

21.0315/06/2017
C135**SETTLEMENT**

Within any local government area there is a finely balanced interplay between people, business and environment. The Council will continue to invest wisely in urban infrastructure to create vibrant urban centres while maintaining our natural assets – balancing residential, business and tourist development with wildlife corridors and areas of rural or natural landscape. The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities in East Gippsland. We will further a broad range of developments, but will carefully manage them to protect natural assets and threatened communities.

This Clause provides local content to support Clause 11 of the State Planning Policy Framework.

21.03-131/03/2016
C127**Planning for Growth Areas****Objective 1 – Main towns**

To make best use of the community's investment in urban infrastructure and to provide support for community and commercial services.

Strategy 1.1

Allow limited infill development in townships where lots are capable of retaining wastewater.

Strategy 1.2

Ensure that new subdivision within or adjacent to unsewered towns has lot sizes appropriate for on-site treatment and disposal of wastewater.

Strategy 1.3

Ensure a range of lot sizes and dwelling types to provide diversity and choice in new residential areas.

Strategy 1.4

Support medium density development for both tourist and permanent residential use in residential zones.

Strategy 1.5

Ensure pedestrian and cycle path networks are provided in new residential estates and integrate these where possible with development of wildlife corridors.

Strategy 1.6

Protect the separation between settlements by preserving intervening areas of predominantly rural or natural landscapes.

Strategy 1.7

Encourage infill or incremental development of existing towns in preference to dispersed development.

Objective 2 – Main towns

To build and support the urban centres so they remain commercially viable and a focus for services to residents and their wider districts.

Strategy 2.1

Encourage development of strong township centres through consolidation of retail and commercial areas.

Strategy 2.2

Discourage development of 'mainstream' retail and commercial facilities outside these areas.

Strategy 2.3

Encourage retail and commercial uses requiring larger sites to locate adjacent to the central commercial areas, rather than in free-standing sites on the outskirts of towns.

Strategy 2.4

Improve pedestrian and cycle networks and street furniture to increase the appeal, convenience and comfort of these centres.

Strategy 2.5

Encourage medium-rise residential or commercial development, more than three storeys high, on appropriate sites in Bairnsdale and Lakes Entrance.

Objective 3 – Bairnsdale

To provide for a fifteen year land supply to accommodate the future population growth within Bairnsdale.

Strategy 3.1

Support infill medium density housing close to Bairnsdale CBD to provide greater housing choices identified in the Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.

Strategy 3.2

Support residential infill development within existing residential zones identified in the Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.

Strategy 3.3

Protect areas for future urban growth, particularly the fragmentation of rural residential land on the urban fringe of Bairnsdale identified in the Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.

Strategy 3.4

Support the future orderly and sequential development of designated urban growth for Bairnsdale within significant growth areas as identified in the Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.

Strategy 3.5

Support future rezoning of land for residential development identified in the Bairnsdale Growth Strategy, November (2009) where justified on an economic, site analysis, and merits basis.

Strategy 3.6

Facilitate residential rezoning where it is demonstrated as necessary to satisfy housing needs within 10 – 15 years or to provide a choice of residential locations.

Strategy 3.7

Require the preparation of a Development Plan prior to rezoning of rural residential land to residential land located within the town boundary, identified on Plan 3 Revitalisation and Growth Strategy.

Strategy 3.8

Require future residential land in growth areas to be provided with reticulated water and sewerage.

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Coastal Settlement

The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities. The Shire will need to prioritise the planning and management responses and adaptation strategies to vulnerable areas, such as

protect, redesign, rebuild, elevate, relocate and retreat. In the short-term, planning decisions will need to adequately take account of the risks associated with sea level rise in areas of known vulnerability and ensure that these risks are mitigated or avoided where possible.

Objective 1

To facilitate a broad range of sensitive uses and developments at appropriate locations in the coastal zone.

Strategy 1.1

Plan and manage public and private land on and adjacent to the coast to provide for a range of activities at suitable locations and for public access to foreshore, lake and estuary recreation areas.

Strategy 1.2

Ensure that privately owned coastal areas are planned and developed in sympathy with the values of adjoining or nearby Crown land

Strategy 1.3

Encourage developers to restore foreshore values on Crown land.

Strategy 1.4

Protect foreshore and lakeshore reserves and river frontages accessible for recreational use from encroachment by private development.

Strategy 1.5

Encourage developers of tourist and other commercially oriented coastal developments or enterprises to recognise, and minimise impacts on, sensitive coastal ecosystems and processes by incorporating best practice management principles.

Strategy 1.6

Direct major developments in coastal areas to the ‘activity nodes’ defined in part 4 of the Victorian Coastal Strategy 2014 and:

- Provide a broad range of recreation activities and access for large numbers of people; and
- provide access roads/ tracks/ paths, car and boat trailer parking, boat ramps, jetties, toilet blocks, caravan parks, kiosks and other services in activity nodes.

Strategy 1.7

Ensure developers of adjacent land provide public access to foreshore Crown land at designated locations, through a network of access roads, tracks, boardwalks and paths.

Strategy 1.8

Take into account the effects of anticipated climate change, including increased storm events and sea-level rise, in coastal planning.

Strategy 1.9

Encourage shared or multiple use of sites and facilities on public coastal land to contain environmental impacts.

Strategy 1.10

Ensure that environmental impacts of such use or development are minimised.

Strategy 1.11

Direct Lakes-based holiday development to fully serviced urban areas and keep small lot rural development to a minimum.

Strategy 1.12

Strongly discourage small-lot subdivision along river frontages and lakes.

Implementation

The strategies in relation to settlement will be implemented through the planning scheme by:

Application of Zones and Overlays

Applying the Township Zone to the urban areas in small towns to protect the integrity of the townships in those areas.

Applying the Design and Development Overlay to coastal settlement townships to preserve the character of coastal settlements.

Prepare Precinct Structure Plans for areas identified for future residential growth.

Policy Guidelines

When considering applications for new development, take into account policy and design principles included in the Bairnsdale Growth Strategy, November (2009), Re-Imagining Bairnsdale Master Plan Volumes 1 & 2, May (2013), Improving Walking and Wayfinding in the Bairnsdale CBD Report, May (2011), and East Bairnsdale - Lucknow Precinct Structure Plan, November 2013.

Other Actions

- Implement existing coastal strategies and management plans.
- Progressively upgrade streetscapes and amenity in all major towns, following a consistent design theme reflecting the distinctive character of each area.
- Implement the Coastal Inundation and Erosion Planning Policy in to the Scheme.
- Prepare as necessary private Planning Scheme Amendments to rezone rural residential land to residential land located within the Bairnsdale town boundary.
- Require the preparation of Development Plans for new residential estates in Bairnsdale.

Further Strategic Work

- Prepare staged Precinct Structure Plans for new residential estates in Bairnsdale prior to rezoning.

Reference Documents

- Gippsland Lakes Coastal Action Plan and the Gippsland Integrated Planning Coastal Action Plan.
- Victorian Coastal Strategy 2014
- Bairnsdale Growth Strategy, (November 2009)
- Re-Imagining Bairnsdale Master Plan, Volumes 1 & 2, (May 2013)
- Improving Walking and Wayfinding in the Bairnsdale CBD, (May 2011).
- East Bairnsdale - Lucknow Precinct Structure Plan, November 2013