

## 21.03 SETTLEMENT

19/02/2015  
C74

### 21.03-1 General

11/09/2014  
C75

#### Overview

- Colac is the major regional centre in the Shire for residential, service and manufacturing industry, retail, office services, recreation and education facilities.
- Apollo Bay is the major coastal urban centre in the Shire. It is experiencing high rates of development for both permanent and short-term (tourist) accommodation. It also provides a range of entertainment and recreational related facilities, including swimming, fishing, golf, cafes and restaurants.
- Colac and the coastal townships are experiencing increased rates of development.
- The management of residential, tourism and infrastructure development pressures is required, particularly in coastal areas.
- The development of the major towns in the Shire should take place in accordance with the recently completed Structure Plans for Colac and Apollo Bay.
- Smaller coastal settlements occur at Kennett River, Marengo, Separation Creek, Skenes Creek and Wye River, where development is expected to occur within current settlement boundaries due to various environmental constraints to growth.
- Other townships are located at Alvie, Barwon Downs, Beeac, Beech Forest, Birregurra, Carlisle River, Coragulac, Cororooke, Cressy, Forrest, Gellibrand, Lavers Hill, Pirron Yallock, Swan Marsh and Warrion.
- The future development of other townships in the Shire should proceed in a manner that contributes to the economic development of these townships, acknowledges and responds to environmental constraints and protects the broader landscapes within which these townships are located.
- Effluent disposal is a major problem in the smaller settlements, particularly in the peak periods with high tourist numbers.
- Rural residential living provides a desirable lifestyle for a number of residents and if appropriately located can reduce land use conflict in farming areas and contribute toward the economic development of small townships.
- The Rural Living Strategy 2011 has identified and designated suitable locations for rural living areas which do not take up high quality agricultural land and where an adequate level of services can be provided.
- The Rural Living Strategy highlights the role of small townships in accessing rural living land.
- A number of settlements have been identified with potentially suitable locations for additional rural living and township development subject to further investigation including Beech Forest, Gellibrand, Forrest, Alvie, Cororooke and Beeac.
- A number of de facto rural living areas have developed over a number of years on old subdivisions within the localities of Barongarook – Bushby’s Road, Barongarook – Robinson Road, Barongarook – Everett Crescent, Barramunga, Bungador, Cororooke – Langdons Lane, Grey River, Irrewarra – Pyles Road, Johanna, Kawarren, Marengo – Alice Court, Petticoat Creek, Warncoort and Weeaprounah.
- A number of largely undeveloped, old and inappropriate subdivisions unsuitable for development are found within the Shire abutting the township boundaries of Cressy and Pirron Yallock and in the localities of Gerangamete and Irrewillipe – Swan Marsh-Irrewillipe Road.
- There is a need to encourage excellence in the design of new development, including the layout of subdivisions and the recognition of cultural heritage.

- New urban development should be supported by the provision of or upgrade of public open space to meet the needs of the community it is to serve.

### **Objectives**

- To facilitate the development of the various settlements in the Shire in accordance with the needs of each local community.
- To facilitate a range of developments in an environmentally sensitive way to provide greater residential choice.
- To direct rural residential and small town development to preferred locations.
- To provide limited opportunities for rural living development where these do not detract from the key environmental qualities of the region and do not cause land use conflict in farming areas.
- To minimise ad hoc development of unserviced old and inappropriate subdivision in the Farming Zone.
- To provide for and improve public open space to meet the needs of the community.

### **Strategies**

- Ensure that there is sufficient fully serviced residential land to meet the needs of the existing and future population.
- Encourage future residential development into existing zoned and serviced areas to avoid an oversupply of residential zoned land and to make the most effective use of infrastructure services.
- Provide opportunities for the provision of a wide range of housing choices for residents, short-term holiday residents and tourists.
- Development within rural living areas should be contained within the existing Rural Living Zone land and further subdivision, other than in Elliminyt, should be discouraged.
- Restructure existing lots in old and inappropriate subdivisions in Cressy, Gerangamete, Pirron Yallock and Irrewillipe in order to minimise development, retain the land in agriculture, prevent further servicing problems and avoid ad hoc development outside designated settlement boundaries.
- Ensure that development incorporates Environmentally Sustainable Development (ESD) practises.
- Promote a pattern of settlements in the coastal strip that balances between opportunity for growth and retention of environmental and cultural qualities.
- Restrict the expansion of other coastal settlements in accordance with environmental constraints.
- Ensure that development of the Colac and Apollo Bay airfields is not prejudiced by encroaching urban development.
- Ensure the provision of public open space meets the needs of the communities it is to serve by improving access, facilities and presentation.

## **21.03-2**

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Proposed C86

### **Colac**

#### **Overview**

#### **Colac Structure Plan, 2007**

A Structure Plan for Colac was adopted by Council (February 2007) and articulates the preferred development future for this key centre of the municipality and broader region. Key issues to emerge from the Structure Plan include the need for:

- A township boundary to clearly identify the extent of future development and enable the protection of valuable farming land that surrounds the township.

- Consolidation around the town centre and activity nodes taking into account heritage constraints.
- Provision of a secondary commercial node to cater for the growing area of Elliminyt.
- Retention and enhancement of Colac's heritage assets.
- Protection of Lake Colac from inappropriate industrial development.
- Provision of an adequate supply of industrial land consolidated in east Colac.
- An increase in the amount of public open space (both linear and non-linear) and development of policy direction supporting future open space provision for residential development.
- Better integration between Colac and Lake Colac through design features and foreshore development.
- Increased opportunity for recreational linkages between key activity areas including Lake Colac.
- Urban design improvements for the enhancement of the Colac Town Centre and main street.
- Improved traffic management in Colac.
- Strategies to create a precinct to focus community learning through a multi-purpose education, recreation and community precinct.
- There is a need to identify a heavy vehicle by-pass of the Murray Street retail centre.

#### **Colac CBD and Entrances Project, 2012**

The Colac CBD and Entrances Project (2012) outlines proposals for the enhancement of Colac's CBD and its eastern and western entrances which focus on the design of buildings and spaces.

The Plan's key recommendations are to:

- Develop Colac as a 'Botanic Garden City' with thematic tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct and Barongarook Creek corridor.
- Improve the eastern entrance to the CBD with enhanced landscaping and views to heritage buildings, widened pedestrian pathways over the Barongarook Creek bridge and improved visibility to the Visitor Information Centre.
- Enhance priority streetscapes: Improve Murray Street West's streetscape with tree planting and other works, continuing the design theme of the central part of Murray Street. Improve Bromfield Street's streetscape with new tree planting, improved pedestrian access, bicycle lanes and the redevelopment of underused land at the rear of Murray Street shops with improved pedestrian links through to Murray Street. Upgrade Memorial Square's western edge with refurbished amenities and a shared space where pedestrians have priority which could ultimately be extended around the park and south along Gellibrand Street to the Station. Improve Murray Street East's streetscape with road side tree planting, upgraded footpath pavement, pedestrian crossings and street furniture, and infill planting where gaps exist.
- Improve the outer approaches to Colac with new landscaping, framing views to the Lake and emphasis on reducing the visual clutter of advertising signage.
- Improve the laneway network.
- Provide new and improved bicycle lanes.
- Apply built form guidelines to the CBD with emphasis on the inner retail areas to maintain the 'fine grain' character of these areas and to ensure a high quality of new architecture and the protection of heritage buildings.

**Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, February 2017**

Colac Township: Economic Development, Commercial and Industrial Land Use Strategy (2017) provides guidance on the future economic development opportunities in Colac, and a framework for the future planning of commercial and industrial land in the town.

The Strategy's key directions seek to:

- Retain and further develop existing businesses that meet existing and new market opportunities in retail, commerce and industry.
- Attract new investment to Colac with a focus on developing new and sustainable businesses and local jobs.
- Attract a skilled and experienced labour force to Colac by promoting the town as a desirable place to live where career opportunities can be pursued.
- Provide training and skills development opportunities for the local labour force.
- Improve the performance of retail and commercial activities in the Colac town centre in terms of improved levels of service, output and employment.
- Build on the competitive advantages of Colac as a place to invest and do business in the retail and commercial sectors.
- Recognise the important role played by existing businesses located in industrial areas in Colac.
- Investigate and promote opportunities for longer-term industrial land development and the attraction of new industries, their investments and jobs.
- Assist local businesses in meeting challenges and opportunities, including developing new markets and addressing new competition.

**Objectives**

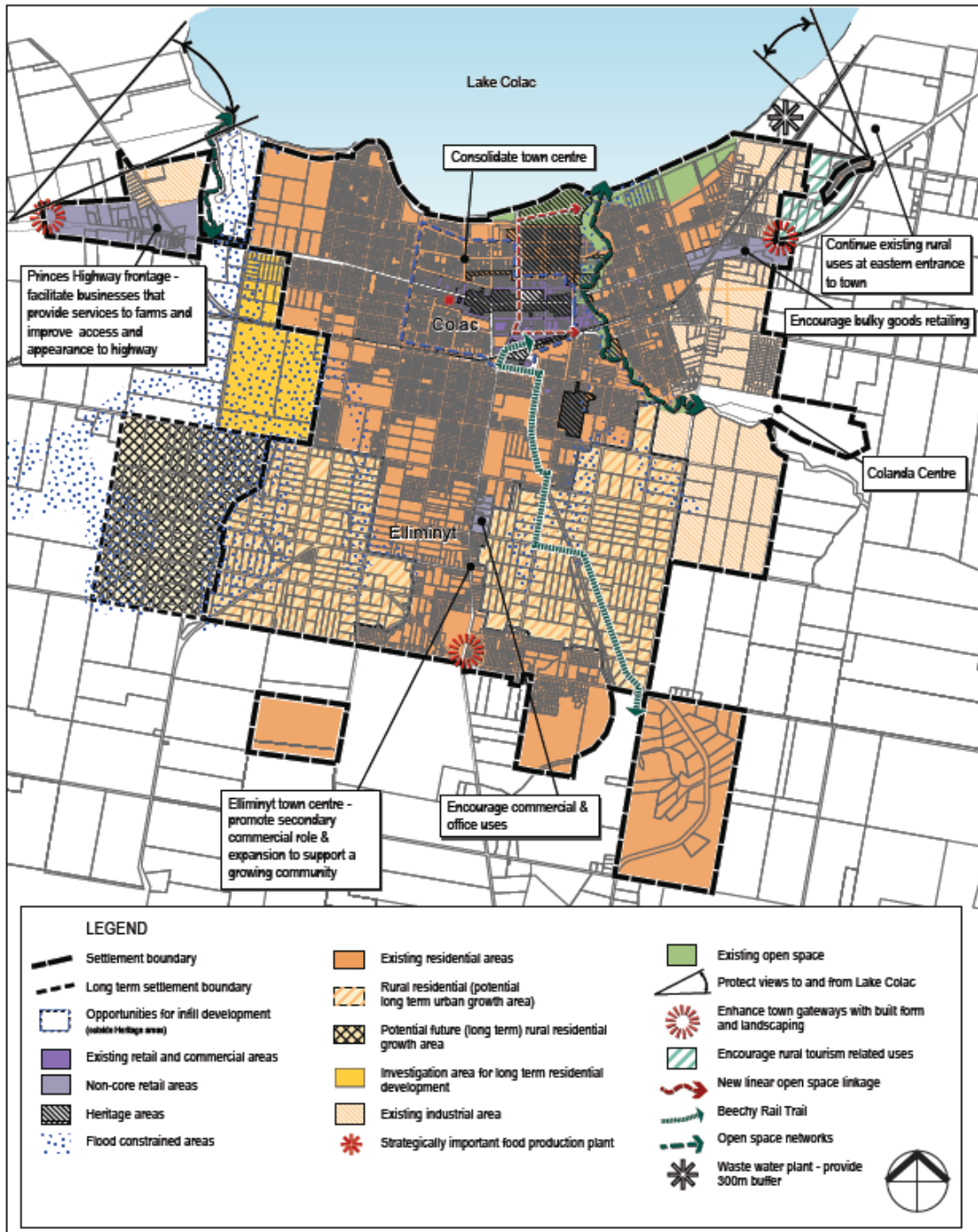
- To manage the growth of Colac consistent with its role as the major urban centre of the Shire.
- To enhance the built and natural environment of Colac.
- To develop a unifying design theme for Colac – ‘Colac Botanic Garden City’ – as a memorable and identifying feature of the town.
- To create landscape links between the main activity areas of the CBD and its principal open spaces.
- To improve the amenity and appearance of Colac's main pedestrian streets and town entrances.
- To create a pedestrian-focussed, accessible and well-connected public realm, particularly for those with limited mobility.
- To promote sustainable methods of transport, supporting walking and cycling as viable alternatives to car travel.
- To manage the road network to optimise its safety, efficiency and amenity for all road users.
- To improve the economic performance of the existing commercial and retail areas in Colac.
- To recognise the important economic contribution of existing industries to Colac and the region, and protect these industries from the encroachment of sensitive uses.
- To improve the amenity and appearance of industry from public viewing areas.
- To ensure that an adequate supply of large allotments (greater than 5ha) are available for industrial development to encourage investment and meet the future needs of industry.
- To encourage investment and foster economic development opportunities in Colac and surrounds.

