LOCAL AREAS - WESTERN PORT REGION

Lang Lang

Local area implementation

- Ensure that any proposed use or development within or around the Lang Lang township is generally consistent with the Lang Lang Township Strategy, July 2009, including the Lang Lang Framework Plan (Figure 1).

Residential development

- Protect and enhance the ‘rural character’ of the Lang Lang Township. Locate multi unit development within vicinity of the town centre.
- Maintain a sense of spaciousness between residential allotments.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation and encourage the inclusion of native vegetation and garden in new development.
- Consider as appropriate the Precinct Character Guidelines set out in the Lang Lang Township Strategy, July 2009 to residential development within the Lang Lang township.
- Ensure that land within the Lang Lang urban growth boundary is released for development in a staged/controlled manner.
- Avoid cul-de-sacs in residential subdivisions, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

Economic development

- Consolidate commercial and retail uses along Westernport Road between McDonalds Track and the closed South Gippsland Railway Line, as reflected in the Lang Lang Town Centre Urban Design Framework 2008 and as set out in the Lang Lang Township Strategy, July 2009.
- Establish tourist accommodation facilities within and around the Lang Lang township, including bed and breakfasts, farm stays, guest houses or a caravan park.

Community development

- Encourage the establishment of health care and service providers in Lang Lang, including a general practitioner service, in appropriate locations.

Traffic and transport

- Limit direct vehicle access from private land holdings to the proposed Lang Lang sand truck bypass.
- Require improvements in the connectivity of pedestrian and vehicular networks within the township as part of new subdivisions and developments.
- Establish local road connections between properties as set out in the Lang Lang Framework Plan (Figure 1).
- Encourage an interconnected street network with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe.
- Maintain generous street, footpath and easement widths in new developments.

Open space

- Provide open space to meet the active and passive recreational needs of the community.
- Secure the ongoing use of Dick Jones Park for open space.
- Maintain, upgrade and provide areas for equestrian activities (including a safe and interconnected network of equestrian trails) in and around Lang Lang.
- Support the construction of a multi-use path along the South Gippsland Railway line to create a linkage between the Lang Lang and Koo Wee Rup townships.
- Establish a rail trail along the disused section of the South Gippsland Railway Line.

**Urban design**

- Encourage urban design which creates a strong character and identity for the area, provides for a functional built environment and promotes community and personal safety.
- Encourage urban design that reinforces the character of the town, through sympathetic building design and standard design elements which are in keeping with the rural atmosphere of the town.
- Create a consolidated and active town centre through the development of existing vacant lots and residential lots in the main street between McDonald’s Track and South Gippsland Railway Reserve.
- Support the rezoning of land known as 140 Westernport Road and 150 McDonalds Track, Lang Lang to Mixed Used Zone.

**Further strategic work**

- Review the *Lang Lang Township Strategy, July 2009*.
- Develop a vegetation precinct plan for the Lang Lang township that includes all public and private land and road reserves.
- Review the residential zones and the Design and Development Overlay applying to land within the Lang Lang urban growth boundary to reflect the township character guidelines set out in the *Lang Lang Township Strategy, July 2009*.

**Incorporated documents**

*Lang Lang Township Strategy, July 2009 (Cardinia Shire)*

**Reference documents**

*Cardinia Equestrian Strategy, 2004*
Figure 1: Lang Lang Framework Plan

Local area implementation

- Ensure that any proposed use or development within the Bunyip township is generally consistent with the **Bunyip Township Strategy, September 2009**, including the Bunyip Framework Plan as shown in Figure 2.
Residential development
- Retain wide road verges in the approach to the township. Maintain the existing street grid pattern within the township.
- Maintain generous street, footpath and easement widths in new developments.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Consider as appropriate the Precinct Character Guidelines set out in the *Bunyip Township Strategy, September 2009*.

Economic development
- Direct commercial and retail uses to Main Street and the southern end of High Street.
- Promote ‘infill’ development in Main Street and High Street.
- Ensure further development of sites along Main Street does not compromise the future construction of the proposed car park at the rear of these lots.

Traffic and transport
- Construct a new path along Henry and Doran Roads to provide an off-road route to access the Bunyip Sanctuary.
- Ensure future subdivisions and developments do not compromise the future construction of a pedestrian, bicycle and equestrian path linking Garfield and Bunyip along Ti-Tree Creek.

Open space
- Ensure the protection of waterways including Ti-Tree Creek.

Urban design (landscape and townscape)
- Within Main Street:
  - Encourage active uses at street level.
  - Promote the use of parapet walls.
  - Encourage new verandahs and the reinstatement of old verandahs.
  - Where past road reserve widening has been substantial, road reserve widening should be provided as part of the further subdivision of land in order to achieve the wider rural streetscape envisaged by the original policy. If this is not possible a landscape setback within a lot should be provided to achieve the appearance of a wider street.

