

21.03

27/11/2014
C104(Part1)

SETTLEMENT

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Vision

Council will consider planning applications and make decisions in accordance with the following vision:

To develop a network of integrated, sustainable and resilient communities where people will want to live, work and play, while providing for compatible growth and development.

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Settlement Overview

The rural character and heritage of the towns of the Shire and their hinterland are highly valued by the community.

Quality of life is a significant factor that has attracted people to the area. The Shire offers many choices in housing and caters for the needs of the population in terms of community services, retail and business services, recreation and cultural activities. It also provides a range of employment opportunities within the Shire in agriculture, administration, education, health and the service industry. The education and health facilities are at a very high standard.

The Shire's environment provides the resources for agricultural production, recreation, tourism and further investment and a high quality of life, valued by the residents and admired by visitors.

The Shire has attractive lifestyle choices in urban or rural settings close to Melbourne and the Latrobe Valley. This location has seen the Shire experiencing some of the highest growth rates in Victoria.

Residents value and enjoy the lifestyle provided in the rural and urban areas with access to community services, proximity to recreational areas (mountains and the coast) and a rural aspect.

Population growth has centred on the two largest towns, Warragul and Drouin which are within five kilometres of each other. They are developing complementary roles as a combined Regional Centre, with Drouin taking a secondary role. The development of Warragul's role within West Gippsland has seen it take on regional service provision in activities such as education, health and medical services and agricultural research.

Longwarry, Trafalgar, Yarragon and Neerim South are medium-sized townships with strong local service roles.

The Shire is characterised by a large number of small towns and rural settlements including Neerim, Neerim Junction, Willow Grove, Noojee, Buln Buln, Darnum, Nilma, Thorpdale, Erica, Rawson, Walhalla, Jindivick and Rokeby with local service centres reflecting the intensive nature of surrounding primary industries.

The population increase to the year 2036 will be largely accommodated within the main towns of Warragul and Drouin. Strategically planned incremental expansion of the remaining towns will also occur.

Plans in Clause 21.04 identify land on the periphery of the main towns of Drouin, Warragul, Trafalgar, Longwarry, Yarragon and Neerim South which is considered to be suitable for future urban use, and which may be rezoned to enable it to be developed as and when required.

The crucial issue is to accommodate people within the main townships that have reticulated infrastructure, such as water, sewerage and stormwater drainage.

Provision for population growth within the main township areas should:

- Prevent further reduction of water quality within the Proclaimed Water Catchments actively used for water supply.
 - Maximise the use of infrastructure.
 - Lessen conflict in agricultural areas between agriculture and non-agricultural land uses.
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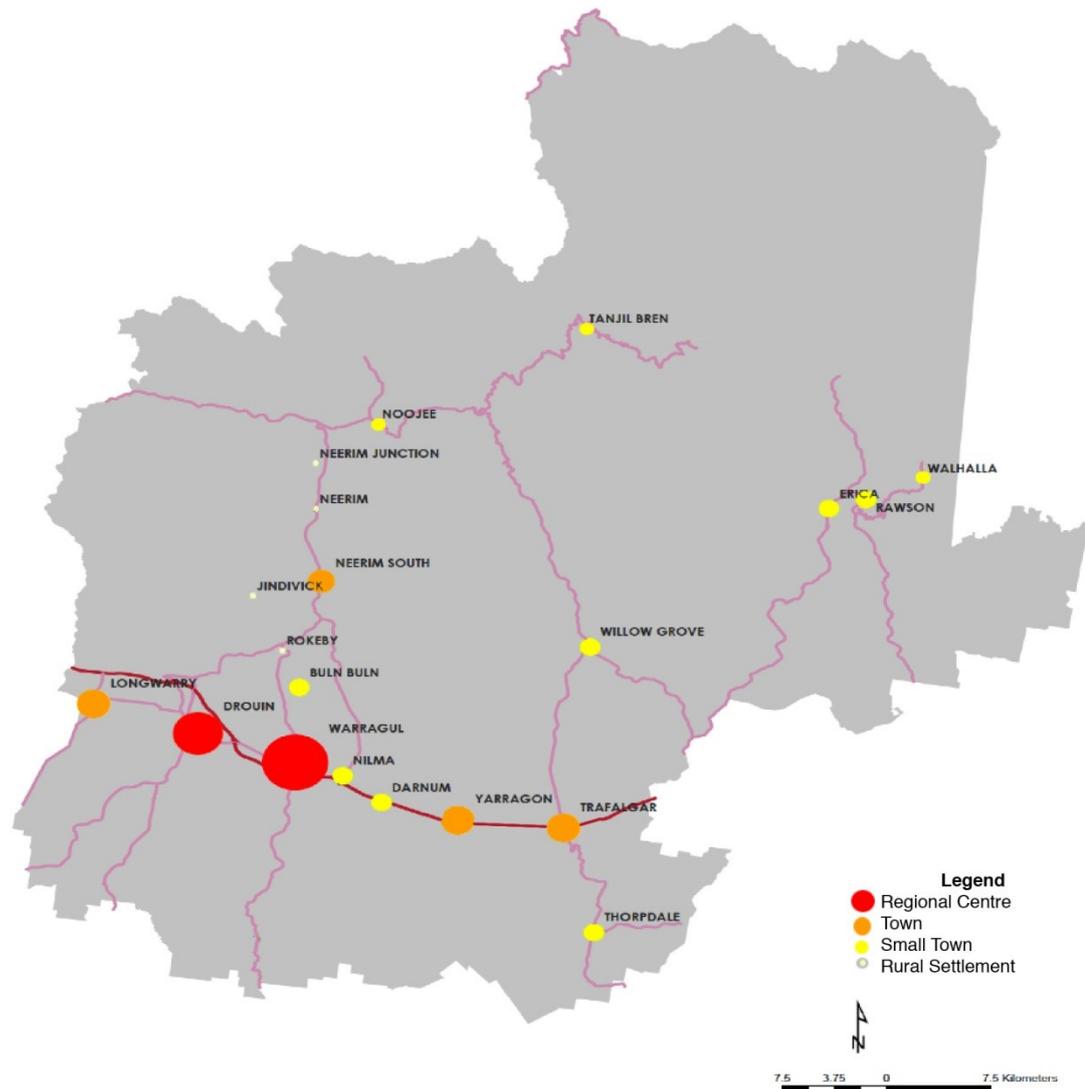
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- Maximise the efficient use of community services and facilities.
- Assist in increasing the viability of such facilities.
- Ensure the viability of local businesses and shopping areas.
- Improve service delivery due to increased population in urban centres.