## Strategies

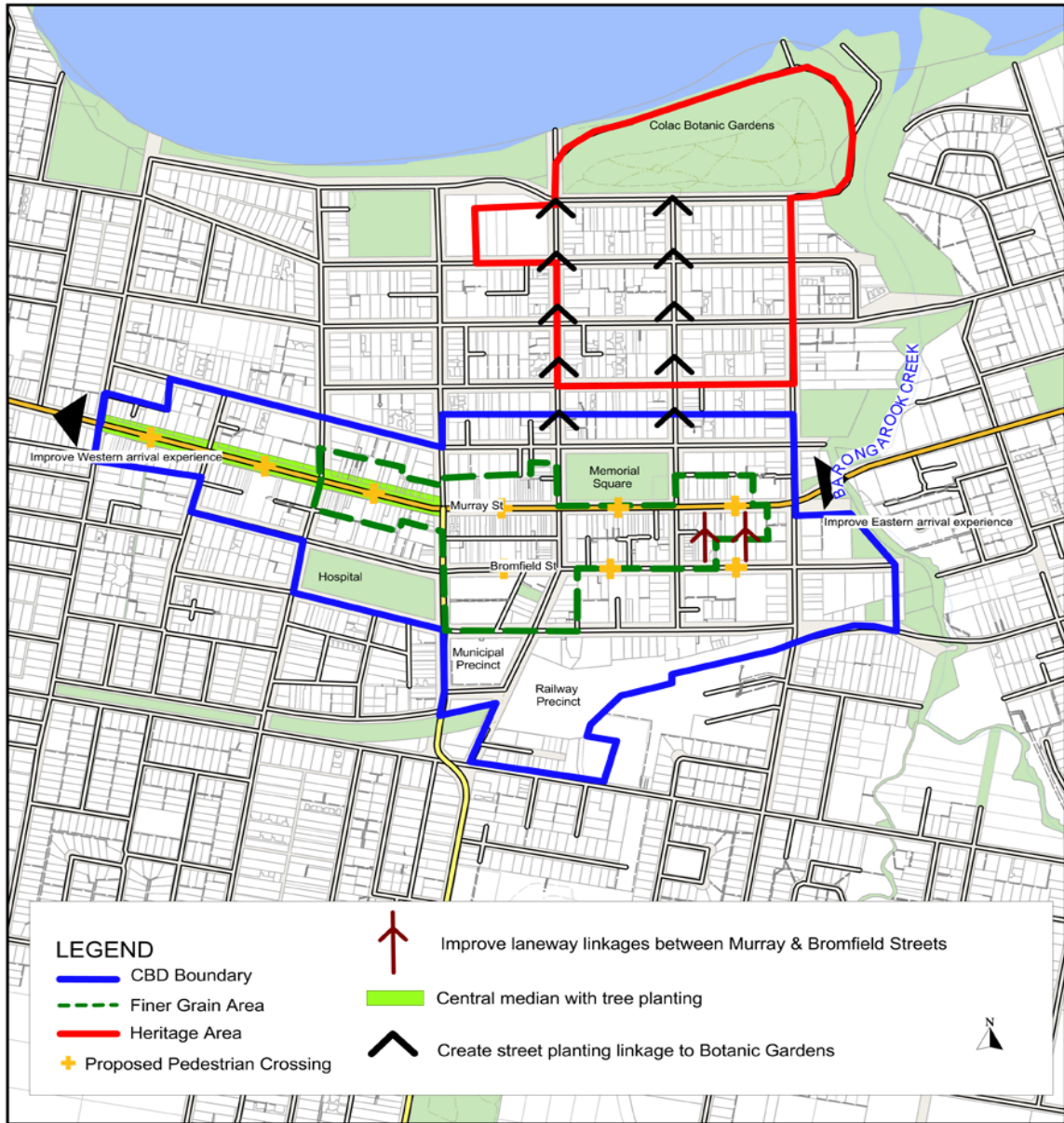
- Ensure that the development of Colac occurs generally in accordance with the strategic directions outlined in the Colac Framework Plan and the Colac CBD Framework Plan attached to this Clause.
- Encourage medium density development in the existing Colac town centre and ensure that infill housing proposals demonstrate that they are designed in a manner that is compatible and appropriate for the prevailing character and heritage values of the precinct.
- Create additional residential opportunities close to the Colac town centre.
- Provide adequate car parking to cater for commercial development consistent with the Colac Commercial Centre Parking Precinct Plan 2011, recognising that opportunity exists to take advantage of underutilised street parking and shared off street parking.
- Ensure new development in the hospital precinct of the CBD provides on site parking to meet projected demand and does not contribute further to on street parking pressures.
- Retain heritage places and areas as significant components of Colac's character and attractiveness and encourage their adaptive re-use and restoration including by supporting innovative uses that attract visitors and customers into disused retail areas.
- Maintain the primacy of the CBD as the regional centre serving the Colac Otway Shire and beyond by ensuring that those retail and commercial land uses that are essential to a 'town centre' role are located in the CBD.
- Encourage office accommodation in Colac's commercial areas for small to mid-sized businesses that provide services to the surrounding region.
- Encourage other forms of development in the CBD that contribute to its role as a regional centre including visitor accommodation and community, entertainment and cultural facilities.
- Manage the shift in retail focus between Murray Street and Bromfield Street by supporting the development of a permeable network of active pedestrian thoroughfares in the form of laneways and arcades that link these precincts.
- Encourage bulky goods retailing and restricted retailing to locate in the Commercial 2 Zone land in Colac West.
- Designate areas of rural land between Elliminyt and Colac (east and west of Colac - Lavers Hill Road) as rural lifestyle opportunities.
- Support an increase in the amount of usable public open space (both linear and non-linear) to support recreational land uses and linkages between activities.
- Discourage any additional or new industrial development adjacent to Lake Colac on land which is not zoned industrial.
- Encourage the relocation of existing 'inappropriate' industrial uses out of the town centre.
- Encourage new industrial opportunities in Colac's eastern industrial areas for a diverse range of light to general industrial activities.
- Ensure that new industrial development is well designed and will enhance the amenity and visual appearance of industrial areas.
- Discourage the subdivision of residential land within any relevant EPA threshold distance of Australian Lamb Company such as noted in *EPA Publication 1518 Recommended separation distances for industrial residual air emissions* (March 2013) to minimise future amenity conflict issues.
- Manage the balance between industry needs and residential amenity through the use of master planning processes.
- Investigate the opportunities and viability for the development of an intermodal freight facility for transport and logistics purposes in the Colac Region.
- Discourage further subdivision of land below 5ha in Colac's eastern industrial areas to ensure sufficient supply of land for large scale industrial development.

- Improve the appearance of existing industrial development in Colac to provide more attractive and inviting entrances to the town.
- Designate land in Elliminyt for a community / commercial node.
- Provide for commercial type uses on Colac-Lavers Hill Road.
- Provide opportunities for expansion of the east Colac Highway Commercial area.
- Ensure major retail and commercial developments locate within the Colac CBD (Commercial 1 Zoned land only) rather than outside the town centre
- Minimise the impact of the Colac Water Reclamation Plant on development on nearby land.
- Ensure that future use and development of the Colac Water Reclamation Plant is not detrimentally affected by allowing inconsistent and potentially conflicting development to occur within its buffer area.
- Create a multi-purpose education, recreation and community precinct to focus community learning.
- Investigate options for a heavy vehicle by-pass of the Murray Street retail centre.
- Encourage redevelopment of underused or vacant sites (e.g. surface car parks, vacant land at the rear of buildings, upper levels of single storey buildings) in the CBD.
- Encourage the upgrading of shopfronts and building facades in the CBD, particularly on Murray Street and around Memorial Square.
- Support innovative uses that attract visitors and customers in disused areas in the Colac CBD.
- Encourage the removal of excessive roof top, above verandah and free standing signs, and other visually dominant signs, as sites are redeveloped.
- Develop a permeable network of active laneways and arcades in the CBD, including improved pedestrian thoroughfares between Murray and Bromfield Streets.
- Encourage and facilitate a high quality of architecture within the CBD through the implementation of building design guidelines.
- Encourage new development to provide an active frontage to the streetscapes and car parks, including the provision of active frontages to Bromfield Street for buildings fronting Murray Street.
- Encourage the reinstatement of verandahs on older buildings and encourage verandahs on new buildings for weather protection.
- Encourage planting on properties along the eastern and western entrances to Colac, particularly where it has potential to screen industrial activities.
- Undertake and implement a strategy for the co-ordination and design of all signage along the eastern and western entrance corridors to Colac.
- Encourage new development within the CBD to incorporate Environmentally Sustainable Design (ESD) initiatives.
- Maintain the 'fine grain' character of inner retail areas.
- Explore the potential of developing a neighbourhood park on the Irrewillipe Road Basin Reserve.
- Improve and enhance the pathways along Barongarook Creek.
- Improve and expand organised sports facilities at the Golf Club/Turf Club site.
- Investigate opportunities for open space at the former High School site.

Colac Framework Plan



Colac CBD Framework Plan





**21.03-3**19/02/2015  
C74**Apollo Bay and Marengo****Overview**

A Structure Plan for Apollo Bay (including Marengo and Skenes Creek) was adopted by Council (April 2007) and articulates the preferred development future for this key coastal centre. Key issues to emerge from the Structure Plan were that:

- Apollo Bay, Marengo and Skenes Creek are to remain as distinct coastal settlements with development to be contained within coastal settlement boundaries.
- Each settlement has a separate identity and local character;
- A key role of Apollo Bay is to provide a diversity of housing opportunities consistent with its identity and local character;
- The natural beauty of the area, with its unspoilt beaches set against a dramatic backdrop of rolling hills, providing the overarching character which unites the settlements, to be reflected in new development;
- The seaside fishing village character of Apollo Bay, focused around a robust working harbour, is highly valued and this character should be preserved and strengthened by new development;
- Change in Apollo Bay, Marengo and Skenes Creek should take place with a demonstrated commitment to healthy lifestyles and ecological sustainability, and be responsive to the natural environment;
- The settlements should continue to provide for high quality living, offering improved community facilities and services, as well as economic development opportunities, for a self sustaining lifestyle.
- Water supply is a potential constraint to the future growth of Apollo Bay which can only proceed subject to the demonstrated availability of an adequate water supply.
- A settlement boundary and urban design review was completed in 2012. This reviewed a number of urban investigation areas. The settlement boundary now allows for sufficient urban development to cater for growth to 2030.

**Objectives**

- To develop Apollo Bay as an attractive residential community which provides a high quality environment as a significant tourist centre.
- To retain Apollo Bay, Marengo and Skenes Creek as distinct coastal settlements with their own local character.
- To ensure that the natural beauty of the area is reflected in new development.
- To preserve the seaside village character of Apollo Bay.
- To ensure that change demonstrates a commitment to sustainability and is responsive to the natural environment.

**Strategies**

- Ensure that the development of Apollo Bay and Marengo occurs generally in accordance with the strategic directions outlined in the Apollo Bay Framework Plan attached to this Clause.

**Settlement Character and Form**

- Consolidate the town centre of Apollo Bay, limit building heights and provide a greater diversity of accommodation at higher densities within and in close proximity to the commercial area.
- Improve pedestrian linkages in the town centre with new mid-block links between the Great Ocean Road and Pascoe Street.

- In the residential areas outside the town centre of Apollo Bay, limit building heights and ensure upper levels are well articulated to respect the character of the area and provide for a more traditional dwelling density to contribute to a diversity of housing choice.
- Require new development and streetscape works in the Apollo Bay town centre to build on and reinforce the fishing village coastal character of the township, and contribute to the creation of a vibrant public realm.
- Reinforce and improve the informal character, accessibility and amenity of streetscapes in the residential areas of Apollo Bay, Marengo and Skenes Creek, reflecting the distinct existing and preferred future character of each settlement in new improvements.
- Achieve excellent architectural quality in new development or improvements to existing buildings in the town centre, drawing on the existing valued qualities of the centre and setting a new direction in the use of innovative, high quality design.
- Promote Apollo Bay and Marengo as leaders in environmental sustainability within the Great Ocean Road Region and improve the ecological integrity of environmental features within and around settlements.
- Conserve and enhance heritage places as a significant factor in developing tourism.
- Upgrade Pascoe Street in the town centre to improve pedestrian and visual amenity and function.

### **The Size of Settlements**

- Utilise natural boundaries, where appropriate, to define settlement edges and set limits to urban expansion.
- Define and maintain a hard edge to the urban area of each of these settlements, particularly when viewed from the Great Ocean Road.
- Ensure that urban development results in the efficient utilisation of existing infrastructure and minimises the requirements for new infrastructure.
- Encourage infill development of medium density housing and accommodation within walking distance of the commercial area of Apollo Bay, to reduce the pressure to expand the urban area, and provide alternative housing choice.

