

11.01

31/07/2018
VC148

VICTORIA

11.01-1S11/02/2020
VC168**Settlement****Objective**

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.

Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

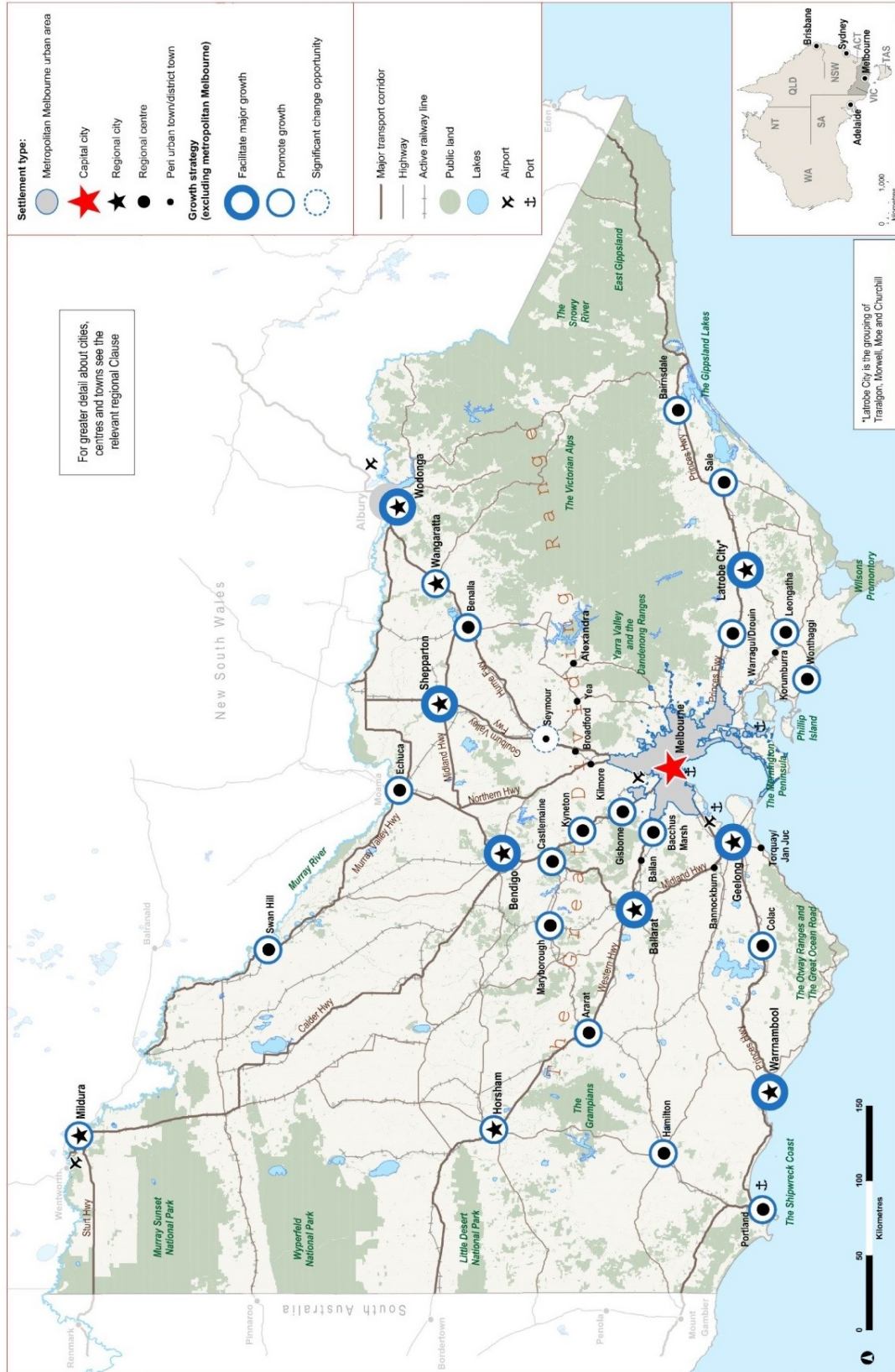
Ensure land that may be required for future urban expansion is not compromised.

