



Colac Otway
SHIRE

AGENDA

ORDINARY COUNCIL MEETING
OF THE
COLAC-OTWAY SHIRE
COUNCIL

27 JANUARY 2011

at 6:00 PM

COPACC Meeting Rooms

An audio recording of this meeting is being made for the purpose of verifying the accuracy of the minutes of the meeting. In some circumstances the recording may be disclosed, such as where Council is compelled to do so by court order, warrant, subpoena or by any other law, such as the Freedom of Information Act 1982.

COLAC-OTWAY SHIRE COUNCIL MEETING

27 JANUARY 2011

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NOTICE is hereby given that the next *ORDINARY COUNCIL MEETING OF THE COLAC-OTWAYSHIRE COUNCIL* will be held in COPACC Meeting Rooms on 27 January 2011 at 6:00 pm.

AGENDA

1. OPENING PRAYER

*Almighty God, we seek your
blessing and guidance in our
deliberations on behalf of the
people of the Colac Otway Shire.
Enable this Council's decisions to be
those that contribute to the true
welfare and betterment of our community.
AMEN*

2. PRESENT

3. APOLOGIES

4. MAYORAL STATEMENT

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past and present and welcomes any descendents here today.

Colac Otway Shire encourages active community input and participation in Council decisions. Council meetings provide one of these opportunities as members of the community may ask questions to Council either verbally at the meeting or in writing.

Please note that some questions may not be able to be answered at the meeting, these questions will be taken on notice. Council meetings also enable Councillors to debate matters prior to decisions being taken.

I ask that we all show respect to each other and respect for the office of an elected representative.

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Thank you, now question time. 30 minutes is allowed for question time. I remind you that you must ask a question, if you do not have a question you will be asked to sit down and the next person will be invited to ask a question. This is not a forum for public debate or statements.

1. Questions received in writing prior to the meeting (subject to attendance and time)
2. Questions from the floor

5. QUESTION TIME

6. DECLARATION OF INTEREST

7. CONFIRMATION OF MINUTES

- Ordinary Council Meeting held on the 15/12/10.

Recommendation

That Council confirm the above minutes.

OFFICERS' REPORTS

Chief Executive Officer

OM112701-1 CEO'S PROGRESS REPORT TO COUNCIL
OM112701-2 COUNCIL MEETING DATE FOR JUNE 2011

Corporate and Community Services

OM112701-3 CENTRAL RESERVE ADVISORY COMMITTEE TERMS OF
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OM112701-4 COUNCIL COMMUNITY FUNDING PROGRAMS 2011-2012
OM112701-5 SECOND QUARTER PERFORMANCE REPORT

Sustainable Planning and Development

OM112701-6 DRAFT RURAL LIVING STRATEGY AND CONTEXT REPORT FOR
COMMUNITY CONSULTATION

General Business

OM112701-7 ASSEMBLY OF COUNCILLORS

Rob Small
Chief Executive Officer

CONSENT CALENDAR**OFFICERS' REPORT**

D = Discussion

W = Withdrawal

ITEM	D	W
<u>CHIEF EXECUTIVE OFFICER</u> <u>OM112701-1 CEO'S PROGRESS REPORT TO COUNCIL</u> Department: Executive <u>Recommendation(s)</u> <i>That Council notes the CEO's Progress Report to Council.</i>		
<u>OM112701-2 COUNCIL MEETING DATE FOR JUNE 2011</u> Department: Executive <u>Recommendation(s)</u> <i>That Council resolves to change the date of the June Council meeting from the 22 June 2011 to the 29 June 2011.</i>		

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM112701-1**CEO'S PROGRESS REPORT TO COUNCIL**

AUTHOR:	Rhonda Deigan	ENDORSED:	Rob Small
DEPARTMENT:	Executive	FILE REF:	GEN00460

EXECUTIVE**Visit to the City of Walker**

The CEO and Cr Stuart Hart visited the City of Walker in November 2010 to reinvigorate the student exchange program between the Colac Otway Shire and its sister city Walker. This visit was incorporated with attendance at the Livcom Awards being held in Chicago at that time. The reports prepared by Cr Hart and the CEO with respect to this travel have been attached to this report.