Priority for urban expansion should be given to a consolidation of development in areas which are currently in an urban zone and provided with the required services infrastructure. This includes the redevelopment of Brownfield sites. Land beyond these areas should only be rezoned and made available for urban development where this is within the prescribed township boundary, where appropriate precinct structure plans have been prepared, and where it has been demonstrated that development will proceed on an orderly sequential basis.

Urban growth areas have been identified in a number of locations on the urban peripheries to help ensure that there will be a diversity of settlement opportunities to meet the lifestyle preferences and needs of the residents. The co-ordinated provision of infrastructure, together with a consideration of community need and market forces, should be the key determinants as to which areas of the towns are developed at any point of time. The role of Council and other authorities will be to facilitate and guide the planning and development process while balancing competing demands. This will ensure that the highest possible standards of urban design are achieved and the most effective use of physical and community infrastructure is maintained.

Town Roles:



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Directions for Growth

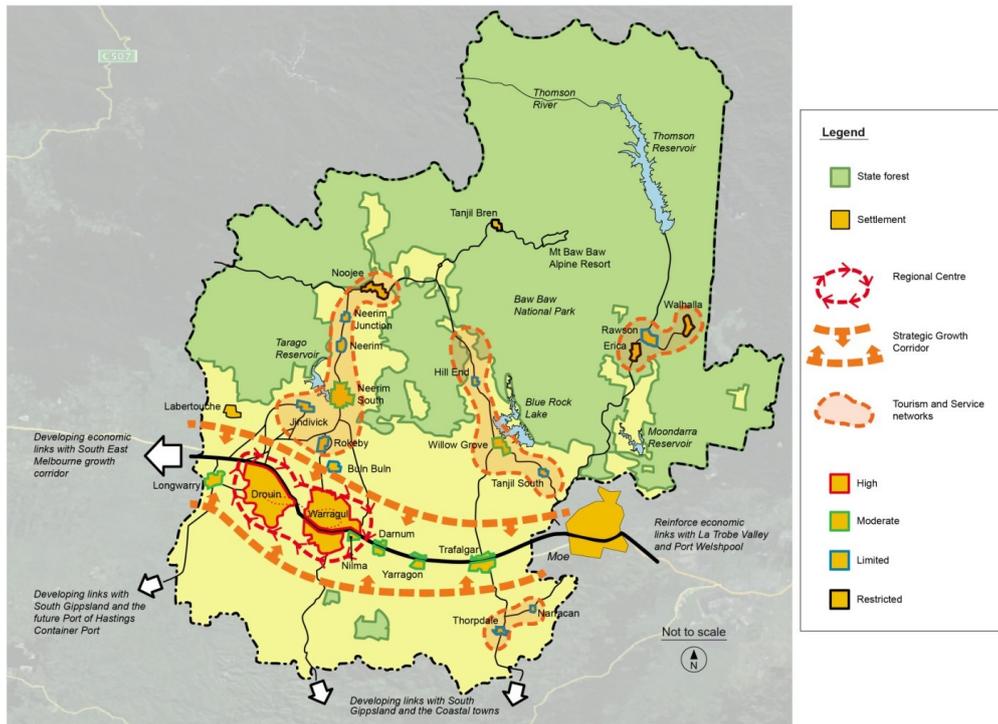
Based on the proposed settlement directions up to 2036 the main growth centres are:

- Warragul and Drouin, which will develop as sustainable high-growth settlements.
- Trafalgar, Yarragon and Longwarry, which will accommodate a medium level of growth consistent with their more limited infrastructure.
- Neerim South, which will experience only moderate growth, due to the environmentally sensitive setting.