Policy documents

Consider as relevant:

- Central Highlands Regional Growth Plan (Victorian Government, 2014)
- G21 Regional Growth Plan (Geelong Region Alliance, 2013)
- Gippsland Regional Growth Plan (Victorian Government, 2014)
- Great South Coast Regional Growth Plan (Victorian Government, 2014)
- Hume Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee North Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee South Regional Growth Plan (Victorian Government, 2014)
- Wimmera Southern Mallee Regional Growth Plan (Victorian Government, 2014)
- Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Department of Environment, Land, Water and Planning, 2017)
- Plan Melbourne 2017-2050: Addendum 2019 (Department of Environment, Land, Water and Planning, 2019)

Victoria Settlement Framework



11.01-1R

31/07/2018
VC148

Settlement - Gippsland

Strategies

Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.

Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.

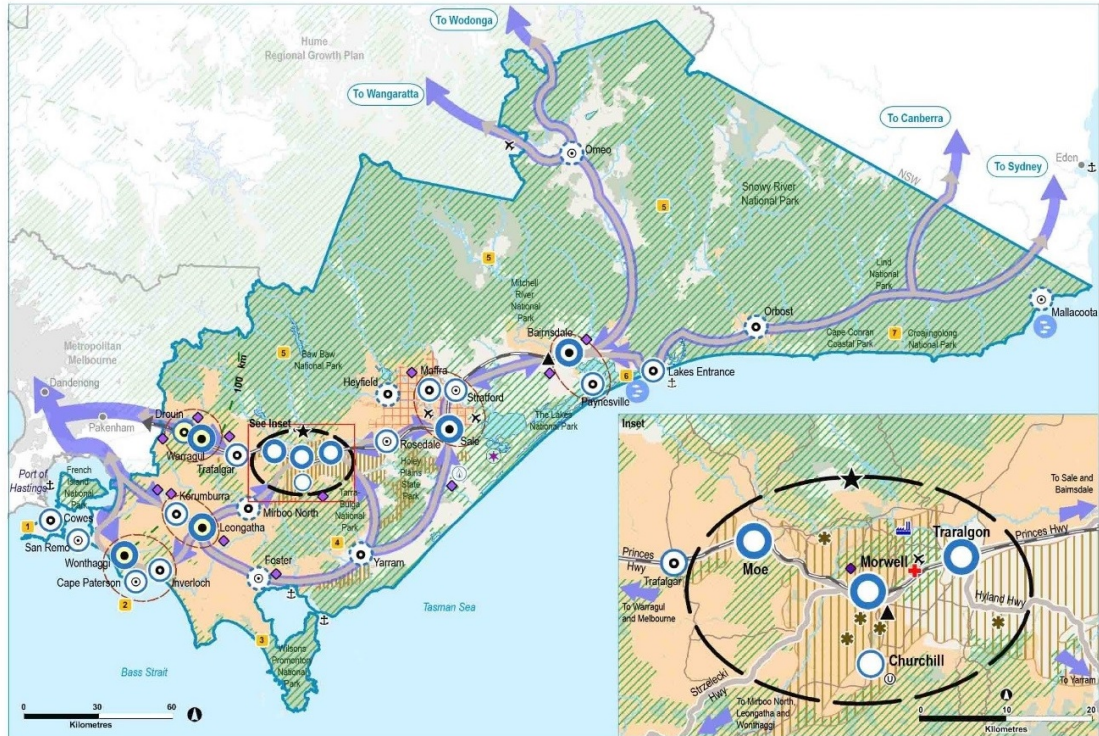
Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Provide regional social infrastructure in the regional city and regional centres.

Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.

Gippsland Regional Growth Plan



SETTLEMENTS

- Regional city - Latrobe City* Regional centre Town Small town
- Promote growth Support growth Sustainable change Designated identified growth centre in Plan Melbourne⁽¹⁾
- Sub regional network Areas within 100 km of central Melbourne Melbourne's urban area

**Latrobe City is the grouping of Traralgon, Morwell, Moe and Churchill*

(1) Plan Melbourne (Chapter 8 – State of Cities) identifies Warragul/Drouin, Wonthaggi and Leongatha as peri-urban towns with potential to attract housing and population growth out of Melbourne

CONNECTIVITY AND TRANSPORT

- Networks supporting movement and access Potential freight and logistics precincts
- Key road corridor Key rail corridor Arterial road (insert map only) Airport Port

ECONOMIC DEVELOPMENT

- Food manufacturing hubs Key agriculture and forestry land Macalister Irrigation District
- Brown coal reserves Power station Longford gas plant Australian Paper Maryvale
- Organic recycling facility University Hospital Fishing port

STRATEGIC TOURISM INVESTMENT AREAS

- 1 Phillip Island 2 Bunurong Coast 3 Wilsons Promontory National Park 4 Tarra-Bulga National Park
- 5 Australian Alps 6 Gippsland Lakes 7 Croajingolong National Park

ENVIRONMENT

- Areas containing high value terrestrial habitat Public land Lakes Rivers

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Proposed C139bawb

Growth in Baw Baw**Objective – General**

To direct population growth into towns having regard to their servicing, environmental and heritage constraints.