G21 Health and Wellbeing Pillar

On 16 December Councillor Russell and the CEO attended a meeting in Geelong to review the effectiveness and focus of this pillar.

Generally the consensus was that this is a very effective pillar. Some consideration of working on issues that cross several pillars was raised and this will be taken into account in the future.

Great South Coast Regional Strategic Plan

A meeting of CEO's of the Great South Coast in late December resolved to appoint O2 Consulting on a 6 month contract to service the implementation of the plan, bring down a report for all member Councils on future governance and to conduct general administration services.

A meeting with O2 Consulting on 17 January established the initial priorities and working arrangements to service this group. This move recognises the importance of the regional strategic plans as key influences of future state and federal funding initiatives.

Local Government Victoria Audit

During the third week in December, two members of the Local Government Inspectorate conducted a 5 day audit of Council.

Their focus was on purchasing and tendering and some general administrative processes.

The CEO met with both inspectors on Thursday 16 December.

The emphasis of the audit is on improvement of local government performance rather than a "poor report card" approach. The feedback was that we had been largely compliant and that in particular our GM Corporate and Community Services was among the leading performers in their audits to date in terms of processes, policy and procedures.

An interim report is expected in the near future which will give officers a chance to clarify any matters that have been concluded and remedial actions that will be required. This is similar to the process for our more customary audit procedures.

A final report will then be prepared for Council.

CORPORATE & COMMUNITY SERVICES

Events

Custom Car and Bike Show (15 January)

Custom Car and Bike show celebrated its 11th year before a large crowd of car and motorbike enthusiasts. The planned Friday night drive-in movie at the Colac Showgrounds had to be postponed due to the wet conditions. The drive-in movie event will go ahead in March. Saturday featured the show's main event, 'Show 'N' Shine' featuring 250 cars and 100 bikes and then on Sunday, cars and motorcycles cruised to Gellibrand for lunch. All monies raised will go to charities – Kids with Cancer, Co-PYLIT and the Colac Fire Brigade.

Upcoming Events

Events which will be held throughout the Colac Otway Shire in February include the Heritage Festival (Colac – 5 & 6 February), Hoot 'n' Nanny (Colac – 12 February), Otway Odyssey (Forrest – 19 February), Colac Comeback Country Truck and Ute Show (Colac – 20 February), 8 Ball Competition (Colac - 25 to 27 February), Relay for Life (Colac - 26 & 27 February) and GO Sports Festival (Apollo Bay - 26 & 27 February).

Recreation

Colac Otway Rovers Soccer Club

Council officers have been working with the newly formed Colac Otway Rovers soccer club to assist with their application to Football Federation Victoria's Geelong Region League. The club is hoping to have one senior side and one junior side competing in the competition in 2011. The club will base its training and small-sided football at Central Reserve's multi-purpose playing fields and play its senior home games at Pirron Yallock Recreation Reserve. Council facilitated a meeting between Football Federation Victoria and the club in January to identify opportunities to improve the community awareness of the club's services.

Apollo Bay Trails Feasibility Study

Council advertised for the position of Project Manager – Apollo Bay Trails Feasibility Study in January with applications closing early February. The position has been offered as a one year full-time or 18 month part-time position.

Sport and Recreation Victoria's Community Facility Funding Program (CFFP)

Council has received confirmation that its two applications to the CFFP were unsuccessful. Council applied for \$500,000 for the Bluewater Fitness Centre Stadium Redevelopment project and \$35,500 for the Beeac Playground Redevelopment Project.

Old Beechy Rail Trail

A reprint of the Old Beechy Rail brochure was completed in time for Christmas 2010 and distributed to both Visitor Information Centres and other designated points along the Trail. The new brochure contains information regarding accessing the trail on Code Red Days, transportation options, a listing of businesses along the trail and a new photographic image for the front page.

Following significant Committee input, a new survey seeking customer satisfaction and feedback has been completed for trail users. The purpose of this survey is to provide trail users with an opportunity to describe their experiences, express their opinion of the trail and offer any suggestions for improvements. It is proposed that the survey will be available on the Council website, Otways Tourism webpage and Rail Trails Australia website. Approaches will also be made to local businesses along the trail to seek their interest and

support in providing the survey to visitors who have used the trail. The survey is designed to help the Old Beechy Rail Trail Committee better understand the demographics, motivations and experiences of the current users which will assist with information for future growth and management.