The smaller communities, particularly those outside the Princes Freeway corridor, are expected to have less pronounced amounts of growth over the period including:

- Modest to limited growth for Willow Grove and Thorpdale curtailed by reticulated sewer capacity or availability.
- Limited to restricted growth in Erica, Rawson and Noojee to support tourism uses while recognising the risk of bushfire.
- Low or no growth for smaller settlements Tanjil Bren and Walhalla which are the subject to environmental and servicing constraints.
- Limited or restricted growth for the other small settlements and localities

These strategic directions are shown in the plan below:



Objective 1

Build a close-knit community which appreciates the unique country town character of the settlements in the Shire.

Strategies

- 1.1 Guide population and development to settlements where land has already been zoned or committed (i.e. within a planning framework) for residential purposes and has ready access to existing infrastructure and services.
- 1.2 Achieve population growth and development in a manner that respects the distinctive character-defining attributes of the respective settlements.

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- 1.3 Encourage housing design solutions that provide a diversity of dwelling types that is responsive to emerging demographic trends and associated lifestyle needs.
- 1.4 Respect the existing rural village character of smaller towns while providing for infill development.
- 1.5 Maintain clear distinctions and physical separations between settlements in the Shire.
- 1.6 Limit further dispersed housing on agricultural land by defining preferred locations for rural lifestyle living within and surrounding existing settlements.
- 1.7 Promote sufficient growth for smaller communities to support viability of town services and retail functions and provide tourism opportunities.
- 1.8 Provide public open space, including parks, squares and trails, to reflect the rural identity of the Shire while providing amenity and active links to commercial and industrial areas.
- 1.9 Establish defined edges to urban areas where they meet rural land.
- 1.10 Facilitate intensification of residential development within a 300m-700m radius of town centres and railway stations, while respecting heritage and town character.
- 1.11 Ensure services and infrastructure are planned and delivered efficiently in association with new residential development.
- 1.12 Encourage the clustering of community and civic services including schools, sporting and recreation facilities to create local activity centres.
- 1.13 Promote formal and informal hubs, spaces and places that bring people together and enhance the experience of neighbourhood and township living.
- 1.14 Facilitate walking, cycling and forms of non-motorised transport as an integral part of urban life.
- 1.15 Retain high visual quality of rural landscapes, including preservation of view corridors and vantage points within the urban area.

Objective 2

Encourage employment and consolidate industry

Strategies

- 2.1 Build on the geographic advantages and transport infrastructure of the Shire as a key processing and distribution hub servicing the metropolitan and Gippsland regions.
- 2.2 Protect agricultural land and activities to maintain their long-term sustainable use.
- 2.3 Encourage niche agricultural industries and intensive farming and manufacturing and processing industries in appropriate locations.
- 2.4 Minimise future investment requirements for infrastructure by guiding population and development to settlements that have capacity in existing services and good accessibility to major transport routes.
- 2.5 Encourage mixed-use development, including residential in Commercial Zones for the townships where infrastructure is available.
- 2.6 Encourage appropriate economic development in areas of the Shire that has tourism, recreation or environmental attractions.
- 2.7 Ensure sufficient commercial land is provided to allow towns to play an appropriate retail role as their population increases, providing employment and reducing escape expenditure.
- 2.8 Ensure sufficient industrial land supply is available to meet the future demand and support the economic base of the Shire.
- 2.9 Provide sufficient land, including agricultural, commercial and industrial, to enable an increase in job opportunities in the Shire and ensure land supply does not constrain economic development.
- 2.10 Facilitate improved local public transport systems and links to connect the main towns with small settlements.

Objective 3

Conserve and protect natural environments and minimise risks as a result of future growth

Strategies

- 3.1 Ensure sustainable management of agriculture and productive rural land use activities and existing natural attributes.
 - 3.2 Protect native vegetation on private and public land.
 - 3.3 Support tourism based on the Shire's environmental values.
 - 3.4 Protect local sensitive environments such as waterways within and around townships.
 - 3.5 Direct population and development to the existing settlements so that natural attributes and attractive landscapes are not detrimentally affected.
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- 3.6 Provide residential opportunities in settlements where there are limited environmental risks e.g. flooding, erosion and landslip and bushfire risk.
- 3.7 Protect declared water supply catchments through directing development to settlements where reticulated sewer systems are available.
- 3.8 Direct population growth and development away from high risk bushfire locations.

Reference Documents

- *'Baw Baw Settlement Management Plan'*, August 2013
 - Active by Design Subdivision Guidelines and Checklist for Residential Development – 2009
 - *'Baw Baw 2050-Community Vision 2010'*, Baw Baw Shire Council
 - *'Public Open Space Strategy'*, Baw Baw Shire Council 2014
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