Further strategic work
- Review the *Bunyip Township Strategy, September 2009*.
- Develop a Design and Development Overlay for the Bunyip town centre which incorporates the town centre design guidelines outlined in the *Bunyip Township Strategy, September 2009*.
- Review the residential zones and the Design and Development Overlay applying to land within the Bunyip township to reflect the township character guidelines set out in the *Bunyip Township Strategy, September 2009*.

Incorporated documents
*Bunyip Township Strategy, September 2009 (Cardinia Shire)*

Reference documents
*Cardinia Equestrian Strategy, 2004*
Koo Wee Rup

Local area implementation

- Ensure that any proposed use or development within or around the Koo Wee Rup Township is generally consistent with the *Koo Wee Rup Township Strategy, October 2015*, including the Koo Wee Rup Framework Plan (Figure 3).

Residential development

- Ensure that any proposed residential development is in accordance with the *Koo Wee Rup Township Character Assessment, 2006*.

- Support the release of residential land in a staged and controlled manner to accommodate the expected population growth. Protect and enhance the rural township character of Koo Wee Rup.

Economic development

- Provide additional industrial land to the south of the township to encourage local employment opportunities.

- Develop diverse local employment opportunities to meet the needs of a growing residential population.

- Strengthen the role of Koo Wee Rup town centre in order to meet the needs of the local community.

- Facilitate the development of an additional industry and service industry precinct within the Koo Wee Rup township.

- Support industry that relates to agriculture.
Traffic and Transport

- Provide sufficient car parking within the town centre to meet local needs by consolidating rear yards to provide combined parking courts to the rear of buildings and access via the orderly arranged laneways.

Physical infrastructure

- Provide or upgrade utility services to improve the health, environment and amenity of residents and to minimise environmental impacts.

- Sensitive land uses, such as residential subdivision and dwellings, child care centre, pre-school centre or primary school, should not be located within 350m from the South East Water Treatment Plant unless permitted by South East Water, the Environmental Protection Authority and Cardinia Shire Council.

- Integrate stormwater treatment into the landscape, protect water quality of water entering Western Port and reduce the overall cost of drainage infrastructure.

Heritage

- Support the restoration and/or adaptive reuse of buildings of heritage significance.

- Ensure that future development enhances the existing characteristics of the township.

Urban design

- Consider as appropriate the general design guidelines (Town centre) set out in Section 12.4 of the Koo Wee Rup Township Strategy, October 2015.

- Create a sense of identity and place for the community.

- Create a consolidated town centre which has active retail, commercial and civic uses.

Further strategic work

- Review the Koo Wee Rup Township Strategy, October 2015.

- Apply a Development Plan Overlay to the large blocks adjacent to Simms Land, bounded by Simms Lane, Rossiter Road, Supreme Road and the Urban Growth Boundary to guide development and address the issues of access, traffic movement, permeability, infrastructure provision, flood prevention and the protection and creation of habitat areas, to implement the Koo Wee Rup Township Strategy, October 2015.

- Apply a Development Plan Overlay to 65, 73 and 85 Moody Street and 120 Boundary Drain Road in order to guide development and address issues of access, permeability, infrastructure provision, flood prevention and the protection and creation of habitat areas, to implement the Koo Wee Rup Township Strategy, October 2015.

- Rezone and apply a Development Plan Overlay to the property surrounding the Koo Wee Rup Regional Health Service, bounded by Rossiter Road, the Urban Growth Boundary and the Great Southern Rail Reserve from Farming Zone 1 to an appropriate residential zone and to address issues of access, permeability, traffic movement, infrastructure provision, flood prevention and the protection and creation of habitat areas, to implement the Koo Wee Rup Township Strategy, October 2015.

- Rezone properties to the south of the township bounded by Sybella Avenue, the South East Water sewerage treatment plant and the Great Southern Rail Reserve from Farming Zone 1 to an appropriate industrial zone to provide land for local employment opportunities.

- Investigate the preparation of a planning scheme amendment in conjunction with South East Water to introduce an Environmental Significance Overlay (or similar tool) around the Koo Wee Rup Water Recycling Plant.
Incorporated documents
Koo Wee Rup Township Strategy, October 2015 (Cardinia Shire)

Reference documents
Township Character Assessment (Koo Wee Rup, Lang Lang, Garfield, Bunyip) 2006 (Cardinia Shire)
Equestrian Strategy, 2004 (Cardinia Shire)
Cardinia Municipal Wildfire Preparedness Plan, 2005