Strategies - General

Discourage development outside township boundaries as shown on the Framework Plans to this Clause where reticulated services are available or capable of being delivered.

Maintain clear distinctions and physical separations between settlements by providing defined edges to urban areas where they abut rural land.

Encourage a clustering of community and civic services including schools, sporting and recreation facilities to create neighbourhood centres within each settlement.

Encourage a greater variety of housing densities within new growth areas.

Facilitate increased densities around train stations without compromising the heritage significance of areas.

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Proposed C139bawb

Main towns - High growth**Policy application**

This policy applies to land within Warragul and Drouin as shown on the Framework Plans to this Clause.

Strategies - Warragul

Prioritise higher population and growth within the township boundary of Warragul.

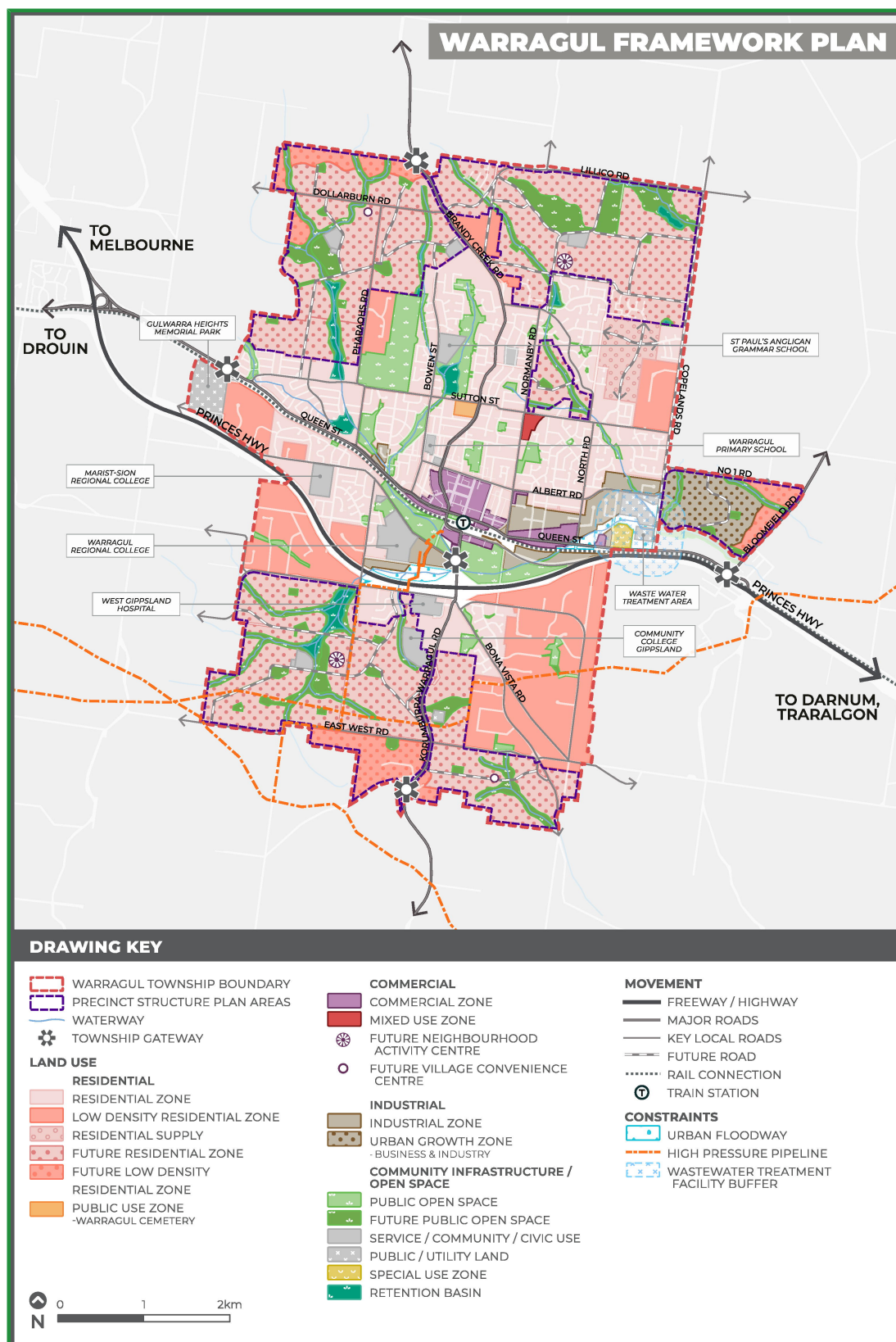
Promote the regional centre role of Warragul as the primary residential, retail, business and service centre in the Shire.