Based on the Committee's favorable response to the presentation of the Marketing Plan specifically developed to promote the Old Beechy Rail trail, plans will commence to implement actions contained in the document.

Colac Skate Park Redevelopment Project

A tender evaluation panel was convened in late December to assess tenders received in relation to this project. Local company BDH Constructions was appointed as the successful tenderer with works planned to commence on the skate park facility in February once students have returned to school. The project will include the following components:

- Removal of underutilised elements from the existing skate park i.e. banked kicker and ledge;
- Partial removal of garden bed and retaining wall;
- Skate park extension to include:
 - installation of a spine ramp with roll over sections;
 - installation of a quarter pipe connected to existing bank ramp to form a jump box off;
 - quarter pipe off new bank ramp;
 - removal of existing handrail around bank ramp and replacement with new handrails.
- Development of a new pathway entrance to the facility:
 - new entry path connection to access road plus installation of bollards;
 - cap off garden bed and addition of new signage and bin at entry.

This project was instigated by local youth wanting to address inadequacies with the current facility and provide new recreational opportunities. It is intended that the completed project will demonstrate to the local youth that community partnerships do result in positive outcomes.

Botanic Gardens Playspace

Council facilitated a meeting with members of the Colac Botanic Gardens Playspace Community Reference Group to discuss the delivery and implementation of proposed works as identified through the Colac Botanic Gardens Playspace Master Plan. Preliminary discussions have been held with the "Friends of the Botanic Gardens" who have provided some input into the prioritisation of the remaining works to be completed in the Playspace. Input was sought from members of the Community Reference Group to confirm which works should commence in the first half of 2011 and to determine the priority of future works.

2011-2012 Community Funding Program Review

A review has been completed for the suite of dedicated Council Funding Programs, comprising of the 2011-2012 Festival and Events Support Scheme and the 2011-2012 Council Community Funding Program (which includes Recreation Facilities, Community Projects and COPACC Hire Assistance.) The annual review takes into consideration feedback received from external applicants regarding program improvements. In addition, an in-house review was conducted to obtain feedback from staff involved in administering the funding program.

COPACC

The 2010 calendar year was highly successful for the business events stream of the COPACC business. The business revenue grew by more than 21%. COPACC hosted 981 events which attracted almost 46,000 people. In the past five years COPACC has more than doubled its business events revenue.

Physical works have begun on the \$648,000 redevelopment of the Civic Hall. The project is on schedule and expected to be completed within budget.

COPACC is launching its 10th annual theatre subscription season on Saturday 5 February with an exciting line-up of performances and previews.

Bluewater Fitness Centre

The Centre has recently received the resignations of two valued members of the Aquatic team. Tom Cullen, Aquatics Coordinator, is taking up an opportunity in Newcastle while Jess Kelly, Senior Life Guard, is heading off to University. Council has commenced the recruiting process for both positions and expect to have positions filled by February.

The Centre has completed a project to install water tanks ensuring the catchment of rain water for reuse in the centre. This will save a substantial amount of water over the years to come.

In the Aquatic area, Learn to Swim enrolments are currently being taken for Term 1 2011 and the program is already at 80% capacity. There was an intensive stroke correction workshop held over three days in January which incorporated both pool and dry sessions. The inflatable obstacle course has been operating two days a week over the school holidays as the Centre focussed on holiday fun for its December/January marketing.

The Apollo Bay pool has been operating successfully throughout January and will continue to operate on weekends through to the end of March. Pool attendance numbers have been encouraging and a local operator has conducted a successful Learn to Swim program.

Resurfacing of the stadium floor occurred during January. The entire stadium was scrubbed back, polished and two layers of varnish applied before being open again for casual use on 13 January.

Aged & Disability Services

The Colac Cake Decorating Club members donated approximately 50 small beautifully decorated Christmas Cakes which were delivered to many Meals on Wheels and other Home & Community Care clients during the Christmas period.

Personal Care Workers and Meals on Wheels deliverers continued support for many of our clients who remained at home over the Christmas period.

**Environmental Health
Inspections**

The Environmental Health Unit undertook 108 inspections of registered premises during December 2010, the following details the inspection categories:

- Council has 367 Food Premises registered, 49 Inspections were undertaken.
- 31 inspections of tobacco selling points were carried out to ensure legislation requirements were being met.

