

21.1005/06/2014
C80**21.10-1**28/11/2013
C68**HOUSING****Housing Choice and Diversity****Overview**

The Shire contains a diverse range of housing types that contribute to the lifestyle opportunities and attractiveness of the region as a place to work, live and visit. For the long-term sustainability of the region, it is important that adequate opportunities are provided to accommodate the changing lifestyles and housing needs of the existing and future population. Currently, there is a lack of innovative and creative medium density housing development within the Shire and opportunities exist to encourage this type of development in appropriate locations.

Objectives and strategies**Objective 1**

To provide diversity in housing types across the Shire to meet the changing needs of the population

Strategy 1.1	Encourage diversity in dwelling type and size to provide greater choice and affordability
Strategy 1.2	Promote new housing that provides for the retention and development of sustainable communities throughout the Shire
Strategy 1.3	Encourage the development of retirement villages, hostel accommodation and medium density housing for older persons, in appropriate locations
Strategy 1.4	Encourage medium density housing in close proximity to the commercial centres of Leongatha, Korumburra, Foster and Mirboo North

Implementation

Strategies relating to housing choice and diversity will be implemented by:

Application of zones and overlays

- Applying Development Plan Overlays and / or Design and Development Overlays to vacant land proposed to be subdivided and developed for urban residential purposes
- Applying town structure plans and urban design frameworks

Further strategic work

- Developing and implementing town structure plans or urban design frameworks to introduce design objectives and to protect the character of settlements in the Shire

21.10-228/11/2013
C68**Housing design****Overview**

All new housing should be encouraged to incorporate energy efficient principles in its design. The orientation and design of dwellings and the retention of vegetation reduces fossil fuel energy use by making use of natural ventilation, daylight and solar energy. This will promote the development of sustainable communities throughout the Shire.

Objectives and strategies**Objective 1**

To ensure dwellings incorporate energy efficiency and environmentally sustainable design principles

Strategy 1.1	Encourage the orientation and siting of all dwellings that optimises the use of passive solar energy and energy efficiency principles, solar heating and natural daylight
Strategy 1.2	Promote and encourage the retention and planting of appropriate indigenous vegetation, to provide screening and assist in decreasing greenhouse gas emissions

- Strategy 1.3 Encourage all new dwellings to achieve a house-energy rating of at least three and a half stars as recommended by the Sustainable Development Authority

Objective 2

To ensure dwellings are innovative and creative in design and positively contribute to the character of the surrounding area

- Strategy 2.1 Encourage dwellings to incorporate high standards of access, amenity, on-site car parking and landscaping
- Strategy 2.2 Encourage dwellings to use exterior building materials, finishes and colours that are non-reflective and blend with the colours and textures of the surrounding natural environment
- Strategy 2.3 Encourage retention and planting of indigenous vegetation to adequately screen dwellings and ancillary outbuildings from adjoining properties, roads and nearby public space

Implementation

Strategies relating to housing design will be implemented by:

- Application of zones and overlays
- Applying the Environmental Significance Overlay – Coastal Areas to the coastal areas to ensure that development is sensitive to the environmental values of the area
- Improving the quality of design in the coastal settlements of Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower, through the application of Design and Development Overlays

Further strategic work

- Developing a Coastal Development Policy to guide the design and siting of dwellings in coastal areas

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Rural residential development

Overview

The rolling hills of the agricultural districts in South Gippsland are attractive locations for those seeking a rural residential lifestyle. However, the Shire contains some of the most productive agricultural areas in Victoria and there is a need to preserve rural land for commercial scale agricultural production. There is also a need to avoid landscape and servicing issues arising from the development of dwellings not reasonably connected to agricultural activities.

Objectives and strategies

Objective 1

Ensure that the resource of agricultural land is protected and retained in primary production

- Strategy 1.1 Strongly discourage dwellings not related to commercial scale agriculture in rural and high quality agricultural areas
- Strategy 1.2 Strongly discourage the development of houses in old Crown township areas except where such lots form part of a sustainable farm or are adjacent to existing urban/serviced areas or have been approved for re-structure
- Strategy 1.3 Strongly discourage rural residential use of land on lots over 4.1 hectare in agricultural areas
- Strategy 1.4 Protect the rural farmland landscape from inappropriate dwelling development

Implementation

Strategies for rural residential development will be implemented by:

Policy guidelines

- Applying the Rural Dwellings local policy at clause 22.05

SOUTH GIPPSLAND PLANNING SCHEME

- Applying the Rural Subdivision local policy at clause 22.06
- Applying the Rural Activity Zone local policy at clause 22.07
- Implementing the strategies and actions of the *South Gippsland Rural Land Use Strategy 2011*
- Considering applications for land use or development with reference to the Regional Catchment Strategies and the *South Gippsland Rural Land Use Strategy 2011*
- Considering subdivision of rural land that will facilitate more intensive agricultural land uses with reference to the recommendations of the *South Gippsland Rural Land Use Strategy 2011*
- Implementing the strategies and actions of the *Rural Tourism Development Strategy 2009*

Application of zones and overlays

- Applying the Farming Zone to areas outside the towns to protect land for primary production and to facilitate diversity in agricultural land uses

Reference Documents

The South Gippsland Housing and Settlement Strategy, 2013