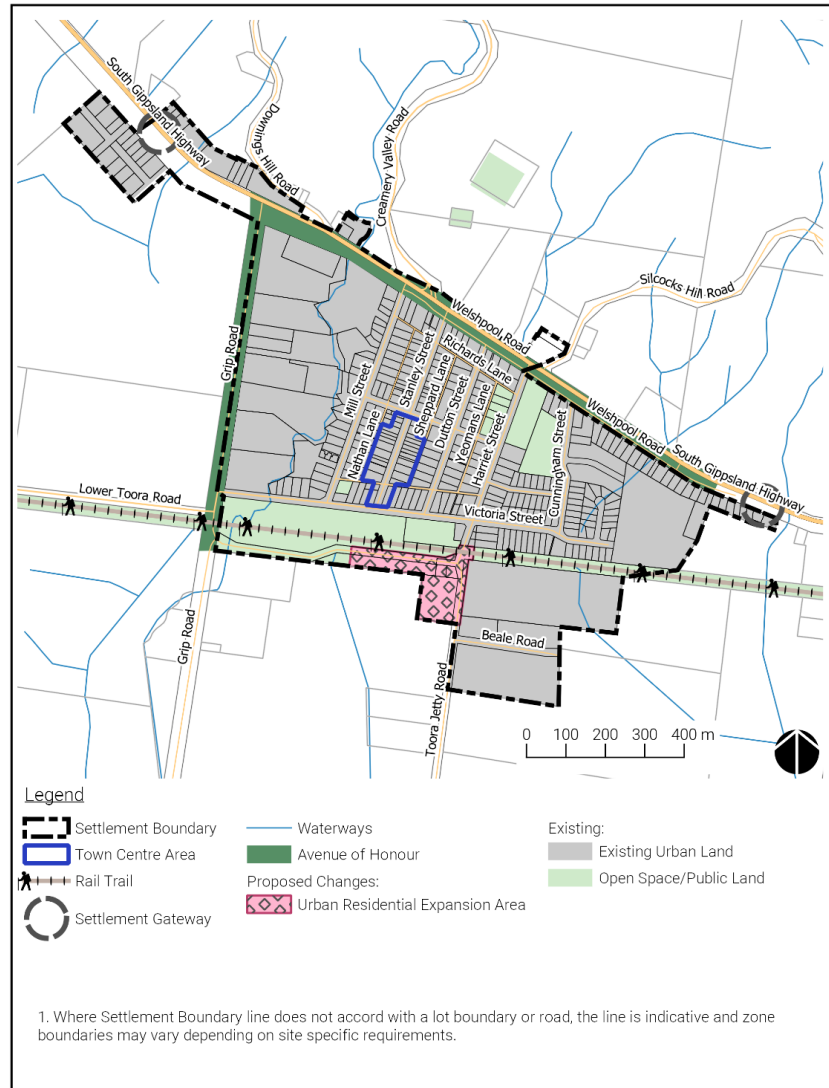
Discourage any subdivision in the Township and Low Density Residential Zones does not occur unless:

- Reticulated sewerage can be provided to the land.
- There is an identified need for additional residential subdivision within the town.

Encourage small-scale tourism within the Township Zone in Toora. Conserve and enhance heritage character, in particular along Stanley Street, due to the contribution to the overall image of Toora.

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Toora Framework Plan



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11.01-1L Villages – Koonwarra and Welshpool

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Policy application

This policy applies to the land identified on the Koonwarra and Welshpool Framework Plans.

General strategies

Promote ecologically sustainable and attractive forms of development that complement Koonwarra's and Welshpool's natural and built environmental characteristics.

Encourage development that is sympathetically designed and located to protect the environmental and landscape values of the surrounding area.

Koonwarra strategies

Encourage infill development of vacant lots within the Township Zone and Low Density Residential Zone.

Encourage boutique tourism associated with sustainability and/or gourmet food.

Welshpool strategies

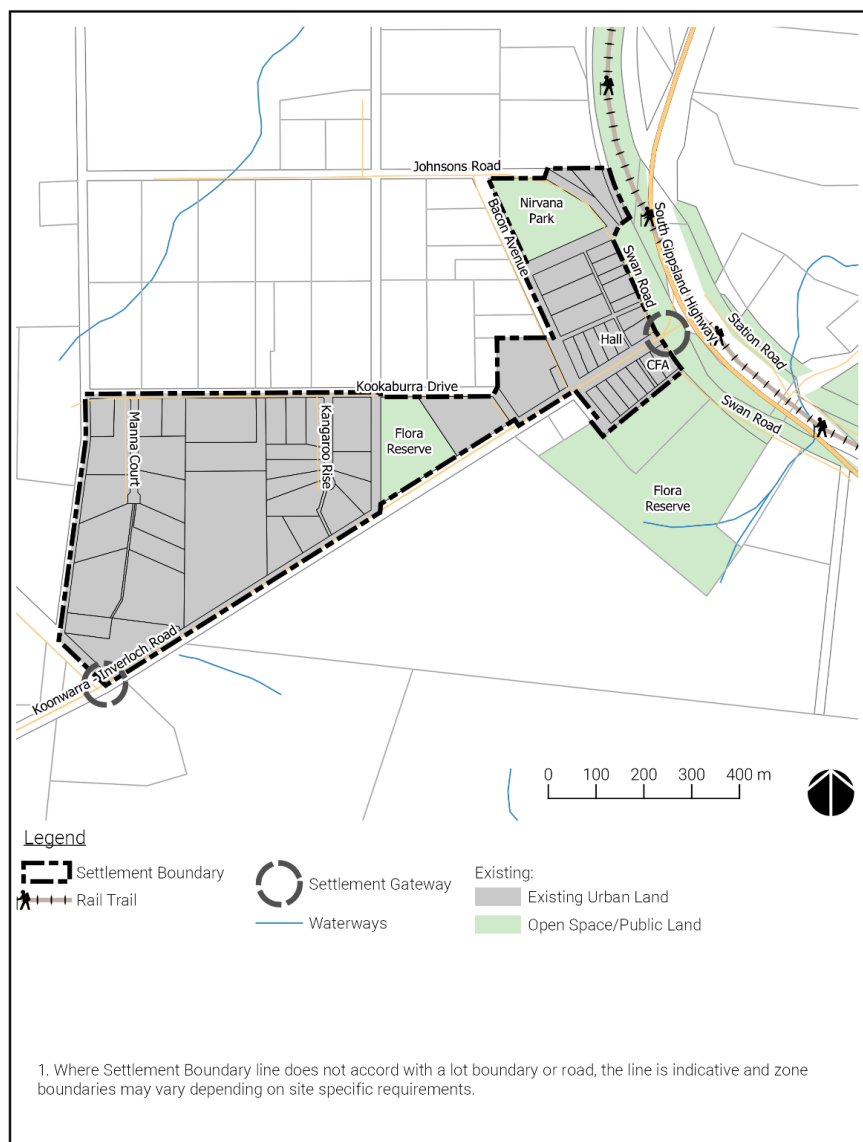
Encourage infill development of vacant lots within the Township Zone.

Focus commercial services and facilities in the Welshpool Town Centre Area.

Conserve and enhance heritage character due to its contribution to the overall image of Welshpool.

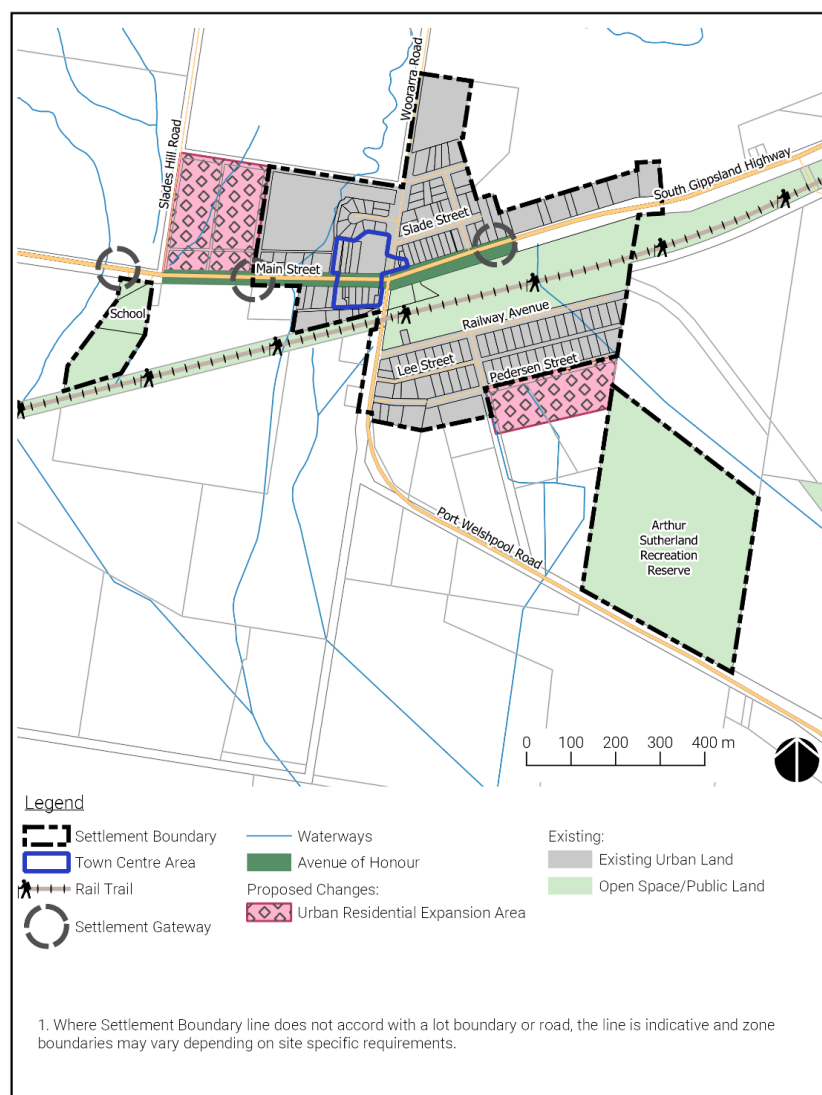
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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Koonwarra Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Welshpool Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

11.01-1L Coastal Villages – Port Welshpool, Sandy Point, Tarwin Lower, Venus Bay, Walkerville, Waratah Bay and Yanakie

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Policy application

This policy applies to the land identified on the Port Welshpool, Sandy Bay, Tarwin Lower, Venus Bay, Walkerville, Waratah Bay and Yanakie Framework Plans.

General strategies

Maintain the low scale, holiday character of each Coastal Village including by maintaining the current housing density.

Maintain the rural buffer between Sandy Point and Waratah Bay.

Maintain the rural buffer between Tarwin Lower and Venus Bay.

Ensure that any expansion into the long term development areas identified on the relevant framework plans does not occur until:

- 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 acid sulphate soils and/or flooding.
- Further investigation is undertaken to confirm the location of sites of heritage significance.
- Further investigation is undertaken to confirm the location of sites of environmental significance.
- Development has been designed to minimise the visual impact from key viewing locations, particularly town approaches and high points in the coastal landscape.

Port Welshpool strategies

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.

Sandy Point strategies

Promote development that respects and enhances the coastal character of the village.

Promote long term development areas in locations that maintain pedestrian accessibility to the nearby foreshore and commercial centre.

Tarwin Lower strategies

Encourage infill development of vacant lots within the Township Zone and Low-Density Residential Zone.

Protect the environmental values of the Tarwin River environment and Anderson Inlet.

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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.

Venus Bay strategies

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*.

Focus new commercial services and facilities in the Commercial 1 Zone and the Commercial 1 Zone Investigation Area in Jupiter Boulevard in Estate 1.

Protect the environmental values of Anderson Inlet and Cape Liptrap Coastal Park.

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.

Walkerville strategies

Maintain Walkerville - Promontory View Estate, Walkerville North and Walkerville South as principally un-serviced holiday destinations.

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.

Protect the environmental values of Cape Liptrap Coastal Park, the beaches, and flora and fauna in and around the Walkerville settlements.

Control the design and siting of development in Walkerville – Promontory View Estate, Walkerville North and Walkerville South by:

- Minimising visual intrusion of development into any public use areas and the beach.
- Maintaining continuous indigenous vegetation canopy.
- Reducing distant visibility through the use of darker colours / non-reflective materials.

Preserve the different styles of each estate.

Maintain the rural, vegetated buffer between the subdivisions that comprise Walkerville Coastal Village.

Waratah Bay 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.

Develop a network of habitat corridors and vegetation linkages throughout the Coastal Village.

Maintain the low level of commercial development within the Coastal Village.

Protect the identified landscape values of the area including the views across Waratah Bay, Wilsons Promontory and Cape Liptrap Coastal Park by:

- Maintaining the rural buffer between Waratah Bay and Sandy Point.

