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C98**21.05-1**13/06/2014
C98**SETTLEMENT****Growth of towns****Overview**

Currently, the majority of housing for permanent residents is being constructed in the larger towns of Leongatha and Korumburra. However, there is also significant housing development within coastal towns such as Venus Bay and the rural hinterland. Townships in the west of the Shire, particularly Loch, Nyora and Poowong are expected to experience residential growth pressures due to their proximity to Melbourne and imminent connection to a reticulated sewerage network. Growth pressures will need to be carefully managed to ensure that where growth occurs, it is sustainable and sympathetic to the existing character of the Shire's towns.

Towns – roles and functions

Town	Role and Function
Leongatha	Principal township of the Shire and a centre of State significance in the milk processing industry. Leongatha plays a central role as a service provider to the South Gippsland community and the broader region with elements such as leisure, health, educational and government services.
Korumburra	Second largest town in the Shire comprising an economic, service and tourism centre. Situated as the South Gippsland Highway's 'western gateway' into the Shire and located on a route between Bass Coast and Central Gippsland.
Mirboo North	Principal township in the north of the Shire, servicing the surrounding agricultural activities and rural population. Tourism is an increasingly important economic contributor
Foster	Principal township in the east of the Shire, servicing surrounding communities, tourists and the agricultural sector. Foster is an attractive location for retirement living and 'lifestyle change' residential growth.
Nyora	Low density community and closest Shire town to metropolitan Melbourne. Potential for significant growth with provision of reticulated sewerage.
Loch	Small thriving rural township with moderate capacity for growth in the future. A compact, 'garden village' and heritage character with tourism retail facilities set among rolling hills.
Poowong	Small low-density ridge-top town serving surrounding agricultural small communities and containing rural processing industries. Located on route between South Gippsland and central Gippsland. Limited capacity for growth.
Meenyan	Small rural town located on the South Gippsland Highway that is the 'western gateway' turn off to Wilsons Promontory and the coast. Active volunteer community with tourism and arts services.
Venus Bay	Small coastal village that supports a small permanent population and is an attractive holiday destination. Venus Bay provides convenience facilities and is reliant on Tarwin Lower and Leongatha for major retail, industrial and commercial facilities.
Waratah Bay Sandy Point	Small coastal holiday hamlets that support small permanent populations and are attractive holiday destinations relying on Foster and Leongatha for access to major retail, industrial and commercial facilities.
Tarwin Lower	Small country hamlet with a healthy commercial precinct servicing Venus Bay and surrounding rural areas.
Eastern District Towns and Localities	A network of small townships (Port Franklin, Toora, Welshpool and Port Welshpool) and localities (Mt Best, Agnes and Hedley) with a range of roles and services designed to cater for the needs of residents and visitors in the eastern district of the Shire.

Town	Role and Function
Small towns and localities	<p>Small settlements with a range of roles (varying from low-density residential clusters to provision of community and recreation facilities, and retail and educational services).</p> <p>Includes:</p> <p>Agnes, Allambee South, Arawata, Baromi, Bena, Bennison, Berrys Creek, Binginwarri, Boolarong, Boorool, Buffalo, Dollar, Dumbalk, Fairbank, Fish Creek, Gunyah, Hallston, Hazel Park, Hedley, Jumbunna, Kongwak, Koonwarra, Mirboo, Mt Best, Port Franklin, Port Welshpool, Stony Creek, Toora, Walkerville, Welshpool, Yanakie</p>
Other small towns and localities	Boolarra South, Darlimurla, Delburn, Thorpdale South, Wonyip

Objectives and strategies

Objective 1

To ensure the growth of towns occurs in accordance with their role and function

Strategy 1.1	Promote the residential use and development of land in accordance with the township framework and structure plans at Clause 21.15
Strategy 1.2	Support the development of vacant, serviced residential land, in accordance with the areas indicated on township framework and structure plans
Strategy 1.3	Encourage consolidated residential development adjacent to central activity districts of towns to achieve a more efficient use of urban infrastructure
Strategy 1.4	Discourage the development of dwellings on small lots in old Crown township areas except where such land is zoned Township, Rural Living or is adjacent to existing urban development
Strategy 1.5	Discourage medium and high density housing in areas without reticulated water or sewerage
Strategy 1.6	Retain undeveloped breaks between towns by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes
Strategy 1.7	Ensure residential development in small towns is sustainable and sympathetic to the existing character of these areas

Implementation

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

Policy guidelines

- Using the township framework and structure plans at Clause 21.15
- Guiding development and allocating sufficient land in these towns to accommodate future residential development

Application of zones and overlays

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

Further strategic work

- Developing and implementing a rural *Housing and Settlement Strategy*

SOUTH GIPPSLAND PLANNING SCHEME

- Reviewing the *Mirboo North Structure Plan*
- Developing structure plans for those townships serviced (and proposed to be serviced) by reticulated water and sewerage currently without a plan

Reference Documents

The South Gippsland Housing and Settlement Strategy, 2013