

**21.05 SETTLEMENT**

15/07/2010  
C76

This theme focuses on urban and rural settlement, population, urban growth and individual town strategies.

**Context** The 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.

**21.05-01 Urban Growth**

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**Context** The ‘Growth Management Strategy and Structure Plans - Warragul and Drouin’ identified a need to review the zoning of land for residential purposes in Warragul and Drouin to respond to growth pressures influenced by Melbourne 2030.

Warragul and Drouin are the two largest urban and employment centres. This has been reinforced by a history of rezoning of land on the outskirts of both towns for future urban and low density residential development. Growth pressures, influenced by policies in Melbourne 2030, have resulted in a significant increase in demand for land in these towns for residential, commercial and industrial development.

**Objective 1 To manage building and land use in a manner that encourages the development of a high quality environment meeting the needs and aspirations of the community.**

Strategy 1.1 Ensure that there is sufficient land available for the future orderly, sequential development of designated urban growth areas, consistent with demonstrated end-user demands and the availability of services and infrastructure.

Strategy 1.2 Maintain a diversity of residential settlement opportunities within all established towns throughout the Shire.

Strategy 1.3 Establish urban growth boundaries around Warragul, Drouin, Trafalgar and Yarragon, which are designed to contain future residential expansion to the year 2030.

Strategy 1.4 Plan and promote Warragul and Drouin as twin towns separated by a green belt with each maintaining its distinct identity and character.

Strategy 1.5 Plan and promote Warragul and Drouin as the main centres for future urban expansion, including commercial and light industrial activity.

Strategy 1.6 Rezone additional areas of land for residential development following the completion of appropriate structure planning exercises, to ensure that at least a 10 years’ reserve supply of developable land is maintained.

Strategy 1.7 Plan urban development to meet Council’s staging requirements to ensure that development is economically, environmentally and socially sustainable.

Strategy 1.8 Ensure urban development is consistent with any settlement policies included in Clause 22.02.

Strategy 1.9 Support the aim that residential development should be fully serviced with roads, water, electricity, sewerage and drainage. As a general principle, strong consideration will be

given to a requirement for fully reticulated services including sewerage for all low density residential development.

Strategy 1.10 Pay strong attention to the edges of urban areas particularly Warragul and Drouin for the creation of a buffer area (within the urban area) to the adjoining rural land. This should be developed as a landscaped edge incorporating open space and bicycle and walking trails.

### Implementation

- Apply State policies, in particular Clauses 16 Housing, 18 Infrastructure, 19.01 Subdivision and 19.03 Design and built form
- Apply local policy under Clause 22.06.1 Urban Growth Boundaries and Infrastructure; and
- Apply local policies under Clauses 22.06-2, 22.06-3 and 22.04-3 on residential infrastructure, road construction and medium density development.

### Reference Documents

- Growth Management Strategy and Structure Plans – Warragul and Drouin (2005).
- Warragul Transit Precinct Study (2004).
- Other Township studies, including Shire of Narracan Planning Strategies Report, Urban Areas (1994).

## 21.05-2 Roles of Towns

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### Context

The towns of the Shire, large and small, provide services, employment, homes and a sense of place to the community. Many towns have a critical role to play in the Shire's tourism development.

### Objective 1 To support each town's role in providing alternative living locations and servicing its local area.

Strategy 1.1 Promote enhancement and consolidation of Warragul and Drouin as the major service centres for West Gippsland. Warragul as a centre for education, business and retailing. Drouin as a focus for local service industries, supported by further small manufacturing businesses at Trafalgar and Yarragon.

Strategy 1.2 Encourage the development of smaller towns such as Longwarry, Neerim South, Willow Grove and Rawson which contain undeveloped residential land and in some cases significant under utilised infrastructure such as reticulated sewerage and community facilities.

Strategy 1.3 Maintain, promote and enhance towns within the Shire which supply local community and commercial services, employment and recreational facilities to a sustainable level.

### Implementation

- Apply State policy under Clause 12.03 Networks with Regional cities
- Apply State policy under Clause 14 Planning for urban development
- Apply State policy under Clauses 19.01 Subdivision and 19.03 Design and built form in dealing with planning applications for development in urban places; and,
- Utilise existing policy direction on named towns.

*Note: For plans and strategies for specific towns, refer to Individual Town Strategies at Clause 21.05-4.*

### **21.05-3 Rural Land & Housing**

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#### **Context**

Rural residential development has often been allowed to occur in an uncoordinated way in the past. Such development has resulted in the uncoordinated expansion of towns. This has led to the subdivision of farms and land of high agricultural quality. This has resulted in the intrusion of urban activity into rural areas such as pollution from urban runoff, destruction of livestock from pets, nuisance complaints and difficulties for normal and necessary farming practices.

Rural living areas in the form of low density residential areas have only been provided in and around existing townships where access to infrastructure and community facilities and services is provided. Land for this form of development has been set aside based on the previous planning scheme provisions of the former municipalities.

**Objective 1 To manage the construction of dwellings in rural areas in order to maintain the proportion of land used for agricultural production, other than land identified for planned growth of urban settlements.**

Strategy 1.1 Minimise conflict between agriculture and residential uses by ensuring that the needs of agriculture are considered in the location and design of urban development areas.

Strategy 1.2 Direct residential development to preferred growth areas within and adjoining existing towns.

Strategy 1.3 The Rural Living Zone will be used where this type of use exists and where such a use can be strategically justified. The minimum subdivision area will be specified to reflect the dominant lot size in the locations where the zone has been applied.

#### **Implementation**

- Apply State policy, Regional cities, under Clause 12.03 when dealing with applications for houses in rural areas and near towns.
- Apply State policy, Agriculture, under Clause 17.05 when dealing with any application for the use or development of land in a rural zone.
- Apply local policy, Land for Conservation Purposes, under Clause 22.03-4 when dealing with planning applications for dwellings in bush covered land in the Farming Zone.
- Apply local policy, House lot excisions, under Clause 22.04-1 in land in rural zones.
- Apply local policy, Happy Go Lucky and Maidentown, under Clause 22.02-5 for use or development of land in these areas.
- Apply local policy, Coopers Creek, under Clause 22.02-6 for use or development of land in these areas.