Support Warragul as one of the primary centres (along with Drouin) for commercial development and service industry in Baw Baw.

Support large scale retailing in appropriate locations within Warragul, including bulky goods retailers and major core retailers such as discount department stores.

Consolidate retail, entertainment, community, mixed use and medium density residential uses within the Commercial 1 Zone and the General Residential Zone in Warragul.

Warragul Framework Plan



Strategies – Drouin

Prioritise higher population and growth within the defined township boundary of Drouin.

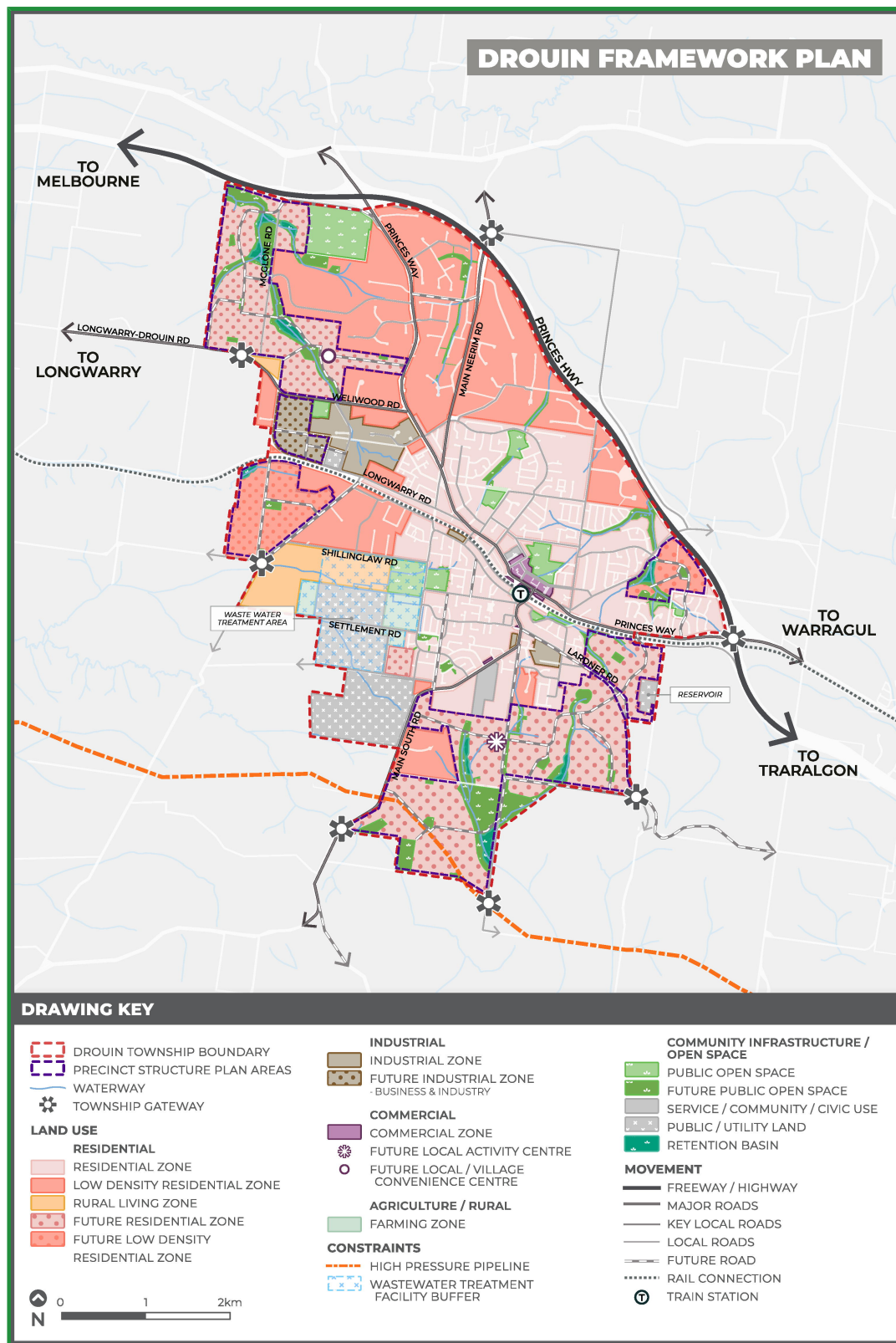
Promote the role of Drouin as the second largest town centre of the Shire.