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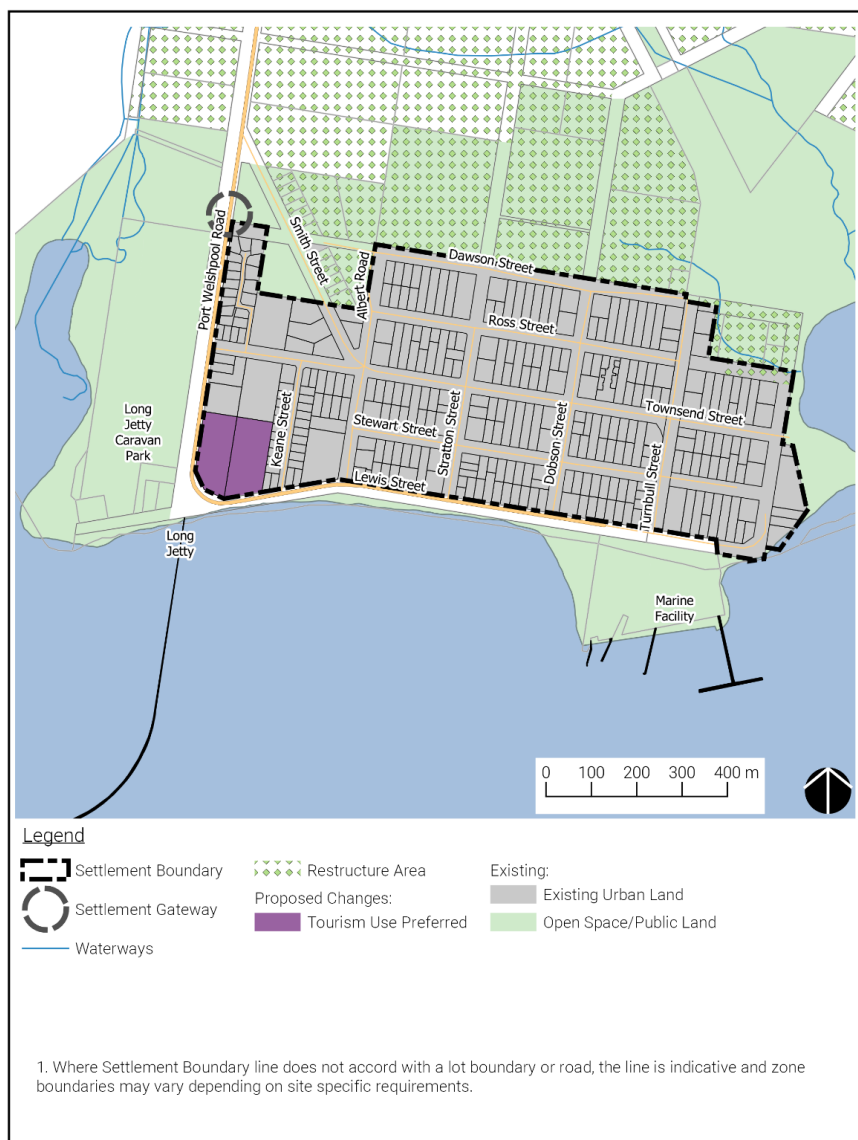
- Maintaining the unobtrusive coastal character of the hamlet.

Yanakie strategies

Direct commercial business, community and tourist services and facilities to the Town Centre on the Meeniyan Promontory Road.

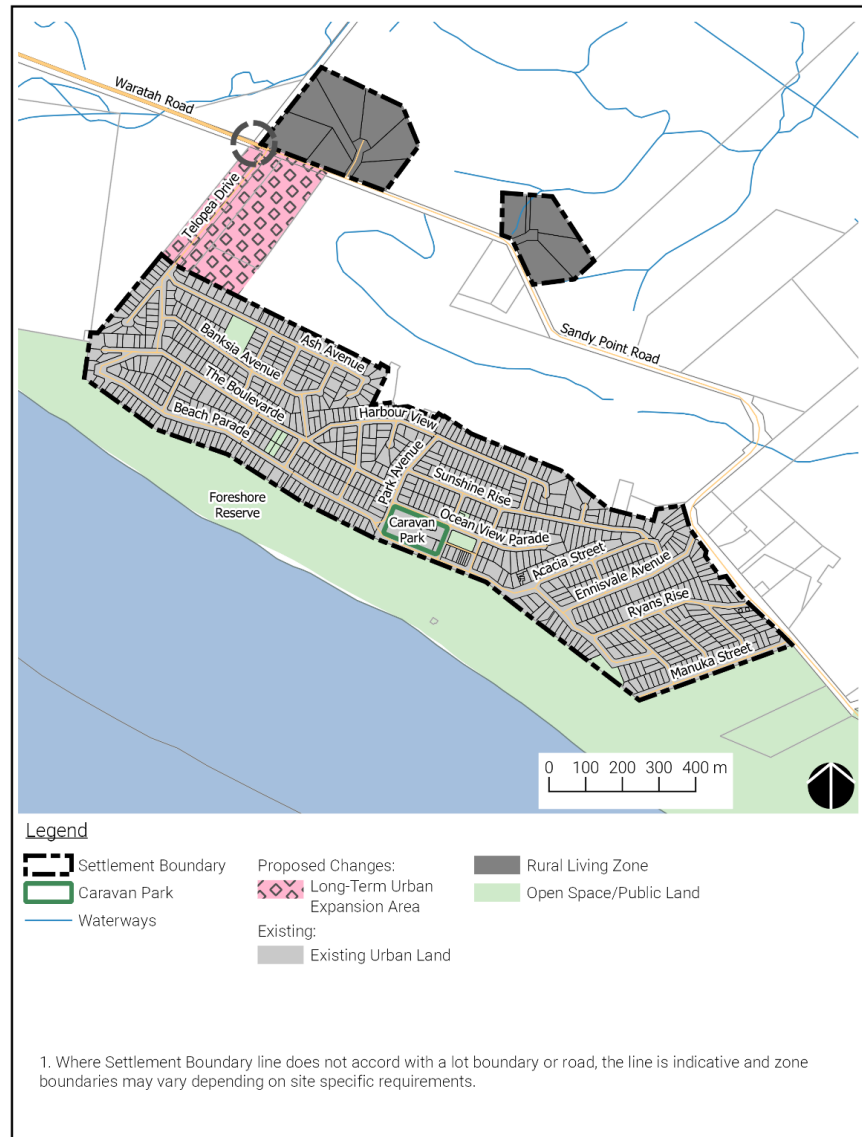
Encourage small-scale tourism development at Yanakie.

Port Welshpool Framework Plan



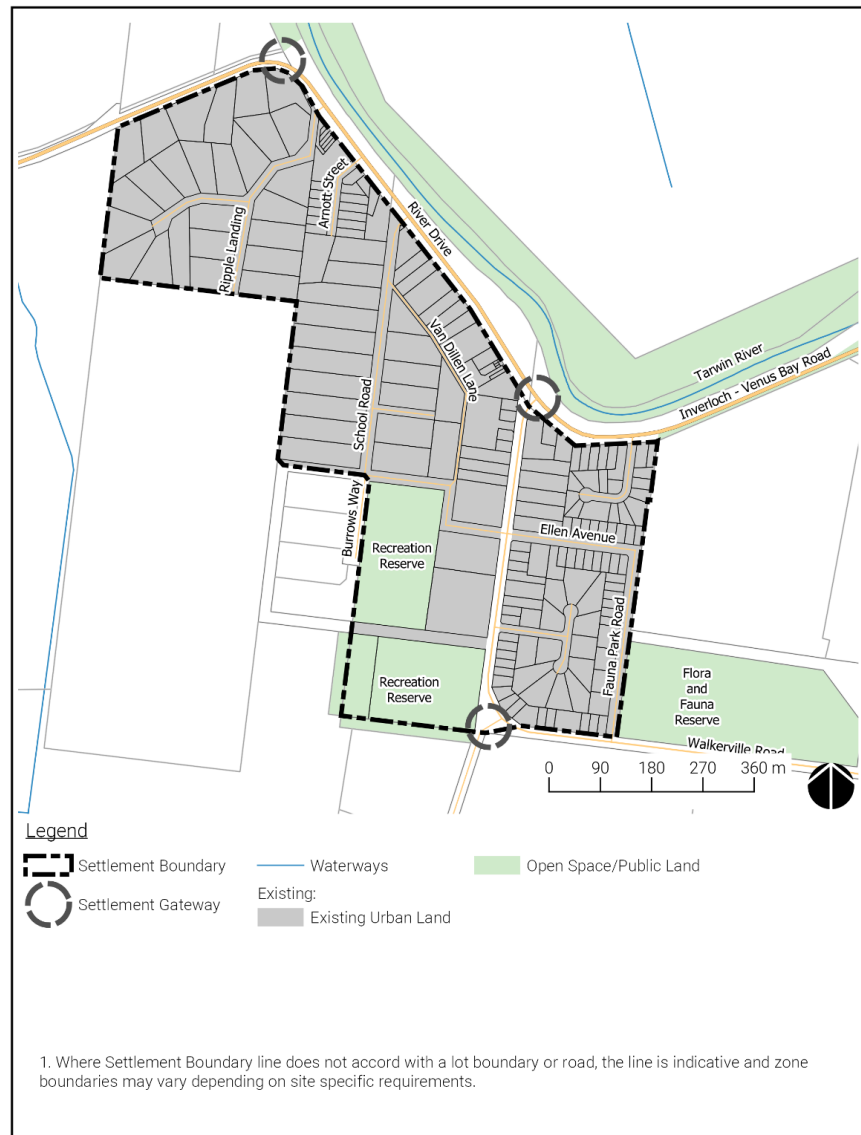
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Sandy Point Framework Plan



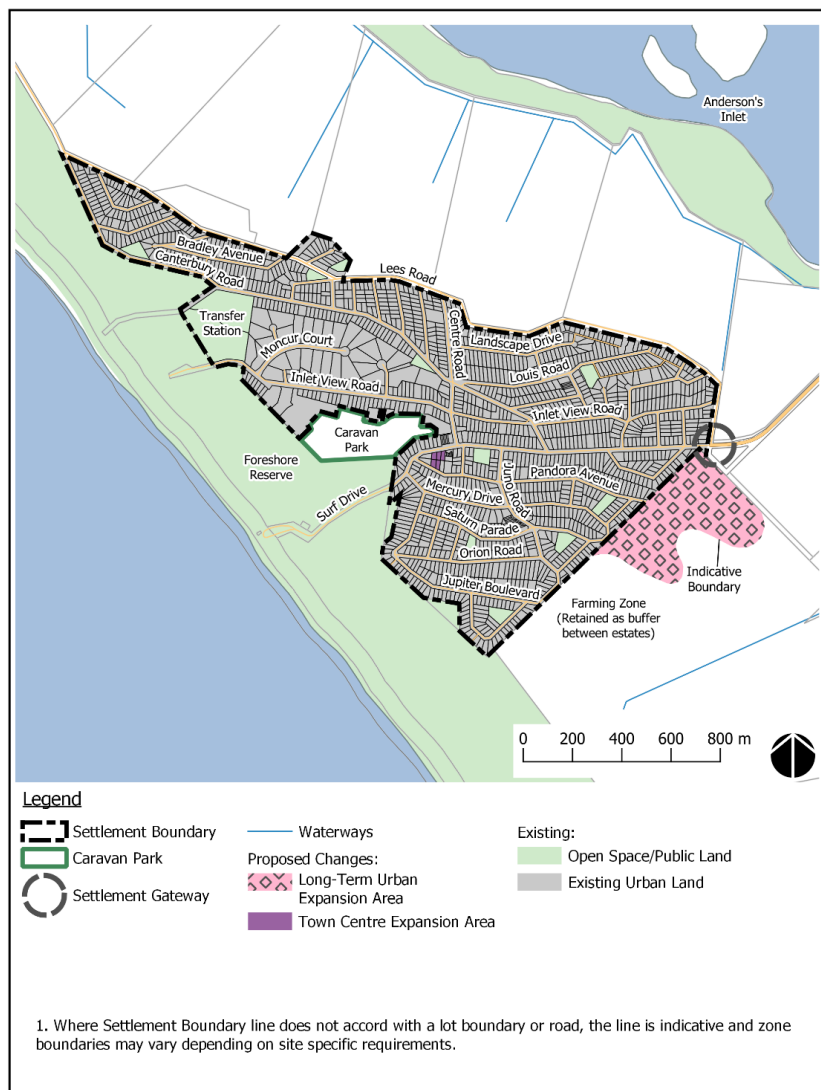
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Tarwin Lower Framework Plan



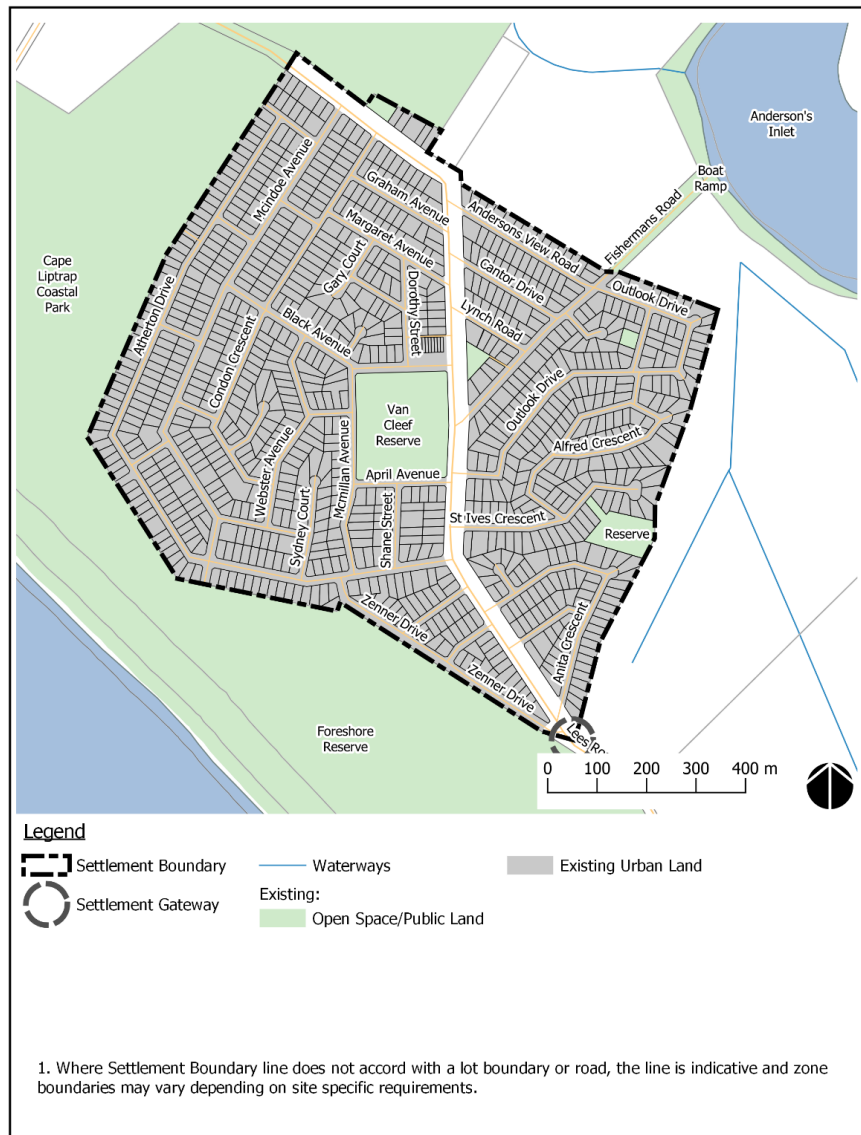
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Venus Bay Estate 1 Framework Plan