### **Activities: Business, Tourism, Community and Recreation**

- Intensify commercial and business land uses within the commercial area of Apollo Bay and ensure a future supply of Business Zoned land to meet demand.
- Develop the Apollo Bay Harbour Precinct with a tourism, fishing, boating, commercial and recreational focus strengthening links to the town centre of Apollo Bay and providing net community benefits.
- Encourage future recreation facilities to be located together with other community facilities in a central and accessible location.
- Ensure that community, health, education and recreation facilities are provided to meet the needs of current and projected future residents and visitors to the area.
- Support the growth of tourism as a major employer for the region.
- Provide for future industrial development while minimising offsite impacts on surrounding residential uses, the environment (particularly local waterways) and views from residential areas and the Great Ocean Road.
- Improve the provision and quality of neighbourhood parks in the urban residential areas.
- Establish a future use for the Heathland Estate Reserve.

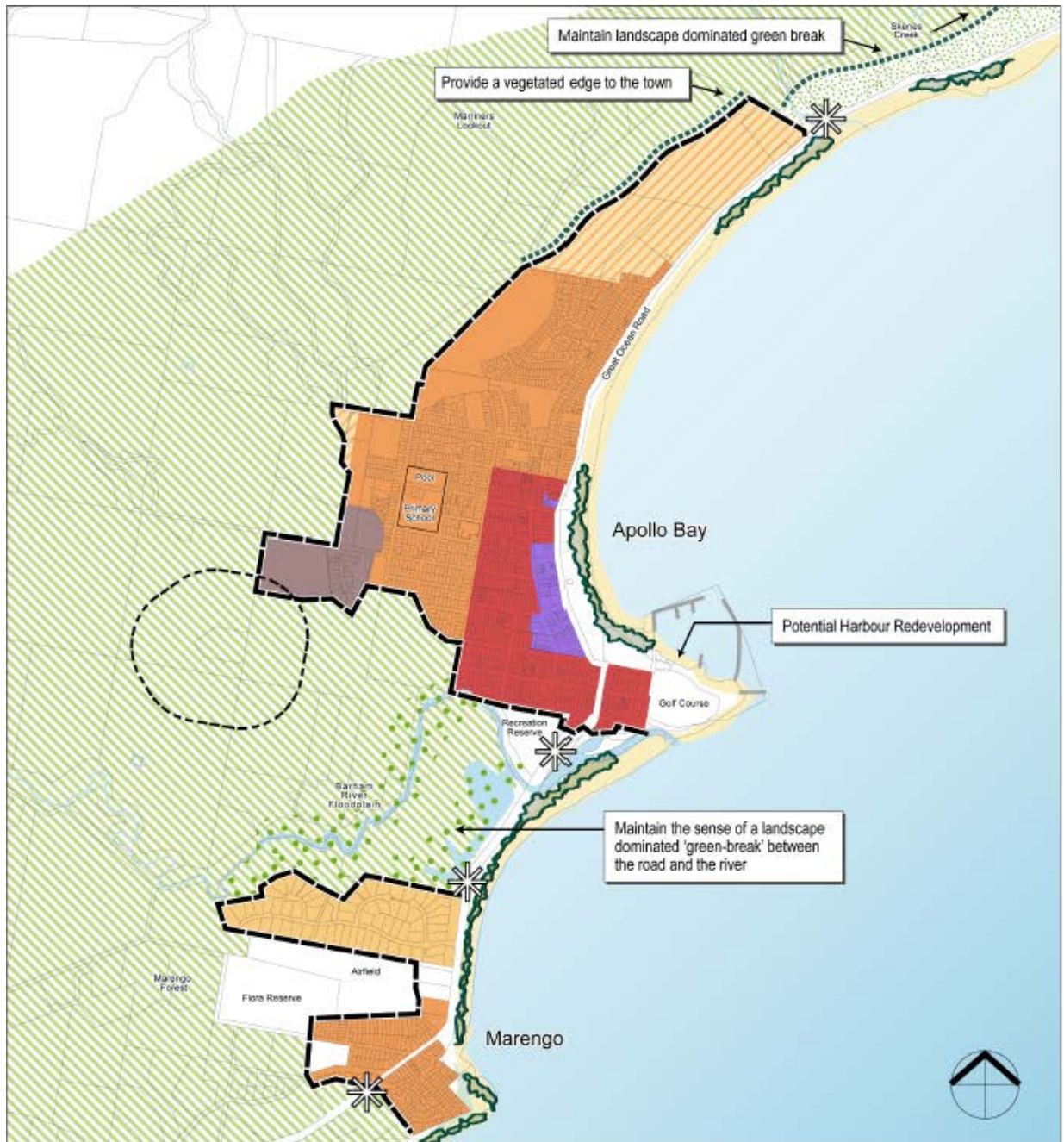
### **Landscape Setting and Environment**

- Maintain the 'green-breaks' and landscape dominance between the settlements to ensure that each settlement remains distinct.
- Protect the Otway foothills as a scenic, undeveloped backdrop to Apollo Bay and Marengo.
- Recognise and protect ecological values and avoid development in areas at risk from the effects of flooding, wildfire, acid sulphate soil disturbance, erosion, landslip and salinity.
- Reinforce and enhance the identity and the sense of arrival and departure at the entrances to Apollo Bay and Marengo.
- Improve the appearance and amenity of the foreshore reserve in Apollo Bay and reduce the impact of the existing and future structures on the naturalness of the setting.
- Achieve improved visual and physical links between the Apollo Bay town centre and the beach.
- Protect and enhance the significant views and vistas available from the settlements, the beach and the harbour, as well as views available from key vantage points in the hills.

### **Access and Parking**

- Strengthen the pedestrian and cyclist connections between Marengo, Apollo Bay and Skenes Creek.
- Create a highly walkable town centre in Apollo Bay with safe and convenient access to shops, community facilities and recreational activities.
- Manage the orderly flow of traffic at all times of the year and enhance pedestrian safety and movement.
- Ensure the future parking needs of Apollo Bay are met and parking congestion in the Great Ocean Road is minimised, with car parking for commercial development in the CBD to comply with the Apollo Bay Parking Precinct Plan (2011).
- Upgrade and provide new mid-block pedestrian linkages in the town centre to improve the utilisation of parking to the rear of shops.
- Consolidate and formalise car parking areas to the rear of the main shops in the town centre.
- Encourage greater use of car parks by improved signage.
- Improve the safety of pedestrian access across the Great Ocean Road to the foreshore reserve at key locations.
- Support, promote and improve public transport.
- Ensure continued and improved air access to the Apollo Bay region.

**Apollo Bay, Marengo and Skenes Creek Framework Plan**



**LEGEND**

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| Coastal Settlement Boundary  | Minimise development within the lower part of the foothills subject to siting and design and revegetation of the foothills                     |
| Town Entry Points  | Protect prominent slopes of the foothills and waterway corridors from intensive development and further subdivision and encourage revegetation |
| Existing business areas / encourage high density housing (max height 10.5m)        | Waste water reclamation plant (with 300m buffer)   |
| Encourage medium density housing (max height 9m)                                   | Protect and enhance coastal indigenous vegetation  |
| Existing residential areas / encourage infill development at appropriate densities | Revegetate the Barham River valley, enhance the ecological values of the floodplain and estuary and improve public access                      |
| Existing low density residential areas   | Break of slope (between 40-50 metre contour line)  |
| Future residential growth area   |  |
| Existing industrial area   |  |

**21.03-4**25/09/2014  
C76**Birregurra****Overview**

The township of Birregurra is located approximately 20 kilometres east of Colac and approximately 6 kilometres to the south of the Princes Highway. Birregurra is a small town offering a village lifestyle in an attractive rural setting to its diverse and active community. The town has a relatively compact urban form based on an attractive and connected network of grid streets and open space links, and sits discretely within its rural surrounds.

Development pressures, high costs of accommodation for tourists and workers and an increase in tourist numbers in Lorne and other coastal communities has seen more people exploring Birregurra for permanent living, holiday accommodation and recreation.

Birregurra is an attractive town for many reasons including for:

- The built form of the town and the many heritage buildings throughout the town and in particular along the south side of Main Street with attractive shop fronts many with verandahs.
- The consolidated commercial town core and community node that provides retail, community and health services that cater for resident's local needs and provides support for surrounding farming areas. The Church precinct located on the elevated land to the south of the town.
- The extent and variety of exotic and native vegetation existing throughout the town. The extent of the vegetation is clearly seen due to the elevated nature of the land, particularly on the southern side of the town.
- The topography of the land surrounding the town including the Barwon River valley and associated tributaries and undulating farming land.

The Birregurra Structure Plan 2013 and Birregurra Neighbourhood Character Study 2012 identify urban design and built form opportunities to improve the presentation of this important centre in the municipality. The Birregurra Structure Plan 2013 encourages infill development to accommodate growth within Birregurra without the need to expand the existing defined township boundary.

**Settlement and Housing****Objectives**

- To manage modest growth and development in Birregurra in a coordinated and sustainable manner that ensures Birregurra retains its rural township character.
- To retain and protect the township's significant and contributory heritage places and articulate Birregurra's history in the public realm.
- To encourage consolidation of commercial uses in the core town centre of Birregurra on Main Street and broaden the commercial, retail and tourism opportunities in the township.

**Strategies**

- Contain urban development within the existing defined township boundary.
- Encourage sensitive infill development on vacant lots and support further subdivision of larger developed lots within the existing township boundary.
- Control the density of development and apply development standards as recommended by the Neighbourhood Character Study 2012 to preserve character.
- To encourage a mix of housing types and styles that provide diversity, affordability and respond to the community's life cycle needs.
- Support new commercial uses and re-development of existing premises on both sides of Main Street between Roadknight Street / Austin Street to the west and the unnamed watercourse / Strachan Street to the east and encourage active street frontages.

- Ensure any new commercial development to the rear of properties on Main Street has regard to sensitive residential interfaces.
- Support an increase and diversification of tourist based activities and accommodation in Birregurra.
- Encourage adaption and re-use of heritage buildings, especially in Main Street, and ensure new development provides a sympathetic design response to existing heritage buildings.
- Retain low building heights throughout the township and the single storey built form of Main Street.
- Consolidate civic, community and health facilities in a community node on the north-east edge of the town centre.
- Support retirement/aged care living in proximity to the community and health node, and Main Street.
- Direct any potential petrol station to locate in or close to the town centre, away from the heritage core and identified township gateways.
- Protect the ongoing integrity of industrial activities in the Industrial 1 zoned land and encourage consolidation of industrial uses in this area.
- Ensure any new development in the Industrial 1 Zone reflects the rural township character of Birregurra and has regard to visual amenity.
- New subdivisions should include a grid-based road network that easily integrates with the existing surrounding road network. Avoid cul-de-sacs and battleaxe driveways as a means of providing access to new residential lots.
- Ensure roads provide safe access for all users and that road upgrades retain and enhance the character of Birregurra and the informal nature of road reserves.
- Ensure an efficient and cost effective provision of physical infrastructure that addresses the ongoing needs of the community, whilst protecting the landscape and township character values of Birregurra