Support Drouin as one of the primary centres (along with Warragul) for commercial development and service industry in Baw Baw.

Support large scale retailing in appropriate locations within Drouin, including bulky goods retailers and major core retailers such as discount department stores.

Consolidate where appropriate retail, entertainment, community, mixed use and medium density residential uses within the Commercial 1 Zone and the General Residential Zone in Drouin.

Drouin Framework Plan



11.01-1L**Secondary towns - Moderate growth**

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Proposed C139bawb

Policy application

This policy applies to land within Longwarry, Trafalgar, Yarragon and Neerim South as shown on the Framework Plans to this Clause.

Strategies - General

Support moderate population and growth within the township boundaries of Trafalgar, Yarragon, Longwarry and Neerim South only where the land is serviced or capable of being serviced by reticulated services.

Strategies - Trafalgar

Support development of the Western Expansion Area subject to extension of reticulated services and delivery of a community hub and active open space.

Support mixed use development and in-fill medium-density housing within the Trafalgar town centre subject to protection of heritage.

Provide improved buffers between industrial and residential land.

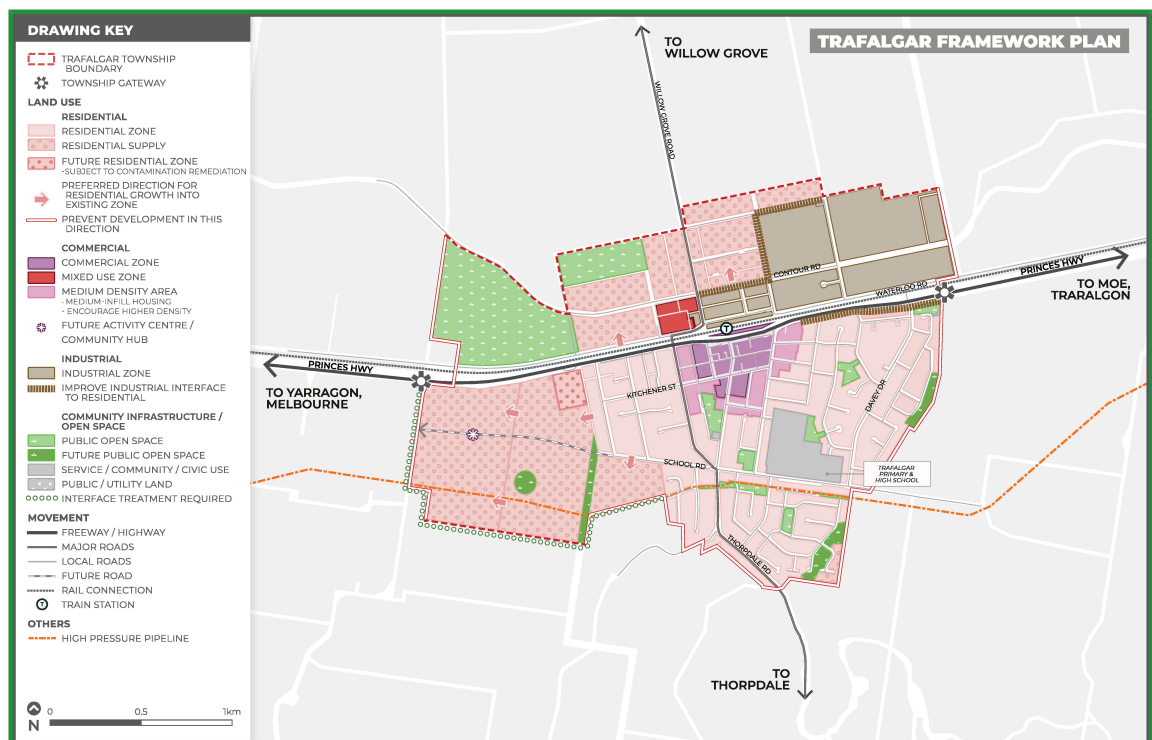
Avoid growth to the south of the town where land is subject to erosion.