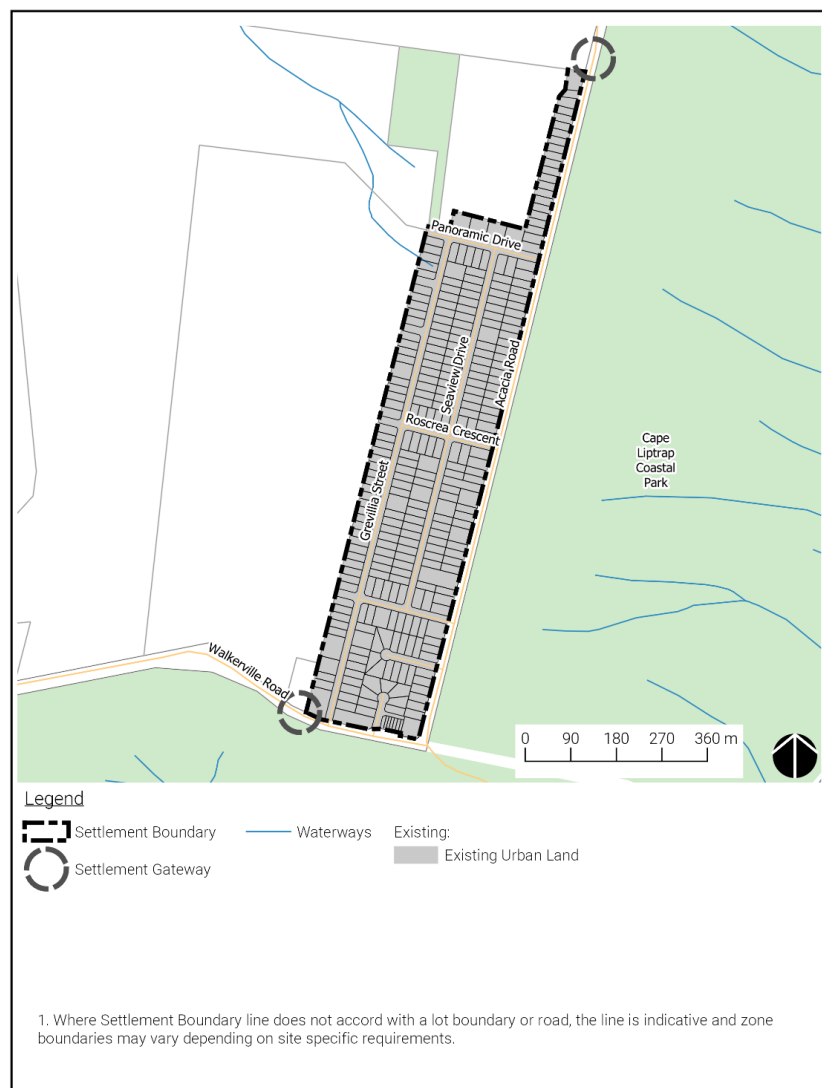
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Venus Bay Estate 2 Framework Plan



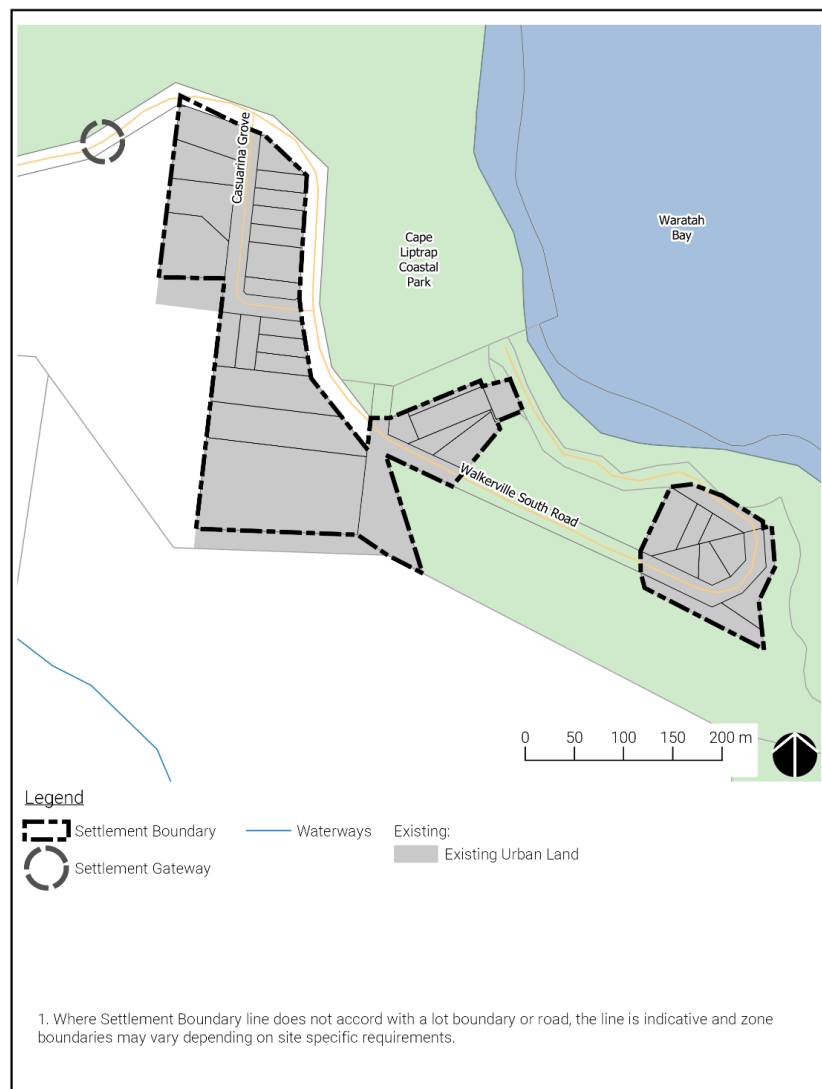
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Walkerville Framework Plan



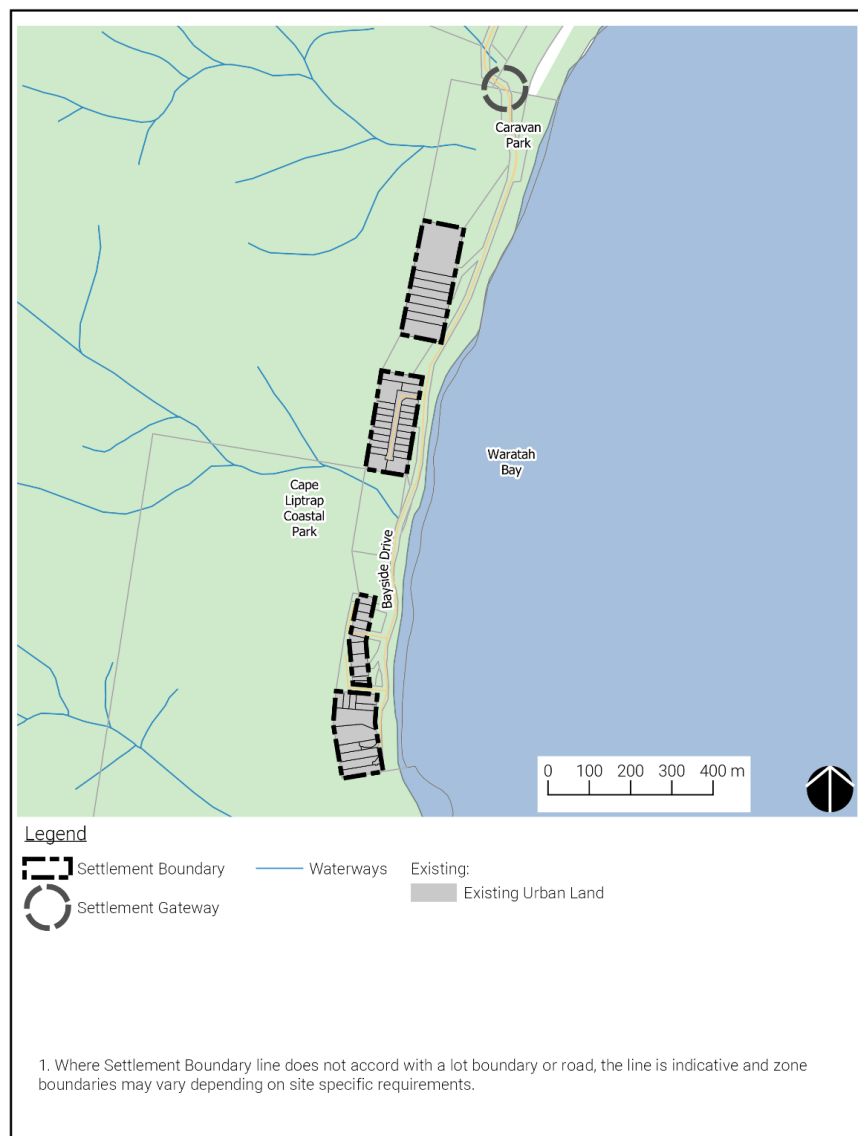
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Walkerville South Framework Plan



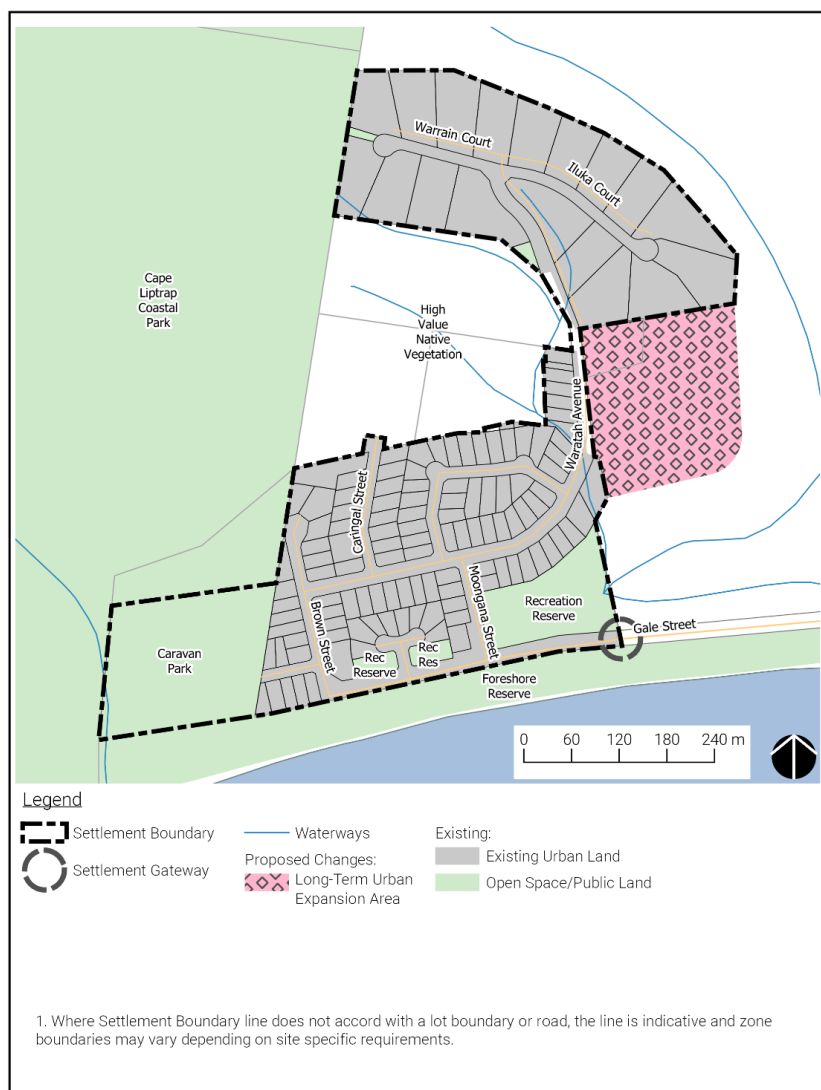
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Walkerville North Framework Plan



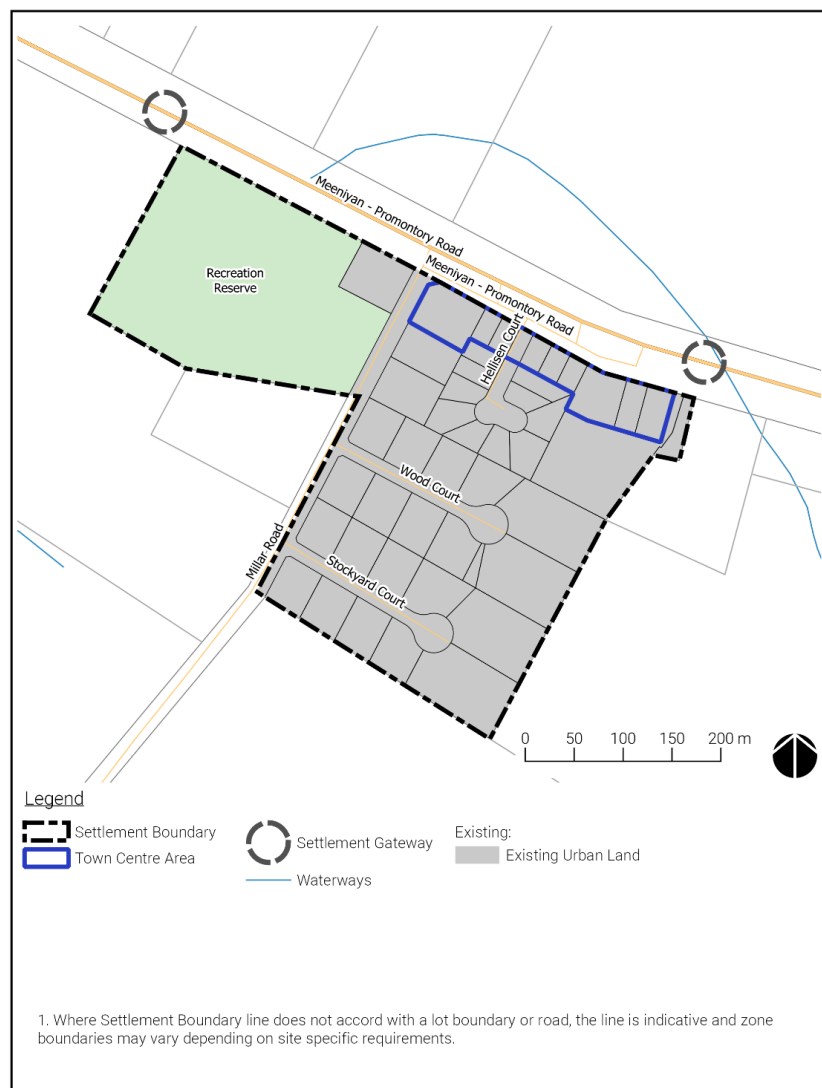
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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Waratah Bay Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Yanakie Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

11.01-1L Hamlets – Bena, Buffalo, Dumbalk, Jumbunna, Kongwak, Mirboo, Port Franklin, Ruby and Stony Creek

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Policy application

This policy applies to the land identified on the Bena, Buffalo, Dumbalk, Jumbunna, Kongwak, Mirboo, Port Franklin, Ruby and Stony Creek Framework Plans.