- Five Caravan Park inspections were carried out to ensure compliance with new legislation.
- 12 Prescribed Accommodation Premises (mainly motels and B&B's) were inspected.
- Eight Food Stalls inspected at various food events.
- 16 Septic Tank inspections were carried out with 6 permits to 'install' and 4 permits to 'use' being issued.
- Three Personal Care health premises were inspected.

The following Major events were inspected:

- Apollo Bay Market
- Lions Market – Memorial Square.

Food Recalls

Four food recalls were received; two required no action, advice was provided to suppliers within the municipality for the other two.

Complaints

Two complaints were received by Council, they related to:

- dust & smell
- drainage & septic

Training

Environmental Health Co-ordinator and Health & Community Services Administrator attended a refresher course in Recovery Centre Management.

New Registrations

There are four new businesses currently being constructed that require Health Registrations.

Food Sampling

The results of 13 food samples that were taken in December were received. There were two samples that required further investigation. One had high standard plate count indicating possible poor food handling techniques. The other sample registered the presence of *Listeria Monocytogenes* which is prohibited by Food Safety Standards. Council's Food Safety Officer reviewed the operation of these premises and served orders to rectify procedural faults and improve general upkeep.

Immunisations

Immunisation rates for the combination of vaccines are shown in the table below. The table shows the fully immunised children in the Colac Otway Shire against a comparison with the state average. These percentages are based on the December quarter figures from the Australian Childhood Immunisation Register (ACIR). As can be seen from the figures below, Colac Otway Shire is equal to or above the state averages in all age cohorts.

OCTOBER - DECEMBER 2010		
Age Cohort	% Victoria Fully Immunised	% Colac Otway Shire Fully Immunised
12 to 15 months	92.31	95.12
24 to 27 months	93.97	94.03
60 to 63 months	92.65	92.65

Rural Access**Beechy Precinct Transport Connection Project**

Rural Access will work closely with the current Beechy Precinct Transport Connection Project (funded by Department of Planning and Community Development), which analyses how people currently access the Colac Community Library and Learning Centre and how the library could be made more accessible. Rural Access involvement relates to consultation with and inclusion of people with a disability. The project is expected to improve any access issues or concerns, especially at the Colac Community Library and Learning Centre.

Family Day Care

Council's Family Day Care (FDC) services support and administer a network of FDC carers who provide flexible care and development activities generally in their own homes for other people's children. Council's FDC services received high praise during recent licensing audits, when our carers' interaction with children, and the quality of administration was described as "exceptional". Council has received the formal licence accreditation. The accreditation information is now displayed in the Rae St Customer Service foyer.

INFRASTRUCTURE & SERVICES**CAPITAL WORKS UNIT**

The unit has been busy reviewing and updating the 10 year Capital Works & Major Projects Program in the lead up to the planning of the budget for 2011/12.

Cressy Shelford Road Rehabilitation

The next meeting of the Cressy Shelford Road Steering Committee is scheduled for Thursday 27 January 2011. The aim of this meeting will be to review the draft Cressy Shelford Road Grassland Rehabilitation Plan and the feedback received during the key stakeholder workshops held in December 2010. Biosis Research, who was engaged by Council to complete the Cressy Shelford Road Grassland Rehabilitation Plan, will then prepare a final draft for consideration prior to lodgement with both the Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) – formerly known as DEWHA, and the Department of Sustainability and Environment (DSE).

Project Prioritisation

All budget requests submitted in December 2010 which relate to Capital Works and Major Projects, have been incorporated into the 10 year Capital Works & Major Projects Program for prioritisation. This occurs annually in preparation for the development of the budget.

Each category has been reviewed and sorted based on calculated weightings and will be initially reviewed by Executive prior to further refinement of a detailed Capital Works and Major Projects list for consideration for inclusion in the 2011/12 budget.

Drainage Investigations

As the wet start to summer continues, a number of drainage issues have been highlighted in towns and rural areas across the shire. Detailed drainage investigations are currently being completed in a number of areas including the Gellibrand township, Hart Street, Warrowie Road and Cants Road.