## **Landscape, Environment and Open Space**

### **Objectives**

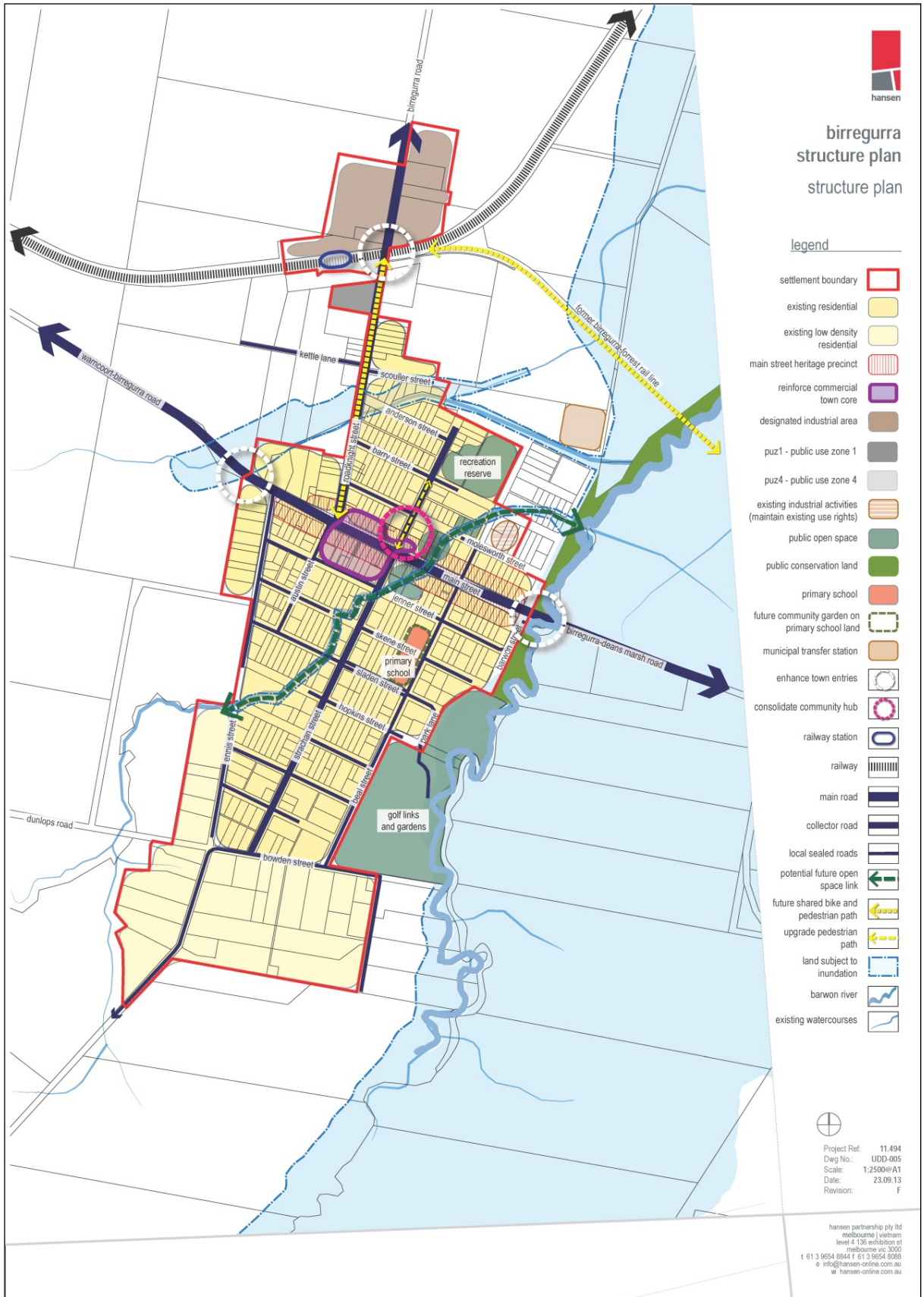
- Protect and extend areas of native vegetation, including endangered EVCs along waterways.
- Protect and enhance the landscape character and view lines of township entrances as defining elements of the north, east and west gateways.
- To preserve and enhance the Barwon River corridor and connected waterways.
- To establish a connected network of accessible public open space and recreation facilities that provide a range of passive and active recreation opportunities.
- To provide safe and improved opportunities for walking and cycling throughout the town and encourage walkable neighbourhood design in new developments.

### **Strategies**

- Investigate the potential public open space corridor along the unnamed waterway running south-west to north-east through the middle of the town and the development of a linear shared pedestrian /cycle path connecting to parkland adjoining the Barwon River.
- Encourage built form along this open space corridor to:
  - Be appropriately set back from the waterway in accordance with Corangamite CMA requirements.
  - Provide an active interface through the avoidance of solid fencing to this boundary.
  - Provide pedestrian access to the corridor where possible.

- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation.
- Require the use of building envelopes or tree protection zones to protect vegetation on lots that contain significant trees.
- Encourage the dominance of landscape over built form in residential areas.
- Improve open space provision as the community expands and improve linkages between key destinations.
- Investigate development of the Tiger Rail Trail from Birregurra to Barwon Downs and Forrest.

**Birregurra Framework Plan**





**21.03-5**18/07/2013  
C69**Skenes Creek****Overview**

Skenes Creek is a coastal hamlet set on rolling topography at the base of the Otway Ranges. There is a sense of openness to the town created by the spacious siting of buildings and expansive views to the coast and hillsides. A green wedge corridor through the centre of the township links the town with a vegetated hillside backdrop and is enhanced by regeneration of indigenous and appropriate coastal shrubs around dwellings and public areas.

**Objective**

- To protect the nationally significant Great Ocean Road Region landscape and the distinctive landscape qualities and coastal setting of Skenes Creek township.

**Strategies**

- Ensure new development responds to the above key issues and achieves the following Preferred Character Statement for the Character Areas identified at Schedule 4 to Clause 43.02.

**Skenes Creek Precinct 1 – Preferred Character Statement**

This precinct provides a native ‘green wedge’ for the whole township, extending from the hill slopes behind the town to the Great Ocean Road. The character of the precinct will be strengthened by the planting and regeneration of indigenous and native vegetation. Dwellings will be set far enough apart to accommodate substantial native bush areas including canopy trees, and will be set substantially below the vegetation canopy. The semi-rural feel of the area will be retained by the lack of fencing and frequent unmade roads. Views to the dwellings will be softened by native vegetation in frontages to major roads and in the public domain along road verges.

**Skenes Creek Precinct 2 – Preferred Character Statement**

This precinct will continue to be characterised by diverse coastal dwellings set amongst established coastal gardens. The sense of openness will be maintained by setting the buildings apart, minimising intrusive front fencing, and encouraging building forms that respect views to the surrounding hills and coast. The precinct will be united by consistent mature plantings of native and exotic coastal species in the public and private domains.

**21.03-6**18/07/2013  
C69**Kennett River, Wye River and Separation Creek****Overview**

The structure plan for Kennett River, Wye River and Separation Creek articulates the preferred development future for these coastal townships. Key issues to emerge from the structure plan were that:

- Kennett River, Wye River and Separation Creek will remain as distinct coastal townships nestled in the foothills of the Otway Ranges.
- The primary roles of the townships will be to provide housing for permanent and part time residents and to provide a diverse range of holiday accommodation.
- The existing and preferred character of the townships is characterised by low scale buildings which respond to the constraints of the topography in their coastal location and generally sit below the predominant tree canopy height.
- The informal, open and spacious character of the townships is highly valued and should be preserved and strengthened by new development.

- The impact of the townships on the natural environment will be as minimal as possible with water and wastewater being sustainably managed and vegetation acknowledged and valued.
- Future development within the townships should respond appropriately to a range of acknowledged environmental constraints including land slip, wildfire threat, coastal inundation and erosion, storm water management, water supply and effluent disposal.
- The townships have a low growth capacity and all future growth will be contained within existing urban or appropriately zoned land.

### **Objectives**

- To protect and maintain the nationally significant Great Ocean Road Region landscape and the distinctive landscape qualities and coastal setting of Kennett River, Wye River and Separation Creek.
- To support limited tourist, commercial and retail services to the townships.
- To limit the growth of the coastal townships and discourage development outside of existing settlement boundaries.
- To preserve and enhance the environmental qualities of the townships and ensure development responds to the preferred neighbourhood character.
- To ensure that waste water from existing and proposed development is managed in a way that minimises its impact on the environment.
- To ensure that stormwater drainage systems respond to the constraints posed by the townships unique climatic, geological and environmental setting.
- To improve pedestrian access between the hamlets and the foreshores.
- To plan for the impacts of future climate change.

### **Strategies**

- Maintain the existing settlement boundaries as identified on the framework plans forming part of this clause.
- Ensure that future growth of the townships is limited to infill development and renewal contained within existing settlement boundaries.
- Encourage any infill development within the townships, particularly tourist accommodation, to locate in the flatter, less vegetated areas near the centre of the townships (as identified on the framework plans forming part of this clause) but taking into account the need to respond to climate change induced coastal hazards.
- Ensure that any development outside the settlement boundaries is low scale and sensitively sited with minimal impact on the landscape and meets the criteria of the Great Ocean Road Region Landscape Assessment Study.
- Restrict commercial and retail development to small, incremental changes to existing facilities.
- Maintain and preserve the natural setting of the foreshores by minimising new structures in these areas.
- Create or enhance safe pedestrian access from all parts of the townships to the foreshores.
- Encourage opportunities to improve the general store and cafe of Kennett River, including incorporating an outdoor dining area and improved car parking areas to be more landscaped and pedestrian friendly.
- Encourage more diverse accommodation in Separation Creek with small scale projects.
- Collaborate with State Government in developing and implementing new initiatives to manage the impacts of climate change in the future.
- Ensure all new development achieves the following Preferred Character Statement for the Character Precincts identified at Schedule 4 to Clause 43.02:

### **Kennett River Precinct 1 – Preferred Character Statement**

This precinct will be dominated by continuous native bush, with dwellings set below and amongst remnant canopy trees. Frontages will be open and consist of diverse native understorey that screens views of buildings from roads. The low scale dwellings will avoid prominent locations and ridgelines, and will be sited to provide for the reasonable sharing of views to the coast where available. Vegetation will be retained or replaced with any new developments to screen buildings when viewed from the Great Ocean Road. Innovative house styles will be encouraged of a scale, materials and colours that blend with the bush character and follow the topography. The informal bush character of the precinct will be assisted by the streetscape planting and lack of formal kerbing.

### **Kennett River Precinct 2 – Preferred Character Statement**

This precinct will consist of coastal style dwellings set amongst gardens of native species. A spacious garden character will be maintained by setting buildings apart and encouraging landscaping between dwellings. Dwellings will be carefully designed, sited and landscaped to be unobtrusive when viewed from roads and to provide for a sharing of views to the coast where available. Trees in both public and private domains will provide a sense of continuity through the precinct and visually link with the adjacent bushland areas.

### **Wye River Precinct 1 – Preferred Character Statement**

This precinct will continue to be characterised by dominant native bush that forms a consistent canopy, linking to the adjacent bushland. Dwelling scale, bulk and siting will respond to the site and topography, allowing space and setbacks to maintain native bush, both as canopy and understorey. Buildings will be set beneath the canopy, and appropriately sited and designed so as to allow for the sharing of views to the coast where available, and to be hidden from view from the Great Ocean Road. The informality of the streetscapes will be retained by the lack of front fencing, frequent unmade roads and remnant vegetation.

### **Wye River Precinct 2 – Preferred Character Statement**

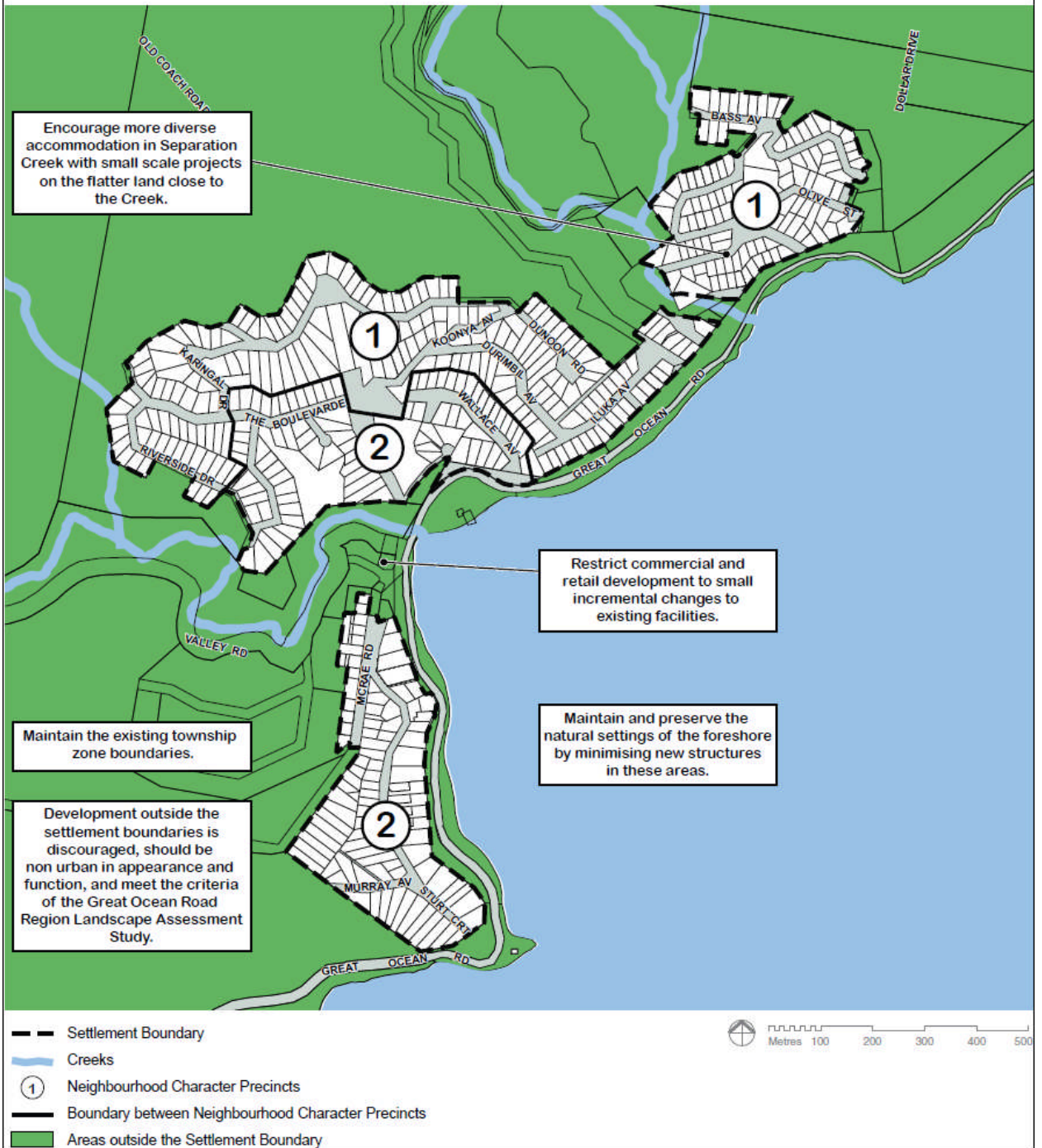
This precinct will achieve a more consistent native vegetation coverage to provide a unifying feature throughout. Space around dwellings will be sufficient to maintain trees and understorey, and minimises the appearance of building bulk and density. On hill slopes, buildings will relate to topography and be set amongst and beneath a dominant, native tree canopy. Buildings and structures in prominent locations when viewed from the Great Ocean Road will be designed to reduce their visual intrusion. Retention and planting of canopy trees in the public domain and around dwellings will be encouraged to establish a consistent tree canopy.