All Hamlets strategies

Support development of infrastructure that provides access to any future rail trail developed in hamlets adjoining the former railway line.

Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.

Buffalo strategy

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.

Dumbalk strategy

Consolidate the Town Centre of Dumbalk as the preferred focus for commercial services and facilities.

Jumbunna strategy

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*.

Kongwak strategies

Consolidate 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.

Port Franklin strategies

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.

Discourage development in the absence of reticulated sewerage at Port Franklin.

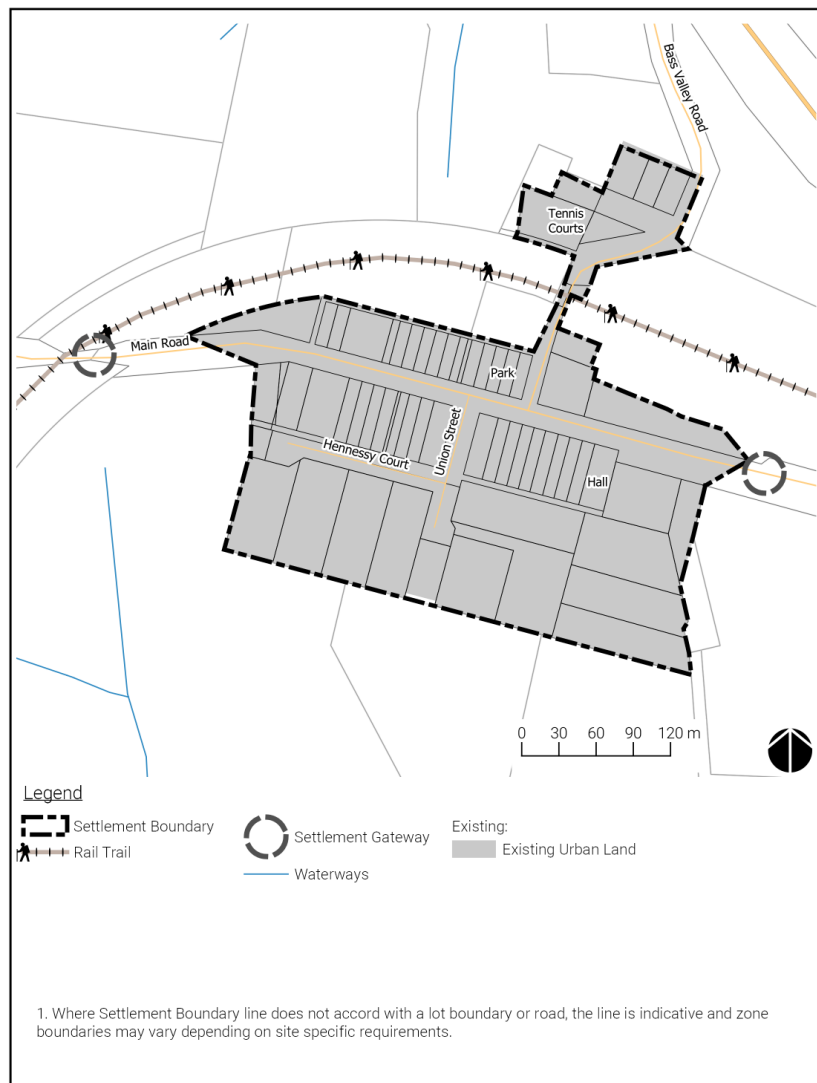
Stony Creek strategies

Discourage proliferation of rural dwellings on small Crown lots in Jacks Road where in accordance with the relevant Jacks Road Restructure Plan.

Promote equine related land uses between Stony Creek and Meeniyan.

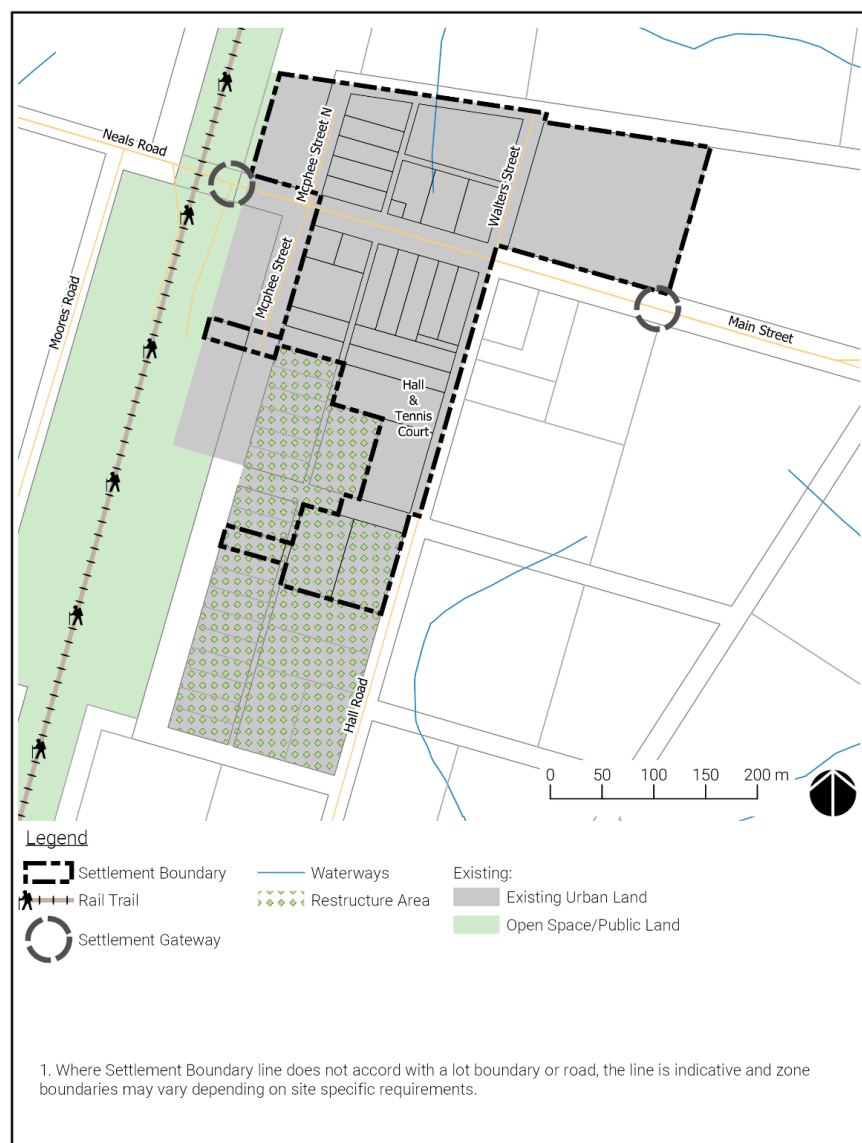
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Bena Framework Plan



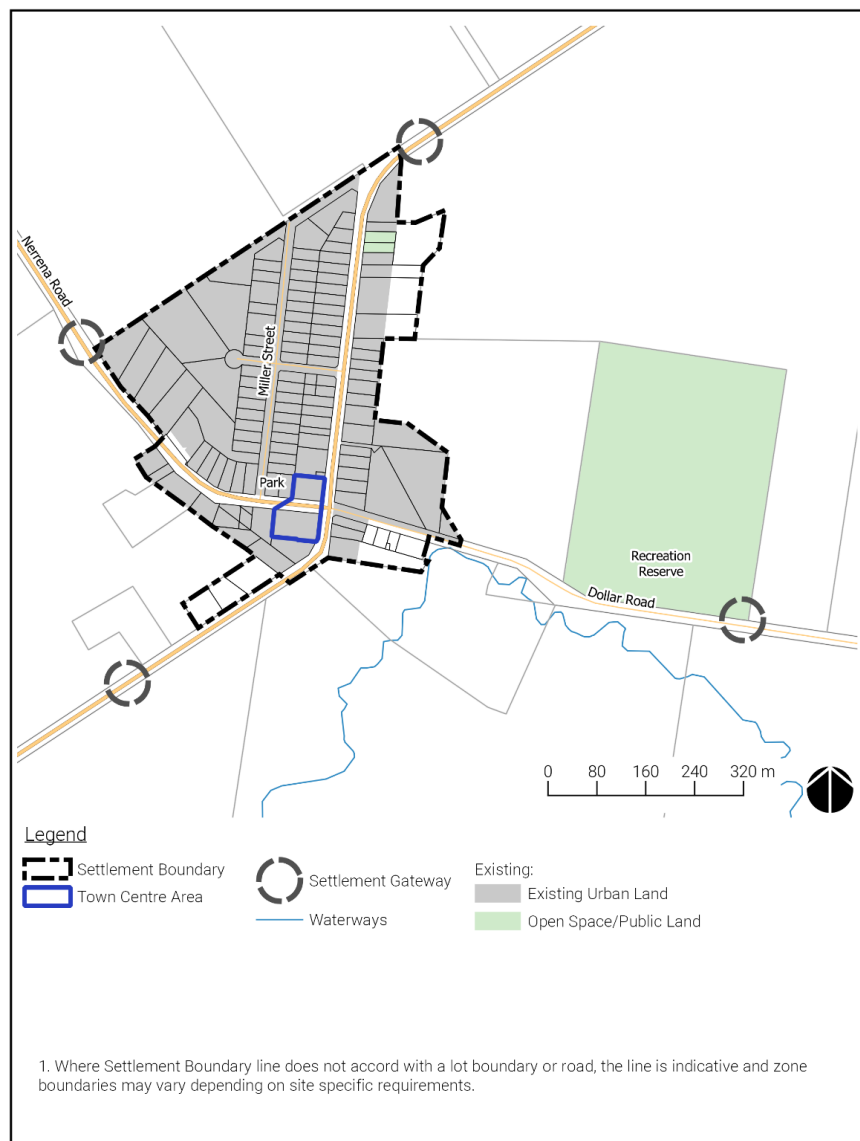
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Buffalo Framework Plan



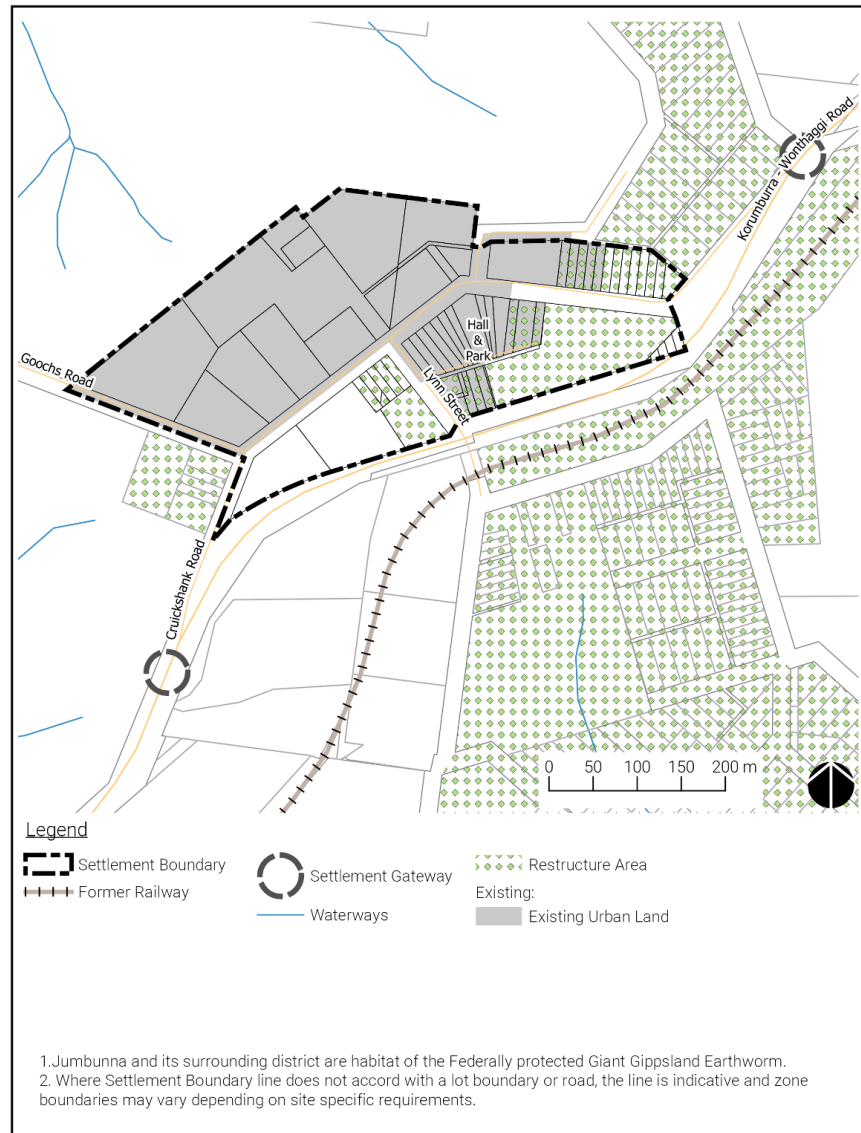
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Dumbalk Framework Plan