Provide open space along the eastern town boundary.

Discourage any further linear spread (east or west) of Trafalgar along the Princes Freeway.

Encourage consolidation of commercial development in the town centre.

Encourage Trafalgar as a centre for manufacturing and service industries.

Trafalgar Framework Plan

Strategies - Yarragon

Direct residential growth in Yarragon to the south of the Princes Freeway as follows:

- West - Standard residential densities.
- East - A mix of uses and housing forms.
- South – Low density lifestyle housing.

Support a distinct boundary between urban and rural land, including use of buffer planting or linear parks.

Encourage housing forms to respect the rural character of the township.

Encourage infill residential and mixed use development within the existing township boundary.

Support medium density residential and mixed-use development close to commercial centres and community facilities and the train station.

Enhance town gateways at the eastern and western entrances to Yarragon.

Encourage increased densities for properties fronting Campbell Street.

Encourage consolidation of commercial and industrial uses.

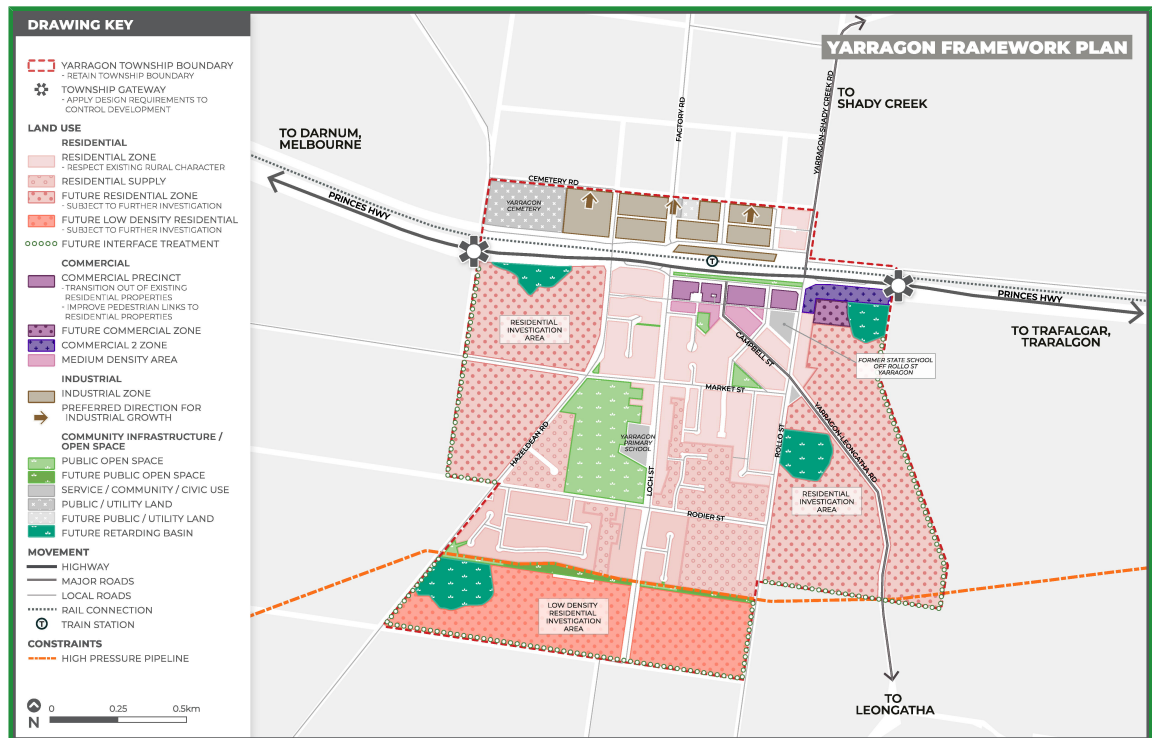
Encourage, existing residential properties in the Commercial 1 Zone to redevelop for commercial uses.

Direct industrial growth to the north of the railway line.

Encourage Yarragon as a centre for manufacturing and service industries.