### **Separation Creek Precinct 1 – Preferred Character Statement**

This precinct will consist of a mix of low, coastal style dwellings and newer coastal styles, in established gardens and amongst native canopy trees in the vegetated hillfaces. Dwellings will be of materials and colours that reflect the coastal setting, and be designed and sited so as to minimise intrusion into views from roads, public spaces and adjacent dwellings and impact on the topography. Establishment of native and coastal trees in public and private gardens will unite the precinct and provide visual links to the surrounding bushland and creek environs.



# Wye River & Separation Creek Framework Plan



**21.03-7****Forrest**18/07/2013  
C69**Overview**

Forrest is located 32.6 kilometres from Colac and is placed at the foothills of the Otways approximately 161 kilometres from Melbourne and 76 kilometres from Geelong.

A Structure Plan for Forrest was adopted by Council (August 2011) and articulates the preferred development future for Forrest. Key issues to emerge from the Structure Plan were that:

- The role of Forrest as an outdoor recreation and tourism destination has been well established over recent years along with an emerging trend for rural lifestyle residential development.
- Forrest's tourism functions will continue to play a primary role in the town's growth and development into the future.
- There are significant environmental constraints within Forrest including bushfire, flooding and landslip risks that impact on future potential for expansion of the town.

**Objectives**

- To support Forrest's role within the Otways as a key destination for tourism and recreational pursuits and as a small town with limited potential for residential growth.

To limit residential development to the existing urban area contained within Forrest's settlement boundary, subject to the outcome of further investigation into the viability of development adjoining the north west edge of the town in accordance with the Forrest Framework Plan attached to this Clause.

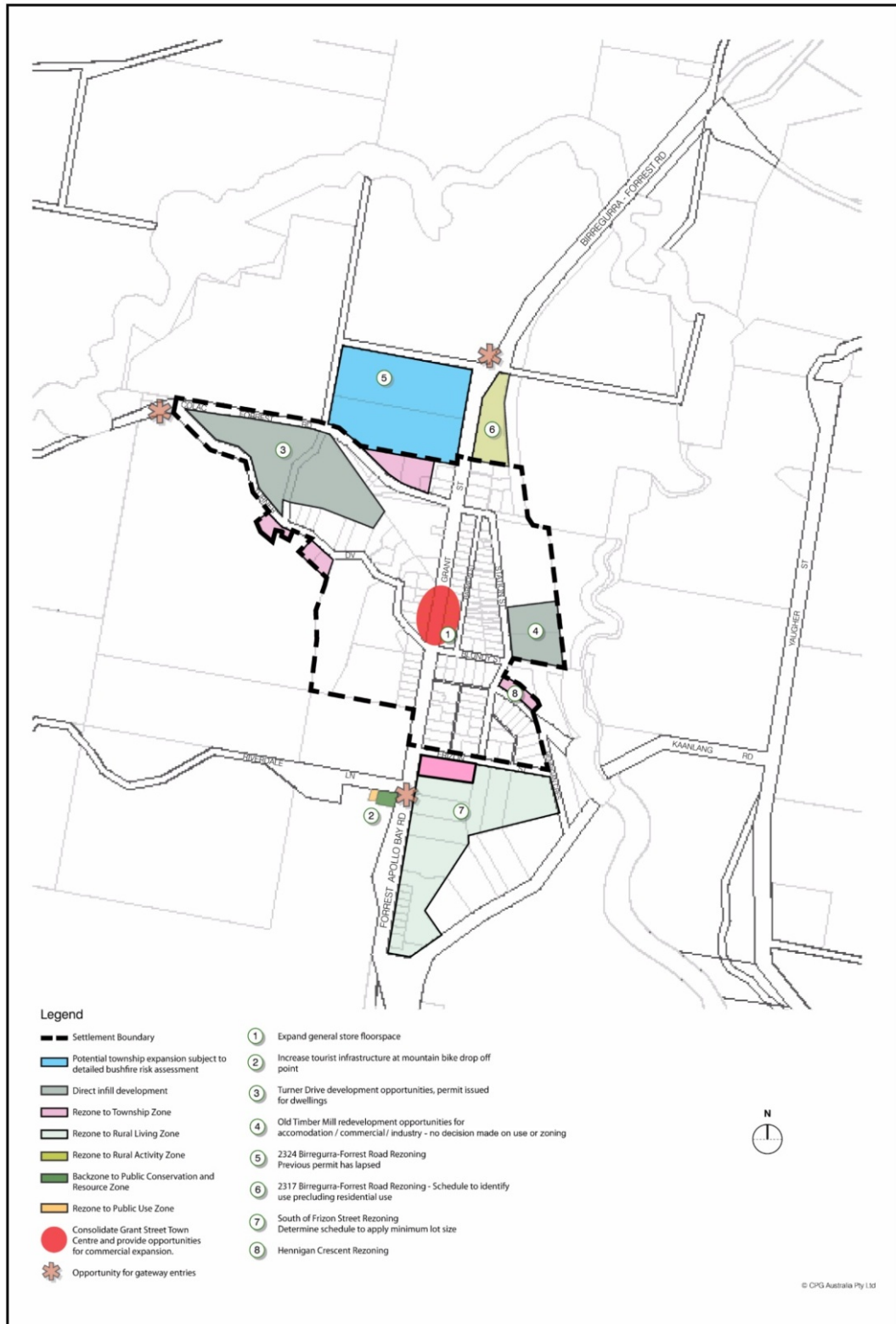
- To encourage the development of accommodation facilities which contribute to the viability of tourism and recreation-based activities.
- To promote Grant Street as the primary location for future commercial activities within Forrest.
- To encourage development and activities which add commercial and recreational diversity to the Forrest Township.
- To ensure that the various cultural and environmental heritage assets of the township are protected, maintained and continue to be articulated within Forrest's private and public realm.
- To ensure new residential and commercial development is responsive to the environmental, biodiversity, conservation and landscape values of the local region.
- To ensure that development within Forrest responds to and mitigates any identified bushfire risks.
- To improve pedestrian access and movement along Grant Street.
- To facilitate the provision of community services and social infrastructure within Forrest which promote the town's liveability and increase social equity.

**Strategies**

- Maintain settlement boundaries shown on the Framework Plan in this Clause pending detailed strategic assessment of bushfire risks and potential measures to manage bushfire risk for the town and broader area.
- Ensure that future growth of the township maximises infill development.
- Concentrate small scale businesses and commercial uses (such as retail premises, shop, restaurant, industry and accommodation) along Grant Street between the Community Hall and Turner Drive/Blundy Street.
- Encourage some commercial development, particularly accommodation, to locate on Rural Activity Zoned land taking into account the need to respond to bushfire risks and the environmental values of the surrounding landscape.

- Encourage the re-development of the existing general store to provide additional floor space, an active street front and expanded provision of commercial services.
- Encourage and consolidate street based retailing in the form of cafes and outdoor seating on the eastern side of Grant Street.
- Upgrade existing pedestrian infrastructure including new footpaths along the eastern side of Grant Street to accommodate pedestrian access, seating and bicycle parking and ensure any new development is designed to activate the streetscape.
- Ensure land use and development does not detrimentally impact upon identified significant flora and fauna habitats, including areas of roadside vegetation.
- Support tourism related use and development within the town boundary taking into account the need to respond to bushfire risks and environmental values and to protect the amenity of nearby residential uses.

Forrest Framework Plan





**21.03-8**18/07/2013  
C69**Smaller Townships****Overview**

It is important to protect the character of the smaller townships within the Shire, particularly those located along the spectacular Great Ocean Road and nestled within the majestic and beautiful Otway Ranges.

Township Master Plans (focussing on public infrastructure improvements) have been prepared for Carlisle River, Gellibrand, Forrest, Barwon Downs and Beech Forest. Urban Design Frameworks have been prepared for Beeac, Cressy, Lavers Hill and Swan Marsh. The Master Plans and Urban Design Frameworks identify urban design and built form opportunities to improve the presentation of these important centres in the municipality.

So as to improve the viability of small townships it is acknowledged that future planning needs to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, community facilities and related infrastructure.

The Rural Living Strategy 2011 highlights the role of small towns and settlements in supporting tourism and rural lifestyle demand.

The Rural Living Strategy 2011 also provides a strategic basis for future land use studies to investigate opportunities for small scale expansion within some of the Shire's small towns, including Alvie, Beeac, Cororooke, Gellibrand and Beech Forest. Gellibrand and Beech Forest's growth potential will be subject to an investigation into fire risk and effluent management issues.

**Objectives**

- To provide an attractive and safe residential environment within the smaller communities of the Shire.
- To encourage development of smaller townships in the Shire that contributes to their economic development, acknowledges and responds to environmental constraints and protects the broader landscapes within which these townships are located.
- To facilitate the ongoing economic future of small communities.
- To recognise the different roles of smaller townships and centres containing a range of community and other facilities.
- To maintain and enhance the environmental quality of small communities.

**Strategies**

- Ensure that development of the Shire's small communities occurs generally in accordance with relevant township masterplans, structure plans and other strategies.
- Encourage the development of small-scale economic activity which complements the resources and industries of the region.
- Encourage the location of tourist accommodation facilities within small communities in the region.
- Retain heritage places as significant components of the character and attractiveness of smaller townships.
- Encourage high quality design input to development in small communities.
- Maintain existing township zonings in Alvie, Cororooke and Beeac pending the preparation of town plans.
- Maintain existing township zonings in Gellibrand and Beech Forest pending further strategic assessment of the potential for expansion having regard to bushfire risk and effluent management.
- Otherwise generally restrict the expansion of communities in potable water supply areas and areas subject to or at risk of landslip, high fire risk and flooding.

- Encourage the implementation of landscape features that recognise indigenous flora and fauna.

### Specific Implementation

#### Policy guidance

Assess proposals in townships (other than Colac, Apollo Bay and Marengo) against the following criteria:

- Development should not exceed 8 metres in height, unless special characteristics of the site justify a higher structure and no off-site detriment is caused.
- Building site coverage should not exceed 50 per cent, except on business zoned land.
- The slope of the roof should relate to the topography of the surrounding landform. Dominant or multiple angular roof slopes and designs should be avoided.
- External building material colours should be of muted toning and roofing material should be non-reflective.
- External materials should be in harmony with the surrounding landscape of the settlement.
- Landscaping should enable development to blend into the surrounding area. This may be achieved by:
  - Using a mixture of low, medium and high growing native trees and shrubs, including some species of trees with a growing height above the roof level of the proposed building.
  - Providing replacement planting for vegetation that is removed.

When deciding on the design, siting, mass and scale of new development in townships (other than Colac, Apollo Bay and Marengo) consider, as appropriate:

- Whether it is a major development node or a settlement with limited development potential and only serving the immediate community.
- The visual character of the particular settlement and the likely impact of the development on that visual character.
- The view of the site from the Great Ocean Road and major viewing points in the Otway Ranges and the likely impact of the development on these views.

## 21.03-9

### Rural Living

18/07/2013  
C69

#### Overview

Council prepared and adopted a Rural Land Strategy (September 2007) which identified a range of issues affecting rural land use in the Shire, and has since adopted the Rural Living Strategy 2011. The Rural Living Strategy provides the basis for policy on the use and development of land for dwellings and subdivisions in rural areas. It identified the following in regards to rural living development within the Shire:

- Rural land traditionally used for farming is being used for lifestyle purposes in the absence of land which can accommodate rural lifestyle demand. This is causing problems associated with increasing property values inhibiting farm growth, servicing, provision of infrastructure and conflict with adjoining land uses which has the potential to undermine the objective of protecting the agricultural base of the Shire.
- The greatest opportunities to accommodate rural living development are around Colac where there is greatest supply and fewest constraints for development.
- There are sufficient levels of services and infrastructure to accommodate demand for rural lifestyle development in Coragulac.
- There is scope to conduct investigations into the potential development of some smaller towns in the Shire to accommodate some moderate township expansion, which may contribute to the overall supply of land desirable for rural living purposes.