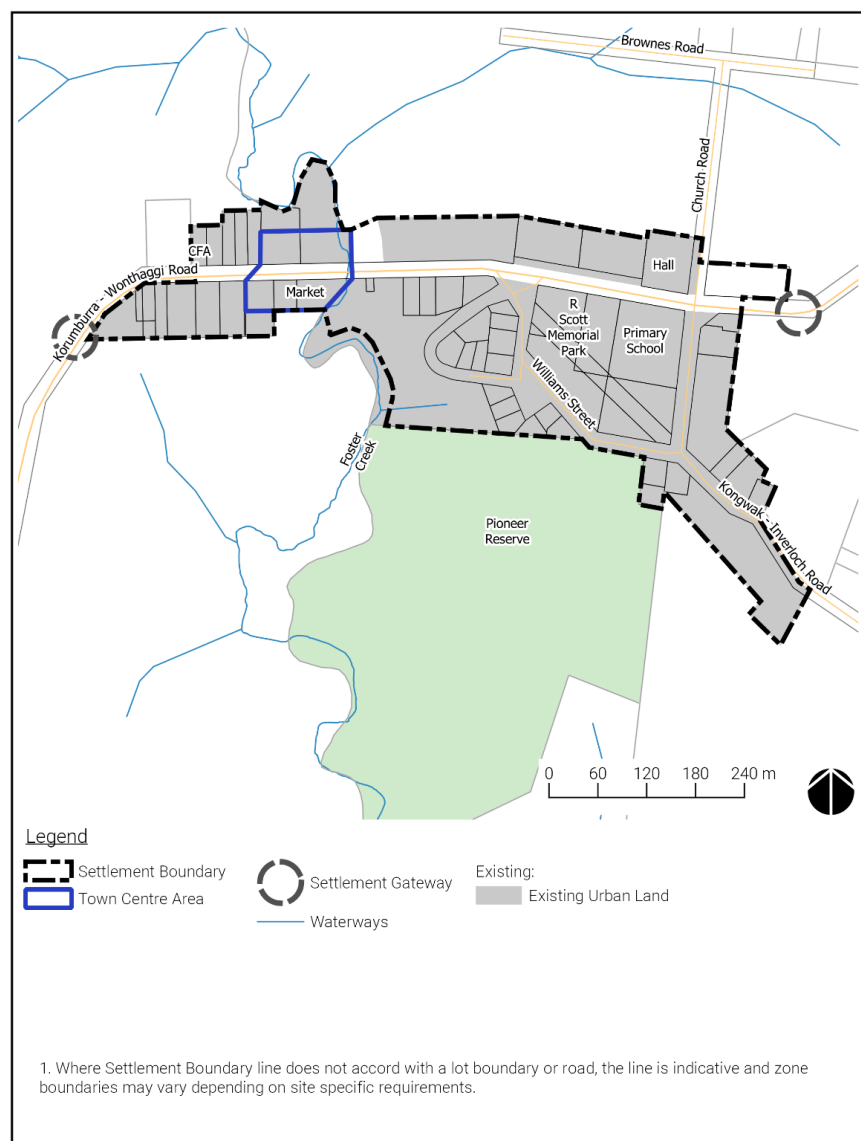
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Jumbunna Framework Plan



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Kongwak Framework Plan



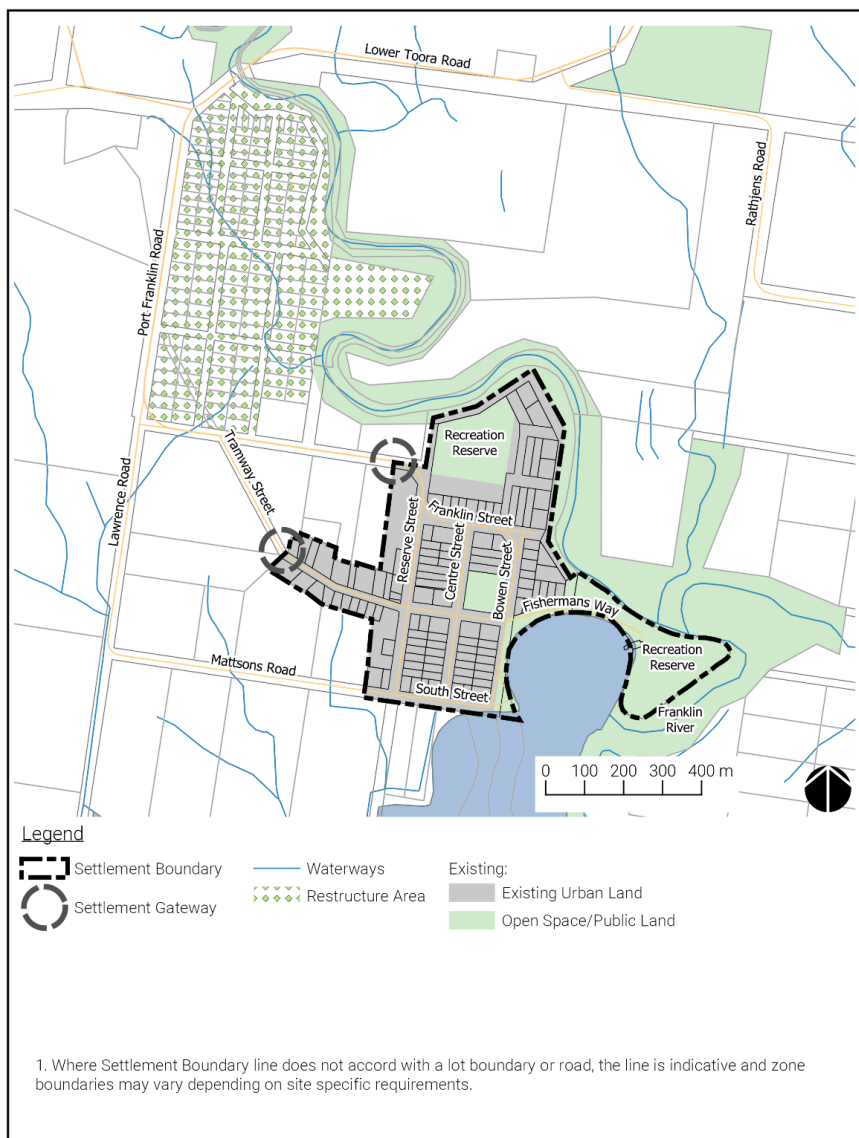
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Mirboo Framework Plan



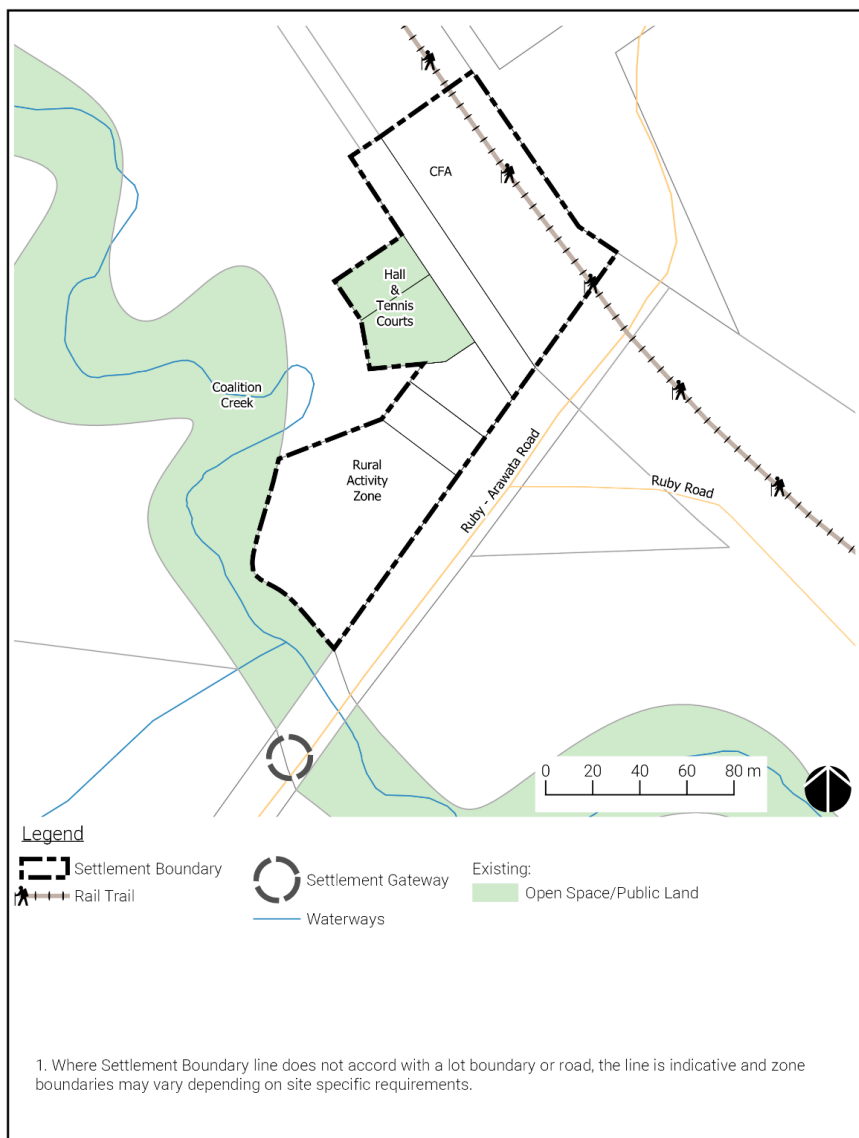
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Port Franklin Framework Plan



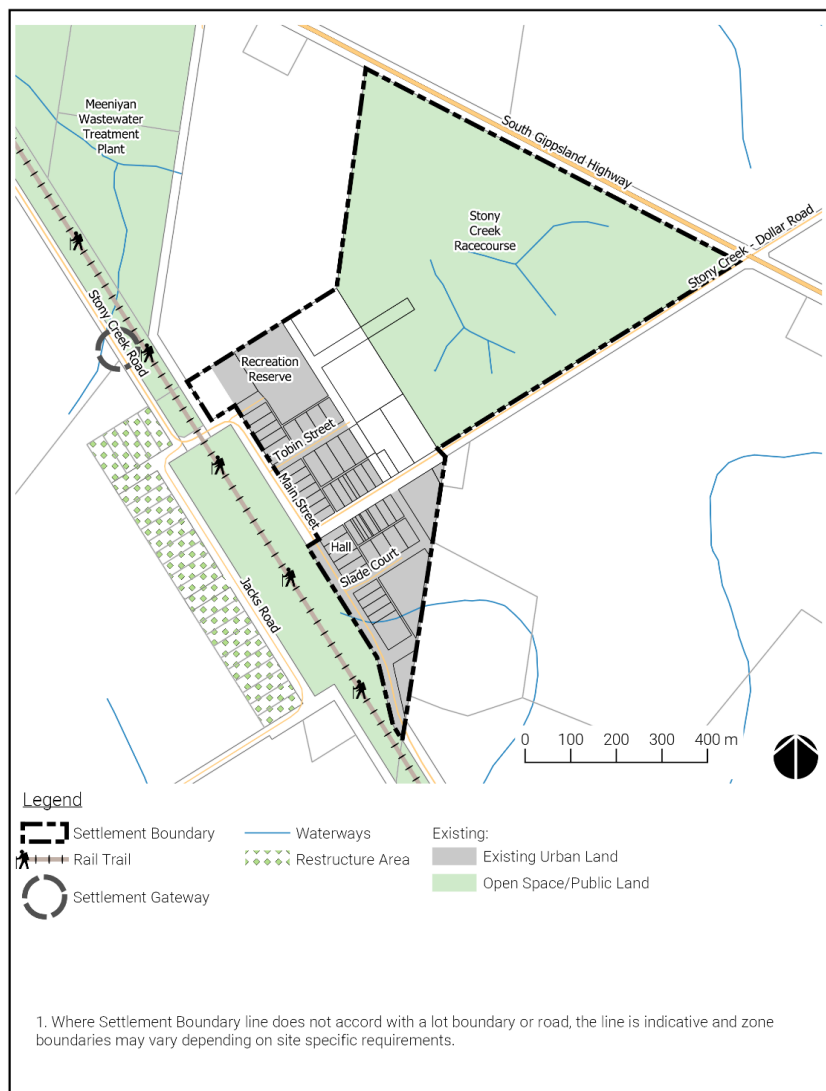
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Ruby Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

Stony Creek Framework Plan



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

12.01-1L Biodiversity

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Strategies

Encourage landholders to protect remnant vegetation on their land by fencing off areas of native vegetation and excluding stock.

Retain and enhance areas of remnant vegetation within urban areas.

Protect and enhance areas of indigenous and native vegetation where possible in development.