Support bulky goods retailing in Yarragon in the Commercial 2 Zone land fronting the Princes Freeway east of Rollo Street.

Yarragon Framework Plan



Strategies - Longwarry

Encourage development on underutilised residential zoned land in Longwarry that has access to reticulated sewerage and community facilities.

Avoid expansion of township boundaries given physical constraints such as flooding and lack of reticulated services.

Encourage consolidation of commercial uses in the town centre on vacant and underutilised sites.

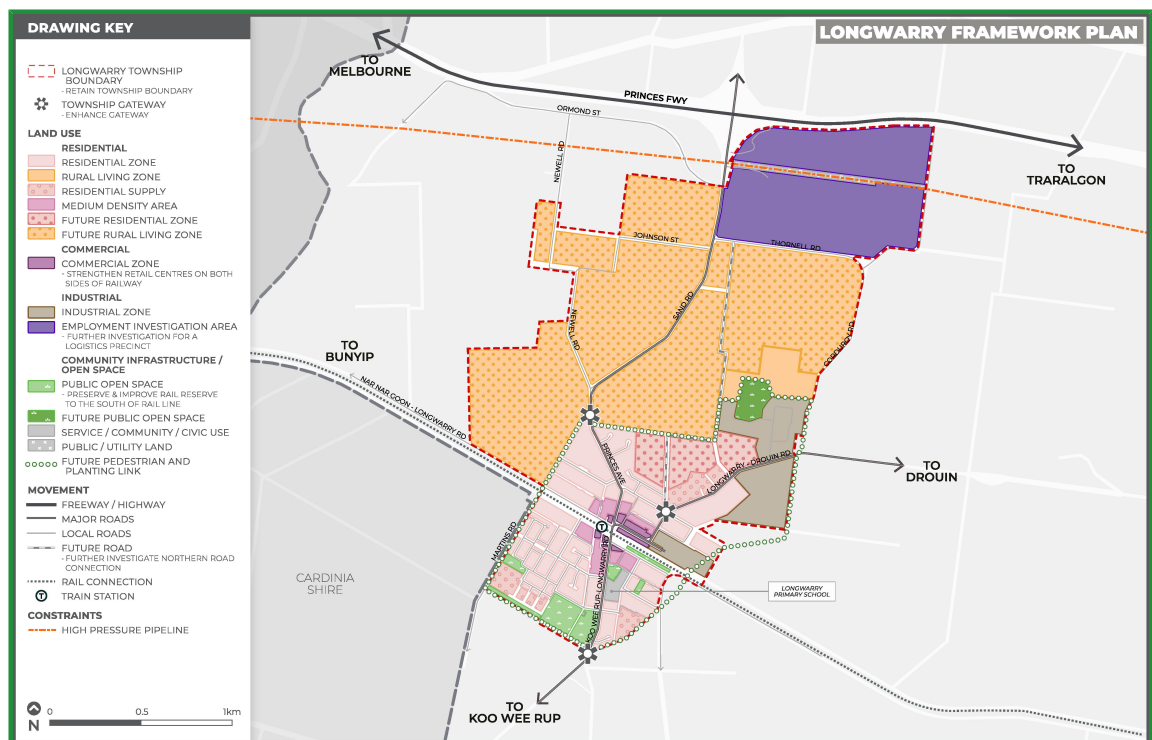
Support development that improves the integration of the retail centres on either side of the railway line in Longwarry.

Plan for a northern road connection in Longwarry to service future residents and limit heavy vehicles moving through the town centre.

Plan for road connections to the existing undeveloped industrial subdivision to the east (IN3Z) enabling truck access from the development to the Freeway, bypassing the town centre.

Support the development of logistics infrastructure and related business activity in Longwarry.