### **Objectives – Rural living**

- To provide opportunities for rural residential style development in appropriate locations that do not negatively impact on the ability to farm.
- To recognise the function of already-developed old and inappropriate rural subdivisions as ‘de facto’ rural living developments;
- To restrict the intensification of existing old and inappropriate subdivisions and prevent the further encroachment of rural living development on surrounding farming land.

### **Strategies – Rural living**

- Direct future rural living development to nominated areas where there are fewer economic, environmental, social, land use and servicing constraints for settlement.
- Recognise the function of already-developed old and inappropriate rural subdivisions as ‘de facto’ rural living developments.
- Restrict the development of existing old and inappropriate subdivisions through the implementation of lot sizes which limit further subdivision and prevent the further encroachment of rural living development on surrounding farming land.

## 21.05 ECONOMIC DEVELOPMENT

13/08/2015  
C73

### 21.05-1 Agriculture

18/07/2013  
C69

#### Overview

Agriculture is a key economic contributor to the Colac Otway Shire with the dairy and beef industries the most significant in terms of land use and economic contribution to the Shire. The protection of agricultural industries is critical to the economic and social wellbeing of the Shire. Dairy farms account for 65% of the total contribution made by agriculture to the Colac Otway economy and, along with other forms of broadacre agriculture, will require access to affordable land for future growth and expansion.

The Colac Otway Shire has three distinct geographical areas that offer different agricultural land use opportunities. The Rural Land Strategy (2007) identified the north-western part of the Shire as an area of "Farmland of Strategic Significance" having 'high' agricultural capability due to soil type, climatic conditions and larger land parcels. The primary agricultural land use of this area is dairying, while the north-eastern part of the Shire is identified as having 'medium' agricultural capability with the primary land use for production of beef. The southern part of the Shire includes the Otway Ranges and is generally characterised by rolling hills and heavily vegetated forests with pockets of cleared farmland. Along the coastal fringe of the shire, there is a mix of mainly medium and low agricultural capability land interspersed with areas of medium and high agricultural capability. This land predominantly consists of grazing based farming systems due to contours and climatic conditions. The Rural Land Strategy has acknowledged that to maintain viability, many farms will have to increase in size or look to more intensive, alternative enterprises. However, there are evident land use trends which pose significant threats to the consolidation and expansion of farm holdings.

The protection of agricultural land and the strategic provision of land designated for rural living development in appropriately serviced areas was identified as a key issue in the Rural Living Strategy (2011). It is anticipated that the need to protect arable land within the Shire will intensify as the Shire's significant landscapes continue to attract those seeking a rural/coastal lifestyle, and farmers seeking to relocate and/or diversify their business, and as farming land in other areas of the State becomes increasingly vulnerable to harsher climatic conditions.

Future land use planning should prevent these trends from prevailing and enable opportunities for expansion of the medium to large farms, which is of greater net community benefit.

The following key land use trends and issues were identified in the Rural Land Strategy:

- Farm consolidation and expansion is evident and is considered fundamental to the long term protection of the agricultural base of the Shire.
- Future rural land use in the Colac Otway Shire is likely to comprise a few large farms, some medium family farms and an increasing number of small or part-time farms.
- There has been an increase in demand for rural lifestyle properties.
- There has been an increase in demand for tourism based activities in rural areas.
- The diversity of land uses resulting from change in rural land use may bring conflict between agriculture and other land uses.
- Proliferation of dwellings for lifestyle / hobby farm purposes in the Farming Zone will compromise the long term viability of farming in Colac Otway Shire.
- Proliferation of tourism-based activities in the Farming Zone will compromise the long-term viability of farming in Colac Otway Shire unless they are appropriately located.
- The clear evidence of farm amalgamations and the need to increase farm sizes to remain economically viable indicates that policy and provisions relating to dwellings and small lot subdivisions in rural areas will require a strict interpretation of the

Farming Zone provisions to ensure incompatible land uses (including dwellings) do not negatively impact on the ability to farm.

- Approval of a dwelling or a small lot subdivision accompanied by a legal agreement prohibiting further subdivision and a further dwelling being erected on the vacant parcel can ensure the value of the remainder of the land will not be distorted by the presence of a house, but will be priced to reflect that the land has no further potential for a house. Given that the remainder of the land will have no housing potential, this may be the incentive for the land to be retained and consolidated in agricultural use.

### **Objectives**

- To facilitate the growth of key primary industries and a range of developments to add to the economic base of the Shire.
- To maintain the viability of large-scale agriculture and the retention of areas of farmland of strategic significance and other high quality agricultural land for agricultural use.
- To protect rural land for agricultural production and timber harvesting activities.
- To limit the further fragmentation of rural land by subdivision.
- To encourage the consolidation of rural land.
- To protect the rural and agricultural areas of the Shire from the proliferation of dwellings not associated with agriculture.
- To ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production or environmental protection.
- To ensure that the development of dwellings on rural land does not prejudice existing agricultural production or forestry activities on surrounding land.
- To discourage the development of dwellings that has a detrimental impact in areas of high landscape value and significant environmental quality.
- To ensure that incompatible land uses (including dwellings) do not negatively impact on the ability to farm.

### **Strategies**

#### *Dwellings*

- Discourage the development of dwellings on lots that do not meet the minimum lot area of the zone or relevant schedule unless it can be demonstrated that the dwelling is required to carry out an intensive agricultural activity on the land or is required to achieve the environmental protection of the land.
- Development of the land for a dwelling should avoid or minimise the removal of native vegetation and be sited and designed to reduce visual prominence within the landscape.
- Development of the land should not lead to a localised concentration of dwellings so as to change the established land uses and/or character of the rural locality.
- Development of the land for the purposes of a dwelling should be compatible with and not adversely impact upon any of the following:
  - Any existing agricultural production or timber harvesting activities on surrounding land.
  - The environmental characteristics of the land including vegetation, natural systems and water quality.
  - The rural character and landscape values of the area, including visual and environmental impact.

#### *Subdivisions*

- Discourage the subdivision of rural land that creates small lots for existing dwellings or vacant lots for the purposes of a dwelling.

- Discourage the realignment of boundaries which create small lots for existing dwellings unless the re-subdivision contributes to the restructure and/or consolidation of agricultural holdings into larger farming units.
- Encourage the consolidation and restructure of agricultural land into larger parcels that meet the subdivision minimum under the zone or schedule to the zone.
- Ensure that small lot subdivisions or excisions facilitate sustainable rural production and do not prejudice surrounding rural activities.
- Discourage boundary realignments (re-subdivision) if they rely on land which was previously a road reserve, utility lot, crown land or are of insufficient size to support a dwelling.

#### *Land Management*

- Support development which will provide economic and social benefits while not adversely affecting farmland of strategic significance, water catchments, timber production and environmental and landscape attributes.
- Ensure that existing dairying and other agricultural producers are protected from encroachment by conflicting development such as hobby farms.
- Apply a strict interpretation of the Farming Zone provisions to ensure incompatible land uses (including dwellings) do not negatively impact on the ability to farm.
- Protect farmland of strategic significance and other high quality agricultural land for sustainable agriculture use and development.
- Protect the environmental significance of key sites while allowing limited diversification into new agricultural uses.
- Encourage tourist related development in association with agricultural enterprises in appropriate locations where development does not compromise use of land for agriculture.
- Encourage land management practices that are sustainable and protect the environment.
- Provide for innovative agricultural activities that do not detract from the long-term sustainability of large-scale agriculture.
- Introduce the Rural Activity Zone to selected areas, which better provide for uses and development that are compatible with agriculture and the environmental and landscape characteristics of the area with a focus on areas with moderate to low agricultural capability and in close proximity to the coast or within the Otway Ranges to provide for tourism.

### **Specific Implementation**

#### *Policy guidance*

An application for a dwelling or subdivision must include, as appropriate:

- A site analysis outlining notable features of the site and surrounding area including topography, vegetation, existing buildings and works, roads (made and unmade), utility services, easements, soil type and other relevant features.
- A Whole Farm Plan and/or Business Plan with any application to use and develop a lot for a dwelling in association with an agricultural activity, including a written report that provides justification for the dwelling on the basis of the agricultural use of the land.
- A Land Management or Environmental Management Plan with any application to use and develop a lot for a dwelling in association with the environmental protection of the land, including a written report that provides justification for the dwelling on the basis of the environmental protection of the land.
- A detailed set of plans, drawn to scale, showing all of the following:
  - Subdivision layout and/or site layout, as applicable;
  - Floor plans and elevations for dwellings;
  - External building and materials and colours; and

- Location of wastewater system and effluent fields.

Proposals for a dwelling or small lot subdivision (including a house lot excision and boundary re-alignment) must be assessed against the following criteria:

- Any small lot containing the dwelling and associated infrastructure should be at least 0.4ha and no more than 2ha in area;
- An adequate distance around the existing dwelling to lot boundaries should be provided to limit likely impacts (if any) of adjacent agricultural activity.

#### *Decision Guidelines*

When deciding on applications for a dwelling or small lot subdivision (including a house, lot excision and boundary re-alignment) consider, as appropriate:

- Whether it has been adequately demonstrated that the dwelling is genuinely required to carry out a long-term agricultural activity on the land and whether a dwelling is reasonably required on the land having regard to the size of the lot, intensity and ongoing nature of the proposed agricultural activity.
- Whether it has been adequately demonstrated that the dwelling is necessary to improve, or provide for, the ongoing protection of the environmental qualities of the land.
- Whether the commercial agricultural activities of the existing farm are compromised by a reduction in the size of the existing farm, which may include a tenement or multi-lot holding.
- Whether the dwelling requires the removal of vegetation or is intrusive on the landscape.
- Whether there is a need for planting of vegetation and construction of fences within the excised lot to reduce any potential impacts.
- Whether the proposal will lead to a concentration of lots that would change the general use and character of the rural area.
- Whether an adequate distance is maintained from dwellings to limit impacts on agricultural and forestry activities, including the setbacks required under the zone.
- Whether there is the need for any approval to be conditional upon the applicant entering into an agreement under Section 173 of the Act to prevent the further subdivision of the land and the construction of a dwelling on any lot created other than in accordance with the minimum lot size in the zone.
- Whether the proposal reduces the number of existing titles (having the effect of reducing future opportunities for applications for dwellings) and increases the size of remaining lots to reflect the minimum subdivision requirement of the zone or schedule to the zone.
- Whether there is the need for an agreement under section 173 of the Act acknowledging the possible off-site impacts of adjoining or nearby agricultural activities.

#### *Rezoning guidance*

- Support the Rural Activity Zone on land in close proximity to the coast or within the Otway Ranges to provide for tourism use on land with moderate to low agricultural capability and provided the use and development are compatible with agricultural, environmental and landscape characteristics of the area.

## **21.05-2 Timber Production**

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Proposed  
C86

### **Overview**

Despite the cessation of timber harvesting from Crown land in the Otways the forestry industry, overall, contributes significantly to the local and regional economy and is a significant employer.

Council prepared and adopted a “Rural Land Strategy” (2007) which identified the value of the forestry industry at approximately \$156 million (\$82 million from gross value of production and \$74 million from timber processing) to the economy in 2001/2002 and employed 392 people directly in forestry production and 315 people in timber processing.

These plantations are located mainly in the southern part of the Shire with higher rainfall. Jobs associated with management, harvesting and processing of the forestry resource are predominantly located in Colac.

Timber processing plants in and around Colac employ over 380 people in kiln drying, preservation treatment and a range of sawmilling processes, while smaller more specialised mills occur in smaller settlements such as Birregurra. Some key issues identified include:

- Timber production and processing is a significant contributor to the economy of the Colac Otway Shire.
- AKD Softwoods is a major employer in Colac and continues to expand operations and investment in plant and machinery. They follow a national trend towards increased capital intensity as firms increasingly compete with sawmilling firms in other countries. As a major employer, it is important that land use planning supports the ongoing investment and development of their operations.
- The proclamation of the Great Otway National Park will result in reduced harvesting of native timber and a significant impact on local processors and employment is forecast.
- Timber plantation expansion through lease arrangements can provide an alternative source of farm income, which for small farms on lower agricultural capability land, may ensure that the farm continues to be used for primary production.
- The expansion in the establishment of plantation forestry on private land has caused concern within the broader community relating to:
  - Loss of farming families from local communities;
  - Decline in rural services with reduced population;
  - Loss of “prime” agricultural land;
  - Perceived conflicts between land uses; and
  - Water yields in water supply catchments.
- A significant expansion in the area of timber plantations on farmland of strategic significance could be of concern due to the impacts of higher land prices on farm viability and reduction of area of land available for food production.
- Barwon Water and Wannon Water have both advised that their preference is to limit timber plantations in declared water supply catchments to protect water quality and water yields. Applying a planning permit trigger will enable an assessment of applications against issues such as water quality and yield and the cumulative impact of plantations in water supply catchments to be considered by the relevant water corporation and potentially provide for planning permit conditions above and beyond the requirements of the Code of Forest Practice.
- A Land Use Determination for the Gellibrand River notes the importance of consideration of plantation forestry on sub catchment hydrology.
- The Great Ocean Road Region Landscape Assessment Study identifies the potential for timber plantations to have a negative impact on the nationally significant Great Ocean Road Region landscape. Landscape is an issue that is not addressed to a significant degree by the Code of Forest Practice.

