

**21.09**28/11/2013  
C68**21.09-1**28/11/2013  
C68**BUILT ENVIRONMENT AND HERITAGE****Heritage****Overview**

The *South Gippsland Heritage Study 2004* identifies the rich and diverse heritage of the Shire. Heritage places of the Shire include buildings, trees, railways, and public infrastructure. 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.

**Objectives and strategies****Objective 1**

To ensure that heritage places in the Shire are used, managed and developed in a way that conserves or reveals their heritage significance

Strategy 1.1	Protect heritage places from inappropriate development that would diminish their significance
Strategy 1.2	Support the on-going viable use of heritage places as an essential part of their conservation and management

**Implementation**

Strategies relating to heritage will be implemented by:

**Policy guidelines**

- Using the Heritage local policy at Clause 22.04 and the South Gippsland Heritage Study 2004 to guide consideration of applications for demolition, buildings, works and subdivision of heritage places within the Heritage Overlay

**Application of zones and overlays**

- Applying the Heritage Overlay to heritage places identified by the South Gippsland Heritage Study 2004 as being of national, State, or local historical significance, and to places or precincts added to the National Trust Register, Victorian Heritage Register, the Commonwealth Heritage List or the National Heritage List

**Further strategic work**

- Preparing conservation management plans for heritage places, where this is a specific recommendation in the South Gippsland Heritage Study 2004
- Undertaking further studies to identify, document and assess places of cultural landscape, archaeological and aboriginal heritage significance

**Further actions**

- Providing support, advice and assistance to owners and custodians of heritage places to enable them to conserve and maintain heritage places
- Improving community awareness and understanding of the importance of heritage places
- Engaging the services of a Heritage Officer, as required, to consider planning applications for heritage places

**21.09-2**28/11/2013  
C68**Urban environment****Overview**

From the larger towns to the smaller settlements, South Gippsland has a range of compact urban environments in scenic rural settings. Residential development is primarily detached medium density, low profile housing. Higher density residential development is starting to infill near the centres of the larger towns. Commercial development is also low profile and is mainly located near town intersections although some is scattered among residential development. Industrial development often clusters in the vicinity of an existing or former milk processing factory. Many locations within the urban environments offer a rural outlook. The towns of Korumburra, Leongatha, Foster, Meeniyah, Mirboo North, Toora, Welshpool and Port Welshpool are serviced by reticulated sewerage and water. Waratah Bay has reticulated sewerage but no reticulated water. Other towns and coastal areas are serviced by reticulated water only or are not serviced. Wastewater treatment facilities for some towns are approaching maximum capacity. Effluent disposal is a major problem in the smaller coastal towns, particularly in the peak holiday periods and associated influx of population.

**Objective 1**

To continuously improve all aspects of the urban environment

Strategy 1.1	Retain and enhance areas of remnant vegetation within urban areas
Strategy 1.2	Promote the use of passive and active energy efficient systems for residential and commercial/industrial development
Strategy 1.3	Provide areas of open space for active and passive recreation
Strategy 1.4	Improve the quality of design in the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower, through the implementation of the Urban Design Frameworks prepared for these areas

**Implementation**

Strategies relating to urban environment will be implemented by:

**Application of zones and overlays**

- Applying the Design and Development Overlay schedule to the settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower in order to introduce design objectives to protect the coastal character of these settlements

**Further strategic work**

- Developing and applying environmentally responsive standards and controls for residential, commercial and industrial building design

**21.09-3**28/11/2013  
C68**Signage and infrastructure****Overview**

Signage and infrastructure 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 significant landscapes and natural environments.

**Objectives and strategies****Objective 1**

To minimise the visual impact of signage and infrastructure on the landscape

Strategy 1.1	Avoid visual clutter across the landscape, such as large, visually intrusive or brightly coloured signage and advertising signage at settlement entrances and exits
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## SOUTH GIPPSLAND PLANNING SCHEME

Strategy 1.2	Locate infrastructure away from highly scenic locations, key views and near-coastal locations, or underground wherever possible in the case of powerlines and other utility services
Strategy 1.3	Locate power lines, access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations, and avoid the use of materials that contrast with the landscape
Strategy 1.4	Use vegetation to screen infrastructure from key viewing corridors and public use areas
Strategy 1.5	Encourage reticulated electricity to be provided by underground cabling

### **Implementation**

Strategies relating to signage and infrastructure will be implemented by:

- applying the Advertising Signs local policy provisions of clause 22.01
- applying Significant Landscape Overlays