These investigations are aimed at identifying what works are required to ensure drainage meets Council's requirements. These works may include minor maintenance activities or major improvements to stormwater infrastructure. Based on the works required at each site, detailed estimates will be prepared for budget requests to enable these projects to be included for consideration in the 10 year Capital Works & Major Projects Program.

Old Beechy Rail Trail

Works associated with the improvement and development of the Old Beechy Rail Trail continue with a number of projects being at varying stages of completion. Drainage works between Maggio Road and Cashins Road, Kewarren (chainage 13.5km) has been completed. Design consultants Project Delivery, have been appointed to undertake design works for the extension of the rail trail pathway from Beech Forest to Ferguson.

Asset Information Update

Stormwater asset data as it relates to the location and detail of Council's pits and underground pipes is progressively being updated to account for minor corrections and to record assets contributed through subdivision development. This work will further improve the accuracy and validity of Council's spatial data.

Queen Street Widening

Works are nearing completion on Queen Street, with Cosworks completing pavement works associated with the widening of Queen Street between Pound Road and Airey Street. It is anticipated that the road will be sealed with a primer seal by the end of February. This will then allow the road to be reopened to through traffic.

This project will result in a road having an overall width of 9.5 metres and will significantly improve the carrying capacity of this important link between Colac and Elliminyt and will also enhance road safety.

SUSTAINABLE ASSETS UNIT

Underground Drain Inspections

A contract for the inspection of parts of Council's underground drainage system was recently awarded to Barry Bros. Specialised Services. These inspections are of selected underground pipes and stormwater pits located in Colac and Apollo Bay. These types of inspections provide a number of benefits, including; verifying the accuracy of Council's asset information; identification of any maintenance or cleaning issues; measurement of the condition of parts of the network; and to identify any structural issues which could result in critical failures. Inspections commenced on 5 January 2011. It is expected that final reporting will be made available by the end of January for further review.

Bridge Inspections

Council recently sought quotations for the provision of services to conduct detailed inspections of approximately 50% of Council bridge assets. Officers are presently in the process of evaluating the submissions received. The successful consultant will be required to undertake Level 2 Bridge Inspections in accordance with VicRoads guidelines. Inspections of this nature provide information relating to the condition of individual bridge components (e.g. piles, crossheads, approaches, etc) however does not give any information specific to load limits. Generally, consultants will recommend further structural analysis should they consider it necessary based on a bridge's overall condition.

Routine Road Inspections

The following is a summary of the routine footpath network inspections completed for the month of December 2010:

<p><i>Footpath Area 2 Colac North West section</i></p>	<p>Ongoing movement in sections of footpath was noted during inspection of the network in this area. This is predominantly due to seasonal ground movement and can also be attributed to root intrusion from nearby trees. Any raised sections that do not meet Council's maintenance criteria will be made safe. This is generally an initial response until such time that programmed works are completed to replace areas of footpath with multiple faults. Such replacement works are completed on a priority basis and is subject to available funding each year.</p> <p>Other maintenance issues noted related to overhanging trees including both nature strip trees and trees located in private property.</p> <p>Trimming of overhanging street trees will be programmed. Vegetation issues relating to private trees are reported to Council's Local Laws department for further follow up.</p>
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Building Maintenance and Renewal

<p><i>Kanyana Alterations/Upgrade</i></p>	<p>The Kanyana Club development is nearing completion with only some external painting required to finalise the works.</p>
<p><i>Rae Street Office</i></p>	<p>External painting of the Rae Street office has been completed.</p>

Library Annexe

Building works at the Library Annexe were completed on 15 December 2010. A Certificate of Occupancy was issued and the Annexe was handed over to Colac Regional Library Corporation (CRLC) on 16 December 2010. The Library Annexe was opened to the public on 20 December 2010.

Christmas Decorations

The bud lighting in Murray Street was repaired and made operational in the first week of December 2010. 20 Christmas themed banners were also erected on centre of the road light poles in Murray Street and 20 Christmas decorations were also erected on light poles in Murray Street west and Bromfield Street. The banners and decorations will be removed by the end of January 2011.

Switchboard Renewal Program

The switchboard renewal and mains power upgrade at the Botanic Cafe is now complete.

COSWORKS DEPARTMENT

Capital Works: Larpent Road Reconstruction works and