### **Objectives**

- To ensure that timber plantations are located in areas best suited in terms of environmental, social, economic and land capability impacts.
- To have regard to adjoining land uses when considering applications for timber production.
- To minimise the visual impact of clear felling of plantation trees adjacent to main road corridors and tourist routes which leave large and often highly visible areas of the landscape scarred, detracting from the landscape character of the Region.
- To facilitate the retention and growth of AKD Softwoods and ensure the compatibility between the industrial needs of the company and neighbouring land uses.



## Strategies

- Continue to encourage the forestry industry within the Shire due to its significant contribution to the Shire economy and employment.
- Ensure that timber production does not negatively impact on the viability of traditional agricultural activities in areas identified as being ‘farmland of strategic significance’, also taking into consideration the cumulative impact of timber production on traditional agricultural activities in these areas.
- Ensure that timber production does not negatively impact upon water quality and water yield in Declared Water Supply Catchments, also taking into account the cumulative impact of timber production on water quality and yield in these areas.
- Utilise vegetation buffers of appropriate width (minimum 20 metres) to screen the clear felling of large areas of the landscape that are adjacent to and visible from main road corridors and tourist routes. It may be appropriate to harvest buffers when the clear felled areas of the landscape protected by the buffer have regrown adequately.
- Discourage timber plantations in the Rural Conservation Zone on land identified for its scenic and landscape qualities in the Great Ocean Road region.
- Ensure the future growth of AKD Softwoods operations appropriately manage environmental and amenity impacts.

### 21.05-3

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Proposed  
C86

## Industry

### Overview

- There are approximately 60 major manufacturing industries in the Shire and they are closely linked to the agricultural and forestry resource base of the region. Manufactured products include powdered milk, cheese and ice-cream, packaged meat, sawn timber and timber by-products. The Shire also sustains a large number of highly competitive, small industry-service firms.
- Approximately 25% of the Shire’s labour force is employed in the manufacturing, construction and transport sectors, and despite the decline in the broader manufacturing sector throughout Victoria, manufacturing has experienced employment growth in the Shire between 2006 and 2011.
- The meat processing and saleyard facilities in Colac employ over 200 people processing cattle, sheep and pigs. These major producers are supplemented by a range of smaller employers of businesses serving the primary producers and the transport industries.
- Australian Lamb Company (ALC), Bulla Dairy Foods and AKD Softwoods are major employers in Colac with significant land holdings and capital investment, and make an important contribution to the local and regional economy.
- Although the harbour at Apollo Bay is small by Victorian standards it does provide a sheltered haven for fishing boats and there has been an increase in the catch of shellfish such as crayfish and abalone. The harbour’s importance to recreational boating adds a further feature to the attractiveness of Apollo Bay for longer stay visitors.

### Objectives

- To develop synergies between existing industries, businesses and the education sector to facilitate developments that will help diversify the employment base of the region.
- To support the development of industries that introduce diversity to the economy and contribute to value adding industries.
- To facilitate the retention and growth of Bulla Dairy Foods and the Australian Lamb Company by tailoring land use provisions to ensure compatibility between the industrial needs of the companies and neighbouring land uses.

## Strategies

- Promote Colac as a location for industry.
- Assist industries within the main urban area of Colac to develop while minimising off-site effects.
- Facilitate the diversification and expansion of employment opportunities by encouraging the clustering of related industries and services and the development of niche markets.
- Encourage the establishment of industries and businesses that seek to add value to existing primary producers of the region.
- Implement targeted planning provisions for Bulla Dairy Food and Australian Lamb Company's operations which facilitates their growth and appropriately manages environmental and amenity impacts.

### 21.05-4 Tourism

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#### Overview

- The tourism industry is a very important contributor to employment in the Shire and has demonstrated consistent growth over the past two decades.
- The Shire contains some of Victoria's most significant tourist attractions. The Great Ocean Road with internationally acclaimed beaches and cliff scenery is backed by the diverse beauties of the Otway Ranges, while in the north of the Shire, is an extremely interesting area of old volcanic plugs, craters and lakes.
- The tourist industry has an increasing emphasis on eco-tourism, cultural tourism and experiential tourism. These sectors and the Shire's close proximity to Geelong and Melbourne have consequent demands for backpacker accommodation and facilities for people interested in short-stay visits.
- The Shire is well placed to capture a large proportion of Victoria's key tourism growth market - short-stay visits and day trips. Colac is within a 2-hour drive of Melbourne and can provide the base for a well-varied day or short-stay visit.
- Visitors to Colac already make an important contribution to businesses in Colac and there is an opportunity for the economic development of Colac by encouraging visitors to extend their stay in town.
- The Colac town centre presents a number of unique attributes that would be worthy of a longer stay, including Memorial Square, proximity to the Botanical Gardens and Lake Colac, and numerous heritage buildings.
- The range of attractions in the Shire and surrounding region also provide Colac Otway the opportunity to attract longer stay and out-of-season tourists, market segments which contribute more to the economy.
- While tourism activity is seasonal, there are opportunities to add variety to the Shire's attractions that would encourage the development of more all-year round activities.
- The increase in tourism has the potential to create conflicts through environmental damage, pressure on attractive and sensitive areas for development to meet accommodation demands and potential dangers to residents and visitors in areas sensitive to landslip and bushfires.
- Protecting those resources and assets on which tourism depends is vitally important. They include the natural environmental and cultural features, heritage, infrastructure, settlements and townscape design and presentation.
- There is potential for further development in the Johanna area for low intensity tourism activity based on its outstanding natural attributes.
- With tourism as a major growth sector it will be necessary to recognise more closely the ways in which other industries and business can add to the tourist appreciation of the region both through improvements to the quality of the visual landscape and in the introduction of new experiences.

- The Rural Land Strategy has identified some demands for tourism and accommodation in an area to the west of Apollo Bay that has been included within the Rural Activity Zone.
- The identification of this area to the west of Apollo Bay does not aim to increase rural living opportunities, but aims to facilitate commercial, tourism or recreation development that will complement and benefit the particular agricultural pursuits, landscape features or natural attractions of the area.
- The Rural Land Strategy has also identified demand for tourism and accommodation in the Otway Ranges that is not adequately catered for in the Farming Zone.
- It is recognised that within the Rural Activity Zone there is the potential for both farm based activities on relatively cleared land, and nature based activities on partly vegetated land to occur.
- The Forrest Structure Plan has identified opportunities for expanded tourism accommodation, cafes, eateries and rural produce and recreation-based commercial enterprises along Grant Street.
- The Forrest Structure Plan has also identified an area at the northern entrance to the Forrest Township suitable for rural and eco-tourism enterprises.
- The redevelopment of the Apollo Bay Harbour will be based on a Development Plan that will enhance the tourism appeal of the area and provide another attraction that will encourage longer stays along the coast.

### **Objectives**

- To encourage growth in tourism in a way that assists diversification in the economy and ensures the protection of key environmental features.
- To encourage investment in tourism that has close linkages with local industries and the environment.
- To protect key visual and environmental features which are of major significance and contribute to the tourism assets of the Shire.
- To provide a range of accommodation and related activities which encourages tourist visitation.
- To provide for a preferred mix of uses in the Rural Activity Zone to the west of Apollo Bay.
- To provide for a preferred mix of uses in the Otway Ranges.
- To encourage economic development in towns in the Otway Ranges through tourism uses and development which acknowledge and respond to environmental constraints and protect landscape values.

### **Strategies**

- Encourage the development of activities such as eco-tourism, which can demonstrate sensitivity to the environment with economic benefit to the locality.
- Encourage the development of small-scale activities, which are related to locally produced arts, crafts or products as a diversification of the economy.
- Encourage the development of tourism trails based on the cultural heritage features of the Shire, the environmental assets of the Shire and link those to wider regional trails.
- Encourage the development of agriculture based tourism industry as a means of assisting and diversifying the agricultural economy.
- Promote heritage related businesses and the private and public gardens in towns and rural properties.
- Support high quality tourist and recreation developments that clearly provide linkages to other regional features such as the coast, the natural environment, the built and cultural heritage and specific local experiences.

- Protect and enhance those natural, physical and amenity features which contribute to providing a 'tourism experience' including the natural environment, heritage elements, landscape features and cultural activities.
- Protect the visual and amenity qualities of the Great Ocean Road and its adjoining coastal and rural landscapes.
- Consolidate larger scale tourism use and development into identified activity nodes along, or located off, the Great Ocean Road that is subservient to the landscape so as not to detract from the quality of the landscape; of high quality design and style relevant to the surrounding land uses and is capable of net gain environmental outcomes.
- Ensure tourist developments are compatible with the immediate area.
- Consider proposals for application of the Rural Activity Zone to provide for tourism facilities in the Otways on a case-by-case basis.
- Facilitate the development of a diverse range of accommodation to meet changing visitor needs.
- To encourage the establishment of equipment hire and tour groups to support tourist recreational needs within Forrest.
- Consider tourism accommodation proposals and compatible developments in Forrest along Grant Street and outside the northern boundary of the town on land in the Rural Activity Zone.
- Ensure new development in the Apollo Bay Harbour is consistent with a Development Plan to be prepared for the Harbour.
- Encourage development in Colac which facilitates visitors to extend their stay.

### **Specific Implementation**

#### *Policy guidance*

Assess proposals for use and development in any Rural Activity Zone west of Apollo Bay or in the Otway Ranges against the following criteria:

- Use and development for equestrian supplies, helicopter land site, landscape gardening supplies, motor racing track, tavern, and other similar uses should be avoided.
- The scale of development and use should relate to the land size and surrounding uses.
- Development should be subservient to the landscape and not detract from the landscape quality.
- Development should be of high design quality and the style should respect surrounding development.
- Support compatible tourism and recreation related land uses and development within the Rural Activity Zone located on the northern approach to the Forrest Township.
- Development should provide a net environmental gain.
- Development should be self-sufficient in, or meet all the relevant costs of, infrastructure provision.

#### *Rezoning guidance*

Support the Rural Activity Zone on land west of Apollo Bay and in the Otway Ranges to provide for a mix of uses including agriculture; tourist and recreational activities; group accommodation with tourist or recreational activities (including backpacker accommodations, camping and caravan park, cabins, etc); and restaurant in association with a tourist facility or recreational activity.

## 21.05-5 Green Energy

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### Overview

- The region broadly surrounding Colac is becoming a focus for investment in wind farms, with nearby Mt Gellibrand (Acciona) 25km east of Colac and Berrybank Wind Farm 50km north of Colac.
- Wind farm projects create local employment during the development phase, while the associated benefits flow to local business operators in a range of sectors, including transport, trade supplies, vehicle maintenance, fuel supplies, accommodation, retail, cafes and restaurants. Colac is geographically well placed to capitalise on the associated benefits of wind farm projects.
- Colac is strategically located for the development of biofuel projects. It is situated in an agricultural area which has a significant supply of animal and agricultural waste products such as manure and stalk waste. It has locational attributes sought by biofuel projects such as:
  - Central to agricultural production
  - Proximity to road and rail transport infrastructure
  - Social compatibility
  - Likely environmental impact
  - Availability of water.
- Subject to social and environmental investigations, opportunities exist for bio-fuels development in Colac utilising local agricultural waste products.

### Objectives

- To encourage growth in green energy development in Colac Otway and technologies in Colac.

### Strategies

- Encourage the development of green energy projects in Colac Otway Shire.
- Investigate the feasibility of facilitating a small employment node in Colac's industrial areas which undertakes activities associated with green industries.

## 21.05-6 Transport and logistics

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### Overview

- The freight task in Victoria is substantial and the volume of freight is expected to double with significant growth in interstate freight flows along the Victoria-South Australia route. Road transport freight is currently the dominant form of logistics transport in Victoria. Rail performs best when moving large volumes of commodities over long distances. Air transport typically moves very time-sensitive, high-value commodities.
- Colac is strategically located along one of the nation's major transport routes (Princes Highway) and the Melbourne to Warrnambool rail line and is well located to provide industry-related facilities and support services.
- The nearest intermodal terminal to Colac is located at Warrnambool where freight is transferred between road and rail, and facilities such as this will have a central role to play if rail is to increase its role in the freight transport and distribution system.
- The location of an intermodal terminal in the Colac region will have a significant economic benefit to the Colac community.

**Objectives**

- To encourage investment in transport and logistic developments in Colac that have close linkages with local industries.
- To explore opportunities for an intermodal facility to service Colac and the region to facilitate the shift of freight from road to rail.

**Strategies**

- Encourage the development of transport and logistic developments in Colac's industrial areas.
- Investigate the feasibility and spatial requirements of an intermodal facility in the Colac region.