Support protection of Giant Gippsland Earthworm habitat and populations.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

12.05-2L Coastal and hinterland landscapes

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General strategies

Ensure that development is subordinate to the natural, visual and environmental landscape character and significance.

Protect views of Mt Hoddle, the Welshpool Hills and the Corner Inlet Amphitheatre and other hinterland areas by avoiding development in these areas that is visually intrusive, particularly when viewed from the South Gippsland Highway, as well as from other key touring routes, lookouts and residences.

Discourage development on prominent ridgelines, particularly those close to the coast. Where development cannot be avoided in steep locations or prominent hill faces:

- Site development in the lowest third of the visible slope wherever possible.
- Set buildings and structures among existing vegetation or establish gardens with locally indigenous species.
- Design buildings to follow the contours or step down the site to minimise earthworks.
- Articulate buildings into separate elements and avoid visually dominant elevations.

Encourage the planting of indigenous vegetation for rehabilitation works and landscaping around development.

Retain existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive.

Settlement edge strategies

Use existing landscape features, (for example topography, vegetation coverage, vistas) to define edges to settlements, protecting the surrounding landscape character.

Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore.

Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore

Between settlement strategies

Retain the natural and undeveloped character of the coastal strip between settlements by:

- Avoiding or siting and designing development.
- Using colours and materials that minimise contrast with the surrounding landscape.

Retain a dominant natural character, particularly near the coast, by:

- Setting development back from the coast in flatter locations.
- Avoiding loss of vegetation.
- Minimising the visibility and impact of pedestrian and vehicular access paths and site servicing.

Between settlement policy guideline

Consider as relevant:

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- Whether the development is within 500 metres of the coast.

Hinterland strategies

Design buildings to respond to the natural setting in relation to siting, materials and colours to minimise visibility, particularly in prominent and highly visible locations and when viewed from main road corridors and key public use areas.

In open rural areas, ensure buildings are set back long distances from roads and/or group buildings in the landscape among substantial landscaping of indigenous or non-invasive exotic/native feature planting (including existing shelterbelts).

Maximise the undeveloped area of a lot and use permeable surfacing to support vegetation and minimise surface run-off.

Retain trees that form part of a continuous canopy and encourage trees to be planted in a position where they will add to a continuous canopy.

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12.05-2L Coastal and hinterland landscapes

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C---

General strategies

Ensure that development is subordinate to the natural, visual and environmental landscape character and significance.

Protect views of Mt Hoddle, the Welshpool Hills and the Corner Inlet Amphitheatre and other hinterland areas by avoiding development in these areas that is visually intrusive, particularly when viewed from the South Gippsland Highway, as well as from other key touring routes, lookouts and residences.

Discourage development on prominent ridgelines, particularly those close to the coast. Where development cannot be avoided in steep locations or prominent hill faces:

- Site development in the lowest third of the visible slope wherever possible.
- Set buildings and structures among existing vegetation or establish gardens with locally indigenous species.
- Design buildings to follow the contours or step down the site to minimise earthworks.
- Articulate buildings into separate elements and avoid visually dominant elevations.

Encourage the planting of indigenous vegetation for rehabilitation works and landscaping around development.

Retain existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive.

Settlement edge strategies

Use existing landscape features, (for example topography, vegetation coverage, vistas) to define edges to settlements, protecting the surrounding landscape character.

Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore.

Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore

Between settlement strategies

Retain the natural and undeveloped character of the coastal strip between settlements by:

- Avoiding or siting and designing development.
- Using colours and materials that minimise contrast with the surrounding landscape.

Retain a dominant natural character, particularly near the coast, by:

- Setting development back from the coast in flatter locations.
- Avoiding loss of vegetation.
- Minimising the visibility and impact of pedestrian and vehicular access paths and site servicing.

Between settlement policy guideline

Consider as relevant:

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- Whether the development is within 500 metres of the coast.

Hinterland strategies

Design buildings to respond to the natural setting in relation to siting, materials and colours to minimise visibility, particularly in prominent and highly visible locations and when viewed from main road corridors and key public use areas.

In open rural areas, ensure buildings are set back long distances from roads and/or group buildings in the landscape among substantial landscaping of indigenous or non-invasive exotic/native feature planting (including existing shelterbelts).

Maximise the undeveloped area of a lot and use permeable surfacing to support vegetation and minimise surface run-off.

Retain trees that form part of a continuous canopy and encourage trees to be planted in a position where they will add to a continuous canopy.

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12.05-2L Significant landscape character areas

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Policy application

This policy applies to the land identified on the Landscape Character Area Map.

Character Area 1.3 – Bunurong Coast and Hinterland strategies

Retain clear views of the coastal dunes, cliffs and formations from coastal areas coastal roads.

Protect the character of the near-coastal hinterland by:

- Encouraging the progressive revegetation of rural land adjoining coastal reserves.
- Siting developments at long setback distances from the coast and out of view of key viewing locations.

Maintain extensive rural character outside settlements by siting:

- Development long distances apart, back from roads and amongst vegetation.
- Large-scale built development within or close to existing built areas to avoid dominance of built form over the open pastoral hinterland.

Character Area 1.4 – Tarwin Floodplain strategies

Protect locally significant views and vistas that contribute to the character of the Area, particularly expansive, open out views between Tarwin Lower and Venus Bay, and open views across Anderson Inlet.

Protect the flats between Townsend Bluff and Tarwin Lower from visually dominant development.

Retain the sense of uncluttered openness throughout the Character Area.

Where development on the flats cannot be avoided, use low scale building forms and appropriate materials and colours that are not highly visible, particularly from main road corridors.

Character Area 1.5 – Waratah Bay/Corner Inlet strategies

Protect the rural character and views that create a scenic ‘gateway’ to Wilsons Promontory, especially along Foster – Promontory Road, by restricting linear urban sprawl or the cluttering of built development.

Ensure that long stretches of the coastal strip remain free of development of any kind.

Reduce the visibility of buildings or structures, within the coastal strip, outside settlements.

Manage development at the Corner Inlet coastal edge to retain intact natural coastal character by:

- Restricting heights of dwellings.
- Using colours that blend with the natural environment..
- Clustering development at already developed centres (e.g. Port Welshpool).

Contain linear residential expansion of Waratah Bay along access road and avoid exposure of built form above low dunes.

Minimise clutter of built elements throughout hinterland areas to protect the rural character.

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Character Area 2.3 – Cape Liptrap strategies

Maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout Cape Liptrap.

Preserve the landscape setting for landmarks or features of cultural heritage significance, such as the Cape Liptrap Lighthouse and limestone kilns at Walkerville.

Design and site development in Walkerville/Walkerville South by:

- Minimising visual intrusion of development into public use areas on the beach.
- Maintaining continuous indigenous vegetation canopy.
- Reducing distant visibility through the use of darker colours / non-reflective materials.

Set development back from the cliff top/coast to retain a dominant natural character and views to coastal and near-coastal hinterland features.

Character Area 3.2 – Welshpool Hills and Mount Hoddle strategies

Limit development from locating on ridge tops and visually prominent hill faces, particularly slopes visible from the coast and coastal hinterland such as between Mount Hoddle and the municipal boundary with Wellington Shire.

Encourage development to be tucked into in the inland rolling topography and away from prominent viewing locations and skylines.

Site large scale infrastructure out of the coastal viewshed wherever possible and away from prominent locations.

Character Area 4.1 – Venus Bay Dunes strategies

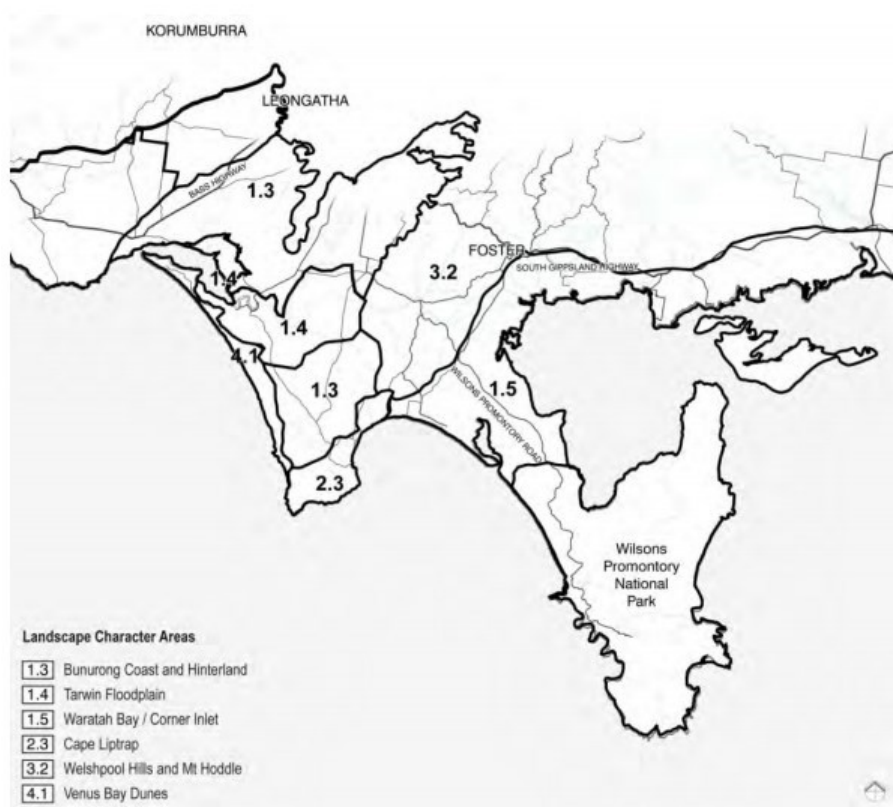
Retain the natural and undeveloped character of the Bass Strait coastal edge by avoiding buildings and structures outside settlement boundaries.

Enhance the dominant vegetated character of the Venus Bay Peninsula as viewed from Anderson Inlet.

Integrate buildings with their surroundings by using darker colours and landscaping to minimise contrast and distant visibility, particularly on the eastern edge of the Character Area.

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Landscape Character Area Map



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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

14.01-1L Rural dwellings

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Policy application

This policy applies to applications for the use and development of dwellings in the Farming Zone on lots with an area of less than 40 hectares.

Strategies

Avoid dwellings that are for rural residential or lifestyle purposes and may conflict with the rural use of the land unless the dwelling is on an existing small lot

Avoid dwellings unless:

- The dwelling is proposed in association with agriculture, is genuinely required to carry out a long-term agricultural activity on the land and will provide a net benefit to agricultural productivity.
- The dwelling is proposed on a lot that is predominantly occupied by remnant native vegetation.
- The agricultural activity requires the presence of a resident land manager.

Avoid dwellings that adversely impact:

- Any existing agricultural uses or activities on surrounding land.
- Environmental characteristics of the surrounding area.
- Rural character and landscape values of the area, including visual impact.
- Natural systems, water quality or water quantity in the locality.

Avoid dwellings in association with Grazing animal production or calf rearing.

Avoid dwellings in association with agricultural uses (other than Grazing animal production or calf rearing) unless

- The dwelling is necessary for the operation of and secondary to the use of the land for agriculture.
- Any proposed agricultural use does not compromise the operation of adjacent or nearby agricultural activities.
- The agricultural use cannot be reasonably managed from an off- site location.

Policy guidelines

Consider as relevant:

- A small lot for rural residential or lifestyle purposes is 4.1 hectares or less.
- A lot that is predominantly occupied by remnant native vegetation is remnant native vegetation or regrowth over 15 years old and at least 50% cover of the lot.
- The use of section 173 Agreements relating to the construction of supporting agricultural infrastructure.

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14.01-1L Second and subsequent dwellings in rural areas

Policy application

This policy applies to applications for the use and development of more than one dwelling on land in the Farming Zone.

Strategies

Avoid second or subsequent dwellings on lots unless they:

- Are necessary to carry out a long term agricultural use on the land and provide a net benefit to agricultural activity.
- Will not adversely affect the operation of agricultural uses on the land or on surrounding land.
- Maintain the rural character, landscape and environmental values of the area.

Consolidate lots in order to ensure that the dwelling(s) remain connected to the agricultural use of the land.

Locate second or subsequent dwellings on multi-lot farming properties on the same lot as the existing dwelling.

Policy guidelines

Consider as relevant:

- Restrict second and subsequent dwellings on lots less than 40 hectares.
- The use of a section 173 Agreement to prevent the excision of a dwelling from the land through subdivision.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

14.01-1L Rural dwellings on lots with remnant native vegetation

Policy application

This policy applies to applications for use or development dwellings in the Farming Zone where the lot is at least 50% covered by remnant native vegetation or regrowth over 15 years old.

Strategie

Support dwellings associated with the management of biodiversity and native vegetation only where:

- The lot is predominantly occupied by remnant native vegetation or regrowth where there is no or highly limited potential for an agricultural activity to occur.
- There is no or limited native vegetation removal required to facilitate the construction of a dwelling with associated bushfire protection measures, including those required to implement the defensible space and vehicle access requirements.

Policy guideline

Consider as relevant:

- The use of a restriction on title, section 173 Agreement or similar for the development and implementation of a land management plan that provides for the ongoing protection and management of the native vegetation and biodiversity on site. This also includes the ongoing vegetation management associated with maintaining defensible space.

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14.01-1L Land use and dwellings in the Rural Activity Zone

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Policy application

This policy applies to all land within the Rural Activity Zone.

General strategies

Encourage use or development to be:

- Of modest scale, that is consistent with the land size, surrounding uses and the ability to blend with the landscape.
- Subservient to the landscape so as not to detract from the quality of the landscape and environment.

Encourage use and development to be self- sufficient in the provision of relevant infrastructure.

Land use strategies

Encourage a diverse range of agricultural activities.

Encourage tourism use and development that is compatible with agricultural production and the environmental attributes of the area.

Discourage uses that can be reasonably accommodated in an urban zone.