Longwarry Framework Plan



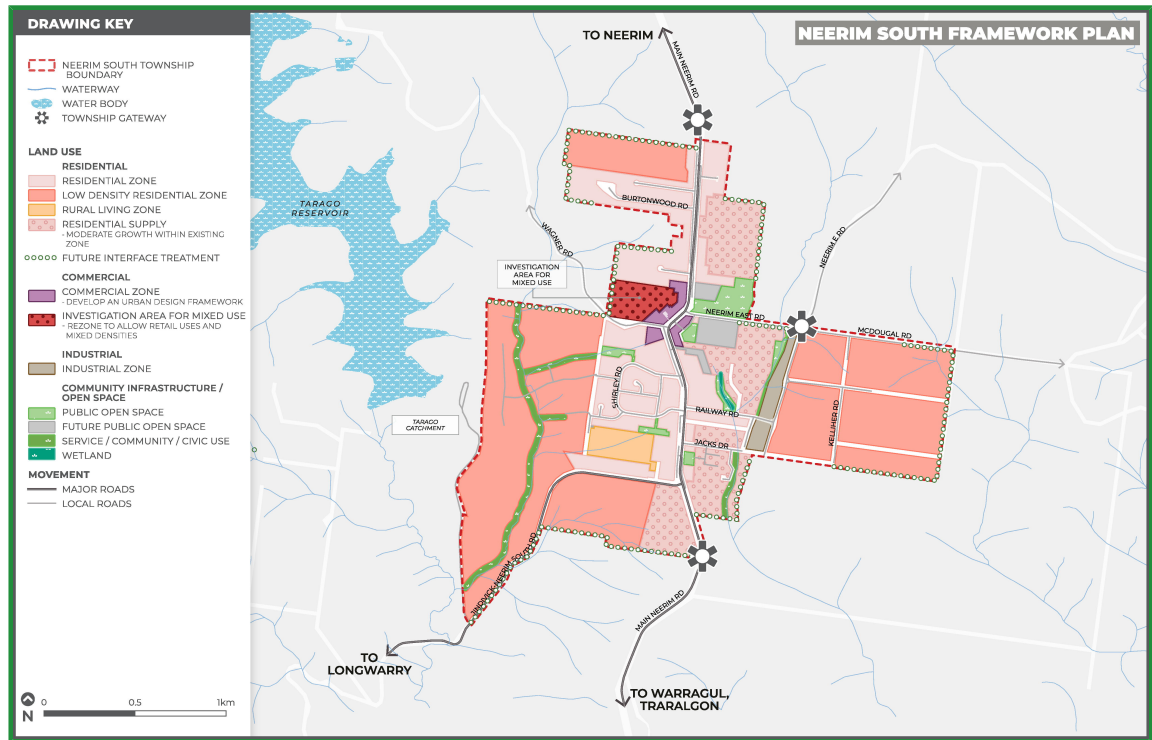
Strategies - Neerim South

Support the service centre role of Neerim South for the outlying communities, surrounding primary industries and tourists.

Support mixed uses and in-fill medium-density housing within the town centre of Neerim South subject to heritage protection, environmental sensitivity and serviceability of land.

Protect views and vistas from the town centre and high value views to rural landscapes.

Neerim South Framework Plan



Policy guidelines

Consider as relevant:

- Accommodating growth in Yarragon, Trafalgar, Longwarry and Neerim South consistent with the character of the area and a dwelling density of:
 - 15 to 20 dwellings per hectare (gross) in town centres.
 - 8.5 dwellings minimum per hectare in residential areas.

11.01-1L**Small towns and rural settlements - Limited growth**

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Proposed C139bawb

Policy application

This policy applies to land within Willow Grove, Thorpdale, Rawson, Darnum, Nilma, Neerim, Neerim Junction, Jindivik, Rokeby, Buln Buln, Noojee, Erica, Tanjil Bren and Walhalla.

Strategies

Provide for limited population and growth in small towns of Willow Grove, Thorpdale, Rawson, Darnum, Nilma, Neerim, Neerim Junction, Jindivik, Rokeby and Buln Buln as hubs supporting smaller towns and rural settlements.

Restrict growth in rural settlements of Noojee, Erica, Tanjil Bren and Walhalla which are characterized by small dispersed populations with limited capacity and minimal services and infrastructure.

Maintain Tanjil Bren as an isolated town surrounded by national park with low population growth.

Support subdivision of existing residential zoned land in Rawson subject to connection to reticulated sewer and consideration of vegetation and bushfire matters.

Discourage further expansion of rural settlements.

Reinforce the role of Darnum as a local service centre for its hinterland and as a stop-off for travellers.

Retain a defined separation of green space between the residential areas of Warragul and Nilma south of the Princes Freeway.

Discourage development of ridgelines and hill tops including around Buln Buln and retain the rural character of the town.

Restrict urban development in Willow Grove to be no further east than Davey's Road as shown on the Framework Plan.

Support development that connects Willow Grove with Blue Rock Lake reserves with pedestrian and visual links.

Willow Grove Framework Plan