**21.06 GENERAL IMPLEMENTATION**

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The objectives and strategies identified in Clause 21 will be implemented by:

**Using zones, overlays, local policy and the exercise of discretion**

- Applying the Low Density Residential Zone to land within Coragulac to facilitate rural residential development of land between the two areas zoned Township.
- Rezoning areas of Farming Zoned land in north-east Colac to Rural Activity Zone.
- Applying minimum setbacks to identified main roads in the schedule to the Farming Zone.
- Rezoning the Industrial 1 Zone land in West Colac to the Farming Zone.
- Rezoning the Industrial 1 Zone land north of Treatment Works and Flaxmill Roads Colac to the Farming Zone.
- Applying the Industrial 1 Zone to land east of Forest Street, Elliminyt to provide for an adequate and diverse supply of industrial land.
- Applying the Industrial 1 Zone to land in J Barry's Road, Elliminyt to provide for an adequate and diverse supply of industrial land.
- Applying the Commercial 2 Zone to land in Main Road, Colac to recognise existing commercial uses.
- Applying the Special Use Zone (Schedule 2) to the Apollo Bay Harbour.
- Applying the Special Use Zone (Schedule 3) to the Bulla Murray Street site in Colac.
- Applying the Special Use Zone (Schedule 4) to the Australian Lamb Company site in Colac.
- Applying the Rural Living Zone to an area south of Colac with a minimum lot size of 1.2ha to reflect the existing settlement and development pattern.
- Applying the Rural Living Zone to areas in Kawarren, Barongarook, Irrewarra, east of Birregurra, Cororooke, Warncoort and Forrest to reflect existing settlement and development patterns.
- Applying the Rural Activity Zone to an area of the Apollo Bay Hinterland with a 40ha minimum lot size.
- Applying the Rural Activity Zone to an area east of Colac with a minimum lot size to reflect the existing settlement pattern.
- Applying the Rural Activity Zone to land north of Forrest with a 40ha minimum lot size to support tourist development.
- Maintain the current minimum lot size provisions in the schedule to the Farming Zone for subdivision of 40ha (with 80ha in the north east).
- Maintain 40 hectares as the minimum area for which no permit is required for a dwelling in the Farming Zone (with 80ha in the north east).
- Applying the Development Plan Overlay (Schedule 2) to undeveloped land zoned Residential 1 in Colac.
- Applying the Development Plan Overlay (Schedule 3) to land proposed to be rezoned to Industrial 1 Zone east of Forest Street, Colac.
- Applying the Development Plan Overlay (Schedules 6,) to land proposed to be rezoned to Industrial 1 Zone at the Bulla Forest Street site in Colac.
- Applying the Development Plan Overlay (Schedules 7) to land proposed to be rezoned to Industrial 1 Zone in J Barry's Road, Colac.
- Applying the Design and Development Overlay Schedule 1 to industrial land in Colac
- Applying the Design and Development Overlay Schedule 3 to highway commercial land at the western entrance to Colac.
- Applying the Design and Development Overlay Schedule 5 to land within the Apollo Bay town centre.

- Applying Design and Development Overlay Schedule 6 to land adjoining the town centre of Apollo Bay.
- Applying Design and Development Overlay Schedule 7 to all other residentially zoned land within Apollo Bay and Marengo.
- Applying the Design and Development Overlay Schedule 8 to the Colac CBD.
- Applying the Design and Development Overlay Schedule 9 to undeveloped residential land at 413-479 Murray Street, Colac.
- Modifying the boundary of Airport Environs Overlay Schedule 2.
- Applying the Significant Landscape Overlay (Schedules 1-5) as identified in the Great Ocean Road Region Landscape Assessment Study and the Apollo Bay Framework Plan.
- Applying the Environmental Significance Overlay (Schedule 6) to an area buffering the Colac Water Reclamation Plant.
- Considering applications for all areas affected by the Heritage Overlay in accordance with Clause 22.01 (Heritage Places and Areas Policy).
- Apply the Restructure Overlay to “old and inappropriate” subdivisions at areas in Cressy, Gerangamete, Irrewillipe and Pirron Yallock.
- Applying the Parking Overlay Schedule 1 to the Colac CBD.
- Applying the Parking Overlay Schedule 2 to the Apollo Bay CBD.
- Applying the Commercial 1 Zone to the commercial core of Main Street, Birregurra to encourage a consolidated town centre.
- Applying the Design and Development Overlay (Schedules 11, 12, 13, 14, 15 and 16) to land within Birregurra.
- Applying the Vegetation Protection Overlay (Schedule 3) to the Roadknight Street entryway and an area south of the Main Street in Birregurra.

#### **Undertaking further strategic work**

- Monitor the rate of infill development in Birregurra to make sure that the substantial infill development opportunities that exist are being realised.
- Undertake local bushfire assessments for the towns of Beech Forest, Forrest, Gellibrand and Lavers Hill to further clarify their development potential.
- Prepare a Master plan for Beeac. The work should include:
  - A Township Effluent Management Plan to determine capacity for infill development and future growth
  - Evaluation of development options immediately to the east and north-west of the existing township zone.
- Prepare a Master plan for Gellibrand. The work should include:
  - A Township Effluent Management Plan to determine capacity for infill development and future growth
  - Evaluation of development options in the vicinity of Gellibrand-Carlisle Road and along the northern approach to Gellibrand.
- Consider the appropriateness of rezoning the Low Density Residential Zoned land in Christies Road to Farming Zone through the review of the Colac Structure Plan.
- Prepare a precinct structure plan for Elliminyt.
- Prepare a precinct structure plan for the East Colac area north of the Princes Highway.
- Undertake a residential land supply analysis for all segments of the Colac market.
- Monitor the rate of industrial land development in Colac to make sure that development opportunities that exist are being realised.
- Further investigate and consider the former Bruce Street landfill site for the purpose of a recreation area or other appropriate use linked to Lake Colac.



- Prepare a Development Plan for the Apollo Bay Harbour that is consistent with the provisions of Schedule 2 to the Special Use Zone.
- Prepare a structure plan for Birregurra to manage future growth in a manner responsive to environmental constraints and respectful of the unique qualities of this township. This should be prepared and implemented before the advent of sewerage to ensure development is properly controlled to ensure the preservation and enhancement of the local character and natural and built form of the town.
- Investigate the development of policy guidelines to guide development within the Birregurra township including materials, built form, height, setback and colours and the appropriateness of a Design and Development Overlay to protect its unique qualities.
- In conjunction with Barwon Region Water Corporation, assess the needs and opportunities for reticulated sewerage in Birregurra and impacts on future development.
- Update Overlays on completion of the Corangamite River Health Strategy.
- Update the Vegetation Protection and Environmental Significance Overlays to incorporate revisions to the Ecological Vegetation Class mapping.
- Update the Land Subject to Inundation Overlay and schedule to align with revised data and mapping when available from the Corangamite Catchment Management Authority.
- Revise the Erosion Management Overlay following completion of the Department of Primary Industries and Corangamite Catchment Management Authority review.
- Consider applying the Salinity Management Overlay to areas recommended by the Corangamite Catchment Management Authority.
- Monitor the rate of retail and office development in Colac to make sure that development opportunities that exist are being realised.
- Investigate potential to accommodate additional township development on 2324 and 2330 Birregurra-Forrest Road, Forrest as part of a local bushfire risk assessment.
- Prepare township plans for Alvie, Cororooke and Beeac to determine a revised settlement boundary that supports growth of the towns in accordance with the Rural Living Strategy.
- Investigate potential for expansion of Gellibrand and Beech Forrest subject to further strategic assessment having regard to bushfire risk and effluent management.
- Prepare an advertising signs policy for Colac and Apollo Bay.
- Develop a set of 'Standards for Open Space Development' that will be used to guide the provision of facilities in each open space area in line with the area's position in the open space hierarchy and nature or category.

### **Undertaking other actions**

- Develop strategies to identify and, if possible, mitigate bushfire risk within the Forrest Township.
- Maintain close linkages with the Corangamite Catchment Management Authority, the Western Coastal Board, VicRoads, Water Corporations, the Victorian Coastal Council, the Department of Sustainability and Environment and the Department of Planning and Community Development to ensure regional consistency is developed.
- Undertake urban design improvements for the enhancement of the Colac Town Centre through implementation of the Colac CBD and Entrances Project
- Undertake enhanced recreation and pathway connections particularly around Lake Colac and in relation to the proposed Education, Recreation and Community Precinct.
- Maintain and enhance the local road network, particularly links with Colac, to support viability of Birregurra and encourage tourism.
- Undertake urban design and pedestrian infrastructure improvements for the enhancement of the Grant Street core in Forrest.
- Investigate the land use planning implications of sea level rise and storm surge associated with climate change and appropriate planning scheme responses.
- Identify and protect RAMSAR wetlands as important ecological and economic assets.

- Identify and promote activities which illustrate and are sensitive to local Koori history and culture.
- Prepare detailed designs for priority capital works projects (streetscape, parking, pedestrian and cycling projects) arising from the Colac CBD and Entrances Project Planisphere 2012.
- Developing an Urban Forest Strategy for Colac and Elliminyt to:
  - Set a vision for the long term botanic theme for planting in streets and public places
  - Determine species selection
  - Identify priority locations for planting (streets, public spaces and private land)
  - Review existing Tree Asset Management Plan
  - Establish staged implementation program of tree planting
  - Detail required maintenance regimes
  - Establish identification and signage system for botanic collection.
- Investigate the opportunities and viability for the future of an intermodal freight facility for transport and logistics purposes in the Colac region.

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**REFERENCE DOCUMENTS**

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme and decisions makers should use these documents for background research only. Material in these documents that potentially provides guidance on decision making but is not specifically referenced by the Scheme should not be given any weight.

**Settlement**

- Apollo Bay Structure Plan (2007)
- Apollo Bay Settlement Boundary & Urban Design Review (2012)
- Colac Structure Plan (2007)
- Apollo Bay and Marengo Neighbourhood Character Review Background Report (2003)
- Barwon Downs Township Masterplan (2006)
- Beeac Township Masterplan (2001)
- Beech Forest Township Masterplan (2003)
- Birregurra and Forrest Community Infrastructure Plans (2012)
- Birregurra Neighbourhood Character Study (2012)
- Birregurra Structure Plan (2013)
- Carlisle River Township Masterplan (2004)
- Colac Otway Rural Living Strategy (2011)
- Cressy Township Masterplan (2007)
- Forrest Structure Plan (2011)
- Forrest Township Masterplan (2007)
- Gellibrand Township Masterplan (2004)
- Kennett River, Wye River and Separation Creek Structure Plans (2008)
- Lavers Hill Township Masterplan (2006)
- Siting and Design Guidelines for Structures on the Victorian Coast, Victorian Coastal Council (1997)
- Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study (2005)
- Swan Marsh Township Masterplan (2001)
- Colac Commercial Centre Parking Precinct Plan, AECOM (2011)
- Colac Otway Public Open Space Strategy (2011)
- Apollo Bay Commercial Centre Parking Precinct Plan, AECOM (2011)
- Colac CBD and Entrances Project, (2012)

**Environment**

- Biodiversity Action Planning – Otway Plain Bioregion, 2003
- Biodiversity Action Planning – Otway Ranges Bioregion, 2003
- Biodiversity Action Planning – Victorian Volcanic Plains Bioregion, 2003
- Biodiversity Action Planning – Warrnambool Plains Bioregion, 2003
- Central West Victoria Regional Coastal Action Plan (2002)
- Central West Victoria Estuaries Coastal Action Plan (2005)
- Coastal Spaces Recommendations Report (2006), Department of Sustainability and Environment

- Colac Otway Heritage Study (2003)
- Colac Otway Shire Three Towns Stormwater Management Strategy (2004)
- Colac Otway Stormwater Management Plan (2002)
- Corangamite Floodplain Management Strategy (2002), Corangamite Catchment Management Authority
- Corangamite Native Vegetation Strategy (2006), Corangamite Catchment Management Authority
- Corangamite Regional Catchment Strategy 2003 – 2008 (2003), Corangamite Catchment Management Authority
- Corangamite River Health Strategy (2007), Corangamite Catchment Management Authority
- Corangamite Wetland Strategy 2006 – 2011, (2006), Corangamite Catchment Management Authority
- Draft Corangamite Salinity Action Plan (2003), Corangamite Catchment Management Authority
- Great Ocean Road Region Landscape Assessment Study (2003)
- Municipal Fire Prevention Planning Guidelines (1997), Country Fire Authority
- Victorian Coastal Strategy (2002), Victorian Coastal Council
- Wastewater Management Issues Paper: Beeac (2005)
- Wastewater Management Issues Paper: Birregurra (2002)
- Wastewater Management Issues Paper: Forrest (2005)
- Wastewater Management Issues Paper: Kennett River (2002)
- Wastewater Management Issues Paper: Wye River and Separation Creek (2002)
- Domestic Wastewater Management Plan (2007), Colac Otway Shire Council

### **Economic Development**

- Colac Otway Economic Development and Tourism Strategy (2004)
- Colac Otway Rural Land Strategy (2007)
- Colac West Industrial Area - Outline Development Plan for the Colac West Industrial Area (1996)
- Colac Township: Economic Development, Commercial and Industrial Land Use Strategy (2017)