Land use policy guidelines

Consider as relevant:

- Encouraging the following uses:
 - Agriculture.
 - Leisure and recreation.
 - Group accommodation associated with tourist or recreational activities (including backpacker accommodation, camping and caravan park, cabins, residential hotel / motel etc).
 - Restaurant (but only in association with a tourist / recreational activity).
 - Primary Produce sales.
 - Winery.
- Discouraging the following uses:
 - Cattle feedlot.
 - Convenience shop.
 - Intensive animal production.
 - Landscape and gardening supplies.
 - Manufacturing sales other than products made from local rural produce.
 - Place of assembly where land is to be used for more than 10 days in a calendar year.
 - Hotel.
 - Store.

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- Bar.
- Timber production.

Dwellings strategies

Support dwellings:

- On small lots if they are in conjunction with a separate tourism venture on the lot.
- Where the location of the dwelling will not adversely affect the operation and expansion of adjoining and nearby agricultural uses.

Discourage dwellings in association with Grazing animal production, and calf rearing, on medium size lots.

Dwellings policy guideline

Consider as relevant:

- A small lot as having an area of 4.1 hectares or less.
- A medium size lot as having an area of between 4.1 and 40 hectares.
- The use of a Section 173 Agreement to prevent the subdivision of the lot containing the dwelling.

Policy documents

Consider as relevant:

- *South Gippsland Rural Land Use Strategy* (South Gippsland Shire Council, 2011).

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14.01-1L Subdivision in the Farming and Rural Activity Zones

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Policy application

This policy applies to applications to subdivide land in the Farming Zone and the Rural Activity Zone.

Subdivision to accommodate existing dwellings strategies

Allow the subdivision of land to accommodate an existing dwelling only where:

- The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term.
- There are beneficial agricultural outcomes for the land by excising the dwelling.
- The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area.
- It is a re-subdivision of existing land titles where that potential exists. Land from former road reserves, lots under the minimum lot size specified under the schedule to the zone created by consolidation or other subdivision process and historic lots on former inappropriate Crown settlements and townships cannot be used for this purpose.

Avoid dwelling excisions that increase the number of lots unless they:

- Provide no opportunity available for re-subdivision of the balance lot(s).
- Contain balance (remaining) lot(s) that is greater than the minimum lot size specified in the schedule to the zone.

Avoid further subdivision to accommodate another existing dwelling where a dwelling has already been excised.

Minimise the size of a dwelling lot to only that necessary for the dwelling and appurtenant structures, while maintaining an adequate distance around dwellings to limit impacts on agricultural activities.

Avoid excisions that result in 'axe-handle' or island style lots.

Avoid a house lot excision that is likely to lead to a concentration of lots that would change the general use and character of the rural area.

Subdivision to accommodate existing dwellings policy guidelines

Consider as relevant:

- Restricting excisions to dwellings that have existed on the land on or before 16 December 1999.
- The use of a Section 173 Agreement for the excision of dwelling(s) that prevents the development of any additional dwelling on a balance lot(s) with an area of less than 40 hectares.
- The size of a dwelling lot for an excised dwelling (including appurtenant structures) to be no more than 2 hectares.

Re-subdivision of existing lots without a dwelling strategies

Avoid the subdivision of existing lots unless it results the enhancement of existing or proposed agricultural activities.

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Avoid subdivision of existing lots that create lots that are not viable for agricultural uses.

Re-subdivision of existing lots without a dwelling policy guidelines

Consider as relevant:

- Allowing a lot that is under 4.1 hectares where it is for a non residential use.
- The use of a Section 173 Agreement that prevents the development of any dwelling on a lot under 4.1 hectares.

Policy document

Consider as relevant:

- *South Gippsland Rural Land Use Strategy* (South Gippsland Shire Council, 2011)

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14.01-2L Marine industry and farm forestry

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Strategies

Support and facilitate the development of the marine industry, including uses such as wild harvest and aquaculture ventures, in appropriate locations where environmental impacts can be appropriately managed.

Support and facilitate the development of farm forestry in appropriate locations, such as land less suited to higher value agricultural production including dairy and crop raising.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

15.01-1L Urban design

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Strategies

Encourage a building design, layout and landscaping for all development, that respects the existing character and strategic context of the site, particularly at the highway entrances to the town and settlement gateways.

Locate infrastructure away from highly scenic locations, key views and coastal locations, or underground wherever possible in the case of powerlines and other utility services.

Locate access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations.

Avoid the use of materials that contrast with the landscape.

Use vegetation to screen infrastructure from key viewing corridors and public use areas.

Encourage reticulated electricity to be provided using underground cabling.

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15.01-1L Signs

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Policy application

This policy applies to all signs that require a permit

Strategies

Discourage signs that do not relate to the use or development of the land on which they are sited (third party promotion signs).

Avoid visual clutter across the landscape, such as large, visually intrusive or brightly coloured signs and signs at settlement entrances and exits.

Design signs so that the:

- Size, design and colour of signs do not detract from the visual amenity of the surrounding environment.
- Location, design and size of signage compliments the architectural character of the building on which it is fixed.
- Sign does not dominate the building on which it is fixed or the land on which it is sited.

Discourage signs above parapets, fascias or rooflines of buildings.

Limit the number of suspended under-verandah signs per shopfront to allow for equity to shop owners and visibility.

Discourage signs that obscure architectural features and detailing, windows and door openings or verandahs, particularly on buildings of identified heritage significance.

Encourage above-verandah signs to be mounted to the building upper fascia or parapet at right angles to the road, rather than mounted directly to a verandah.

Limit signs that project above the skyline or profile of a building.

Discourage pole signs that exceed the building height of adjacent buildings or project over a footpath or road formation.

Policy guidelines

Consider as relevant:

- Limiting suspended under-verandah signs to one per shopfront, except on large premises where the limit should be one per ten metres of shopfront.
- Discouraging home occupation signs that are illuminated or exceed one square metres in size.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

15.01-2L Building design – residential

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Strategies

Design residential development in small towns to be sustainable and sympathetic to the existing character of these towns.

Orient and site dwellings and other accommodation to optimise the use of active solar energy generation, passive solar energy, energy efficiency principles and natural, year-round daylight.

Encourage the retention and planting of indigenous vegetation to:

- Screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public space.
- Assist in decreasing greenhouse gas emissions.

Encourage dwellings and accommodation to respond to the surrounding natural environment through siting, minimising cut and fill, and use of exterior building materials, finishes and colours that are non reflective and blend with the surrounding natural environment.

Site and design 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.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

15.01-2L Industrial development design

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Policy application

This policy applies to all industrial development that requires a permit.

Strategies

Design industrial development to be:

- Safe and functional in its layout.
- Sympathetic to the appearance and amenity of the area.

Design industrial development to minimise adverse impacts on existing neighbouring uses.

Design buildings and building additions so that their height and bulk enhances the visual amenity of the surrounding area.

Set buildings back from the frontage generally in line with the setback of buildings on adjoining properties.

Encourage all buildings and building additions to incorporate passive solar and energy efficient design principles in their siting and design.

Encourage external finishes of walls and roofs to be brick, stone, concrete, colour impregnated steel cladding or other non-reflective material.

Provide landscaping on sites that:

- Is used in place of fencing along the frontage.
- Is low maintenance.
- Uses indigenous vegetation.
- Screens areas where visibility for safety is not essential.
- Defines areas of pedestrian and vehicular movement.

Provide landscaping along boundaries of sites adjacent to a General Residential or Township Zone containing residential development to screen the activities on the site

Encourage on-site infiltration trenches to be incorporated into landscaping areas to minimise stormwater run-off from the site.

Design industrial development to respond to the environmental context and address drainage, waste management and all forms of pollution.

Encourage the provision of shared infrastructure such as car parking, power and telecommunications.

Provide parking, loading, servicing and storage facilities to meet the needs of occupants.

Locate staff car parking areas and external storage areas at the rear of the site.

Screen external storage areas from adjoining sites or nearby roads through the use of landscaping or fencing.

Design car parking areas so that vehicles are able to enter and exit the site in a forward motion.

Policy guidelines

Consider as relevant:

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- Where no adjoining buildings exist, setting buildings back a minimum of seven metres from the site frontage.
- Siting and designing buildings to maximise the use of natural light and solar energy.
- Encouraging north-facing windows to maximise solar efficiency.
- Encouraging fencing along the frontage of the site to be a minimum of fifty percent (50%) transparent, not exceed 1.8 metres in height and be constructed out of non - reflective materials.
- Providing a minimum two metre wide strip of landscaping along the front title boundary (principal road frontage) of the site.
- Locating stockpiles at least 10 metres from drainage lines and surrounding them by batter(s) and silt fences.
- Locating customer car parking in the area of the site between the landscaping strip and building envelope.
- Sealing car parking and access areas, including loading & unloading areas, with an all weather surface, such as asphalt, concrete or brick pavement.
- Surfacing external storage areas in either a gravel or all-weather surface such as asphalt or concrete.

Policy document

Consider as relevant:

- *Leongatha Industrial Land Supply Study* (Meinhardt, 2013)

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15.01-6L Open farmed landscapes

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Strategy

Protect open farmed landscapes from inappropriate dwelling development by avoiding:

- Proliferation of dwellings.
- Development on ridgelines.
- Development that visually impacts on the landscape due to colour, building outline, size, mass, reflectivity, earthworks, vegetation clearance or siting.

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15.03-1L Heritage

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Policy application

This policy applies to all heritage places included in the Heritage Overlay.

General strategy

Facilitate buildings, works or subdivision where it will assist in the short or long term conservation of the place by:

- Maintaining, protecting, restoring, repairing or stabilizing significant fabric.
- Supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency.
- Allowing an alternative use (where this is permitted by the zoning or in accordance with the Heritage Overlay Schedule) when the original use of the building is no longer viable.

Demolition strategies

Discourage the demolition of a building or works that contribute to the significance of a heritage place.

Discourage the demolition of part of a building or works unless:

- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place.
- It will assist in the long term conservation of the place.

Development or works strategies

Encourage development that assists in revealing the significance of the place.

Discourage development that would alter, destroy or conceal any fabric that contributes to its significance, except where it can be demonstrated that any alteration is reversible.

Ensure that the siting, size, height, setback, materials, form and colour of new development are sympathetic to the elements that contribute to the significance of a heritage place, including its context.

Distinguish new development from heritage fabric whilst being sympathetic to the heritage context.

Discourage development that mimics or copies an earlier style.

Discourage buildings or works that will have an adverse effect upon a significant tree identified by the *South Gippsland Heritage Study* (2004), or any tree that contributes to the setting of a heritage place.

Policy documents

Consider as relevant:

- *South Gippsland Heritage Study* (David Helms, 2004)

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

16.01-1L Housing supply in South Gippsland

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Strategies

Encourage medium density housing close to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North.

Locate dwellings on flat land close to retail, community and health services.

Design dwellings so that they can be adapted to meet changing lifecycle circumstances and the needs of diverse households.

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.

Support housing options with convenient access to secondary and further education, employment and transport for younger people.

Encourage nursing home accommodation in Principal, Large District and District towns where medical and aged care services are readily available.

Encourage the development of retirement villages, hostel accommodation and medium density housing to accommodate an ageing population.

Policy guidelines

Consider as relevant:

- Locating retirement villages, hostel accommodation and medium density housing on flat or gently sloping land within 400 metres of shops, health and community services.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

17.01-1L Diversified economy South Gippsland

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Strategies

Encourage the development of meat processing facilities to support the local agricultural sector.

Promote the Leongatha, Korumburra, Foster and Mirboo North industrial precincts as locations for manufacturing industries.

Maximise the economic benefits of timber production to the municipality by supporting value adding opportunities.

Encourage opportunities for the expansion of industry and the provision of related infrastructure.

Direct industrial uses to within existing industrial precincts.

Support the development and expansion of industrial use and port-related industries at Barry Beach.

Encourage the development of equine and horse racing related industries around Stony Creek.

Encourage industries that develop products from the reuse and recycling of industrial waste.

Encourage and promote niche industries such as the packaging and export of natural spring water.

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

17.02-1L Commercial, office and retail uses

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Strategies

Discourage the establishment of office and retail developments outside existing commercial areas.

Encourage the redevelopment of existing retail facilities within town centres.

Support new retail facilities on key redevelopment sites within established town centres.

Support commercial development that enhances the amenity of the towns, is safe and functional in its layout.

Policy guidelines

Consider as relevant:

- Providing a 15 year supply of commercial land supply.

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17.03-1L Industrial land supply

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Strategies

Provide sufficient industrial land, including large lots in strategic locations for the expansion of food manufacturing businesses and new businesses, particularly in dairy related and value add industries.

Discourage encroachment of sensitive land uses on industrial uses, particularly where industrial noise, odour, lighting and truck movements may cause amenity concerns.

Policy guideline

Consider as relevant:

- Providing sufficient industrial land supply to allow for a minimum of 15 years growth.

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17.04-1L Tourism

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Strategies

Encourage outdoor education and adventure type tourism activities.

Support the development of larger scale tourism infrastructure capable of attracting year round visitation, such as conference centres and major accommodation venues, in appropriate locations, including within settlement boundaries and at locations that are close to Wilsons Promontory.

Encourage accommodation uses for rail trail users close to and accessible from the rail trails.

Facilitate the provision of public transport and flexible transport services appropriate for users of the rail trails.

Facilitate the provision of services and facilities to support rail trail users in settlements along the rail trail.

Encourage small-scale tourism within the Township Zones in the Villages and Hamlets that complement 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.

Policy documents

Consider as relevant:

- *Economic Development and Tourism Strategy 2015-2020* (SGSC, 2015)
- *South Gippsland Rural Land Use Strategy* (SGSC, 2011).

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18.02-3L Road system

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Strategies

Discourage the use and development of land that would prejudice the safety and efficiency of roads.

Encourage the development of road underpasses for the movement of stock.

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18.04-1L Leongatha Aerodrome/Airport

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Strategies

Encourage aviation-related industrial and commercial activities that support the provision of regular freight and passenger services from Leongatha Aerodrome.

Ensure that Aerodrome Road is upgraded in association with large scale expansion of the Aerodrome.

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18.05-1L Freight

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Strategies

Ensure that adequate provision is made for transport interchange facilities in proximity to the highway network.

Facilitate the development of a deep-water port at Barry Point to open up opportunities for linkages to national and international markets.

Facilitate the use and expansion of the terminal facility at Port Welshpool for recreation, passenger and freight activities.

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19.01-2L Alternative energy sources

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Strategies

Discourage structures associated with alternative energy production that detrimentally affect the character of the area.

Discourage tall structures on ridgelines or in view corridors.

Minimise the potential impact of alternative energy sources on public health and safety, including fire hazard.

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19.02-1L Health facilities

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Strategies

Support and promote the development of preventive health facilities and services as well as acute health care facilities and services.

Policy document

Consider as relevant:

- *South Gippsland Municipal Public Health and Wellbeing Plan* (SGSC, 2013).

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19.02-2L Education facilities

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Strategies

Encourage the retention and improvement of existing education facilities.

Facilitate the development Leongatha as the centre for education, as a means of attracting and retaining tertiary and technical training programs.

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19.02-4L Community facilities

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Strategies

Provide a range of health, recreational support and social facilities to maintain the independence and wellbeing of older persons.

Encourage the provision of adaptable community facilities that can be used by a range of user groups within the Shire.

Facilitate the provision of a range of family and childcare facilities across the Shire.

Encourage the provision of multi-purpose meeting venues for use by community groups.

Support upgrades to amenities at existing leisure and recreation facilities to improve physical access and use.

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19.03-2L Infrastructure design and provision

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Strategy

Provide a consistent approach to the design and construction of infrastructure across the municipality.

Policy guideline

Consider as relevant:

- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2018) or an approved Precinct Structure Plan for subdivision and development.

Policy document

Consider as relevant:

- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2018).

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19.03-3L Integrated water management

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Strategies

Support provision of reticulated sewerage to un-serviced townships.

Progressively upgrade wastewater disposal and drainage infrastructure for existing development to current standards.

Promote the use of new technology in wastewater system design, testing and management.

Encourage the use of best practice water sensitive urban design measures for new developments.

Policy guideline

Consider as relevant:

- Establishing artificial wetlands, retention basins and stormwater pollution traps to control the quality and quantity of stormwater run-off from urban areas.

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19.03-4L Telecommunications conduits

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Policy application

This policy applies to an application to subdivide land.

Objective

To facilitate broadband telecommunications services in a timely, efficient and cost effective manner and provide a network of open access conduits for optical fibre cabling.

Strategies

Encourage new subdivision to provide open access underground conduits to carry optical fibre at the development stage, where warranted.

Vest ownership of conduits in Council and allow them to be transferred to another agency or a telecommunications carrier at a later date.

Provide easements in favour of Council where conduits cross private land.

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19.03-5L Waste management

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Strategies

Provide for one central landfill at Koonwarra and transfer stations in appropriate locations throughout the Shire.

Ensure that landfills are rehabilitated at the completion of their life span.

Policy document

Consider as relevant:

- *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2019).

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SOUTH GIPPSLAND PLANNING SCHEME – DRAFT [DRAFT 2/MAY 2021]

23/01/2020

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

30/07/2018

Application requirements

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report prepared by a suitably qualified heritage consultant, that assesses the impact of the application upon the significance of the heritage place. This report should:
 - Include a Site Analysis that:
 - Describes the significant elements of the place having regard to the relevant citation in the South Gippsland Heritage Study (2004).
 - Demonstrates how the significant elements of the place have been considered in the preparation of the application. For applications that include demolition, provide an assessment of whether the fabric is significant and, if so, why it is to be removed.
 - Provide an assessment of how the application will affect the significance of the heritage place.

2.0**Heritage places**

23/01/2020

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO[#] Interim control	Insert [Address/Place] If an incorporated plan is specified for the purpose of Clause 43.01-3, insert:	Yes/No/ -	Yes/No/ -	Yes/No/ -	Yes/No/ -	Yes/No	Yes/No	Yes/No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: dd/mm/yyyy	<p>“Incorporated plan: [insert name of incorporated plan] and list the incorporated plan in the schedule to Clause 72.04.</p> <p>If a statement of significance is specified in accordance with Clause 43.01-5*, insert: “Statement of significance: [insert name of statement of significance] and list the statement of significance in the schedule to Clause 72.04.</p> <p>*A statement of significance may be specified even if not required under Clause 43.01-5.</p> <p>If heritage design guidelines are specified in accordance with Clause 43.01-6, insert: “Heritage design guidelines: [insert name of design guidelines] and list the heritage design guidelines in the schedule to Clause 72.04.</p>							

Notes: [Insert Interim control Expiry Date: dd/mm/yyyy if interim controls apply](#)
[See 43.01 for relevant provisions and scope.](#)
[Where the heritage place is included on the Victorian Heritage Register under the Heritage Act 2017 some controls in the table are not applicable. Insert a "-" Dash instead of "No".](#)

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SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

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Name of background document	Amendment number - clause reference
<i>South Gippsland Shire Council Plan 2020-2024</i> (South Gippsland Shire Council, 2020)	Clause 02
<i>South Gippsland Rural Land Use Strategy</i> (South Gippsland Shire Council, 2011)	Clauses 14.01-1L, 17.04-1L
<i>South Gippsland Heritage Study</i> (David Helms, 2004)	Clause 15.02-1L
<i>South Gippsland Paths and Trails Strategy 2010</i> (South Gippsland Shire Council, 2010).	Clause 43.04s6 Clause 43.04s7
<i>South Gippsland Open Space Strategy 2007</i> (South Gippsland Shire Council 2007)	Clause 43.04s6 Clause 43.04s7
<i>Coastal Spaces Landscape Assessment Study</i> ((Planisphere, December 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3
<i>Corner Inlet Dynamic Storm Tide Modelling Assessment</i> (Water Technology, 2014)	C81 Clause 44.04
<i>Domestic Wastewater Management Plan 2016-2020</i> (South Gippsland Shire Council, Year 2016)	GC31 Clause 42.01s2
<i>Economic Development and Tourism Strategy 2015-2020</i> (SGSC, 2015)	Clause 17.04-1L
<i>Gippsland Regional Waste Management Plan</i> (Gippsland Regional Waste Management Group, 1999)	Clause 19.03-5L
<i>Healthy by Design: A Guide to Planning Environments for Active Living in Victoria, Melbourne</i> (National Heart Foundation of Australia (Victoria Division), 2012)	Clause 43.04s6 Clause 43.04s7
<i>Indigenous Plants of South Gippsland</i> (South Gippsland Shire Council, 2004)	C115 21.16, 43.02s2 & s13
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2018)	Clauses 19.03-2L and 19.03-5L
<i>Korumburra Structure Plan</i> (South Gippsland Shire Council, 2014)	Clause 43.04s6
<i>Korumburra Town Centre Car Parking Strategy</i> (GTA Consultants, 2013)	11.01-1L Korumburra Town Centre
<i>Korumburra Milk Processing Plant Buffer Assessment</i> (GHD, 2013)	C99 Clause 42.01s8
<i>Korumburra Town Centre Framework Plan</i> (Hansen Partnership, 2013)	Clause 11.01-1L Korumburra
<i>Landscaping for Bushfire</i> (CFA, 2011)	Clause 43.02s & 43.02s13
<i>Leongatha Industrial Land Supply Study</i> (Meinhardt, 2013)	Clause 15.01-2L

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Name of background document	Amendment number - clause reference
<i>Leongatha Structure Plan</i> , (South Gippsland Shire Council, 2008)	
<i>Mirboo North Structure Plan</i> (South Gippsland Shire Council, 2017)	Clause 11.01-1L Mirboo North
<i>Nyora Structure Plan</i> , (South Gippsland Shire Council, 2017)	Clause 43.04 Schedule 10
<i>Regional Sand Extraction Strategy: Lang Lang to Grantville</i> , (Department of Infrastructure, 1996)	Clause 02.03-4
<i>Siting and Design Guidelines for Structures on the Victorian Coast</i> (Victorian Coastal Council, 1998)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3
<i>South Gippsland Housing and Settlement Strategy</i> , (Planisphere, 2013)	Clause 02.03-1 Settlement
<i>South Gippsland Shire Council Plan 2020-2024</i> (South Gippsland Shire Council, 2020)	Clause 02
<i>South Gippsland Rural Land Use Strategy</i> (South Gippsland Shire Council, 2011)	Clause 14.01-1L, Clause 17.04-1L
<i>South Gippsland Heritage Study</i> (David Helms, 2004)	Clause 15.02-L1
<i>South Gippsland Municipal Public Health and Wellbeing Plan</i> (SGSC, 2013).	Clause 19.02-1L
<i>South Gippsland Open Space Strategy</i> (South Gippsland Shire Council, 2007)	Clause 43.04s6 Clause 43.04s7
<i>South Gippsland Paths and Trails Strategy 2010</i> (South Gippsland Shire Council, 2010).	Clause 43.04s6 Clause 43.04s7
<i>Victorian Coastal Hazard Guide</i> (Department of Sustainability and Environment, 2012)	Clause 44.04
<i>Urban Design Framework: Settlement Background Paper, Sandy Point</i> (Connell Wagner, 2006)	Clause 43.02s3
<i>Urban Design Framework: Settlement Background Paper, Tarwin Lower</i> (Connell Wagner, 2006)	Clause 43.02s6
<i>Urban Design Framework: Settlement Background Paper, Venus Bay</i> (Connell Wagner, 2006)	Clause 43.02s5
<i>Urban Design Framework: Settlement Background Paper, Waratah Bay</i> (Connell Wagner, 2006)	Clause 43.02s4
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999)	Clause 43.04s5
<i>West Gippsland Native Vegetation Plan 2003</i> (Department of Natural Resources and Environment, 2003)	Clause 43.04s6 Clause 43.04s7
<i>Your Dam, an Asset or a Liability</i> (Department of Conservation and Natural Resources, 1993)	Clause 42.01s5

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SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

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Application of zones, overlays and provisions

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

Zones

- 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 15 year supply), particularly around the larger towns in accordance with the settlement framework plans and structure plans.
- Township Zone in smaller settlements where land use flexibility is desirable and projected growth is limited.
- 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.
- Mixed Use Zone to areas on the periphery of the commercial centres of Leongatha and Korumburra to encourage residential opportunities close to town centres.
- Commercial 1 Zone to the existing commercial areas of the major towns to concentrate office, retail and other commercial activities within the existing commercial centres.
- Township Zone to the existing commercial areas of the small towns to concentrate commercial and retail activities within and adjacent to the existing town centres.
- Farming Zone to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses.
- Rural Activity Zone to areas relatively close to settlements where tourism use and development can be associated and/or compatible with agricultural production and environmental values.
- Rural Conservation Zone to Estate 3 at Venus Bay to protect and enhance the area's environmental values.
- Industrial 1 and 3 Zones to existing and serviced industrial areas to accommodate existing and future industrial development.
- Road Zones – Category 1 and Category 2 according to the function of the road.
- Public Use Zone 6 – Local Government to municipal transfer stations and landfills.

Overlays

- Environmental Significance Overlay – Areas of Natural Significance to areas comprising significant flora and fauna.
- Environmental Significance Overlay – Giant Gippsland Earthworm and Habitat Protection to areas comprising suitable habitat and earthworms.
- Environmental Significance Overlay- Water Catchments to catchments used for provision of potable water supplies.
- Environmental Significance Overlay – Areas Susceptible to Erosion to protect land subject to erosion.

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- Environmental Significance Overlay – Coastal Areas to the coastal areas to ensure that development is sensitive to the environmental values of the area.
- Design and Development Overlay to guide the future character of the Mirboo North town centre as the town changes.
- Restructure Overlay including Restructure Plans and the Incorporated Document Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire (August 2019).

Provisions

- A development contributions policy to guide infrastructure provision.

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SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

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Further strategic work

- Identify land where further restructure investigation is required.
- Identify further heritage places, precincts and features that exist in the Shire to those that are currently identified.
- Investigate application of a Special Use Zone in the *Bulky Goods Retail Area* identified on the *Leongatha Framework Plan*.
- Investigate application of a Special Use Zone in the Highway Frontage Commercial Area identified on the *Leongatha Framework Plan*.
- Investigate the application of the General Residential Zone or the Neighbourhood Residential Zone in the Urban Expansion Areas identified on the *Leongatha Framework Plan*.
- Investigate the application of the Rural Activity Zone.
- Prepare and implement master plans for the commercial town centres of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower.
- Review the residential development growth options in the Mirboo North Structure Plan Refresh to provide increased certainty around future land releases.
- Investigate the development of a master plan to improve the layout and function of the town centre in Mirboo North.
- Investigate the application of a planning scheme overlay to protect native vegetation within the Mirboo North township boundaries.
- Investigate the application of a planning scheme overlay to protect and enhance the built and landscape character of residential land in Mirboo North.
- Identify opportunities to enhance and expand native flora and fauna habitat.
- Investigate the application of the Neighbourhood Residential Zone as a preferred residential zoning for land currently identified as General Residential Zone.
- Investigate the preparation of a 'Strzelecki-Alpine Biolink' local policy to improve native animal habitat corridors between Wilsons Promontory and the Alpine region.
- Identify strategic planning policy documents adopted by Council which should be included as 'Background documents' in the planning scheme and review existing identified Background documents.
- Prepare a coastal areas land use and development strategy to guide long term planning in environmentally dynamic townships.
- Investigate the preparation of a development contributions scheme.
- Review the application of the Parking Overlay and the payment schedule.
- Investigate the rezoning of the Farming Zone land at Burrows Way Tarwin Lower.
- Investigate the zoning of the Township Zone land south of Fairbank Road Arawata.
- Investigate the application of the Road Zone adjoining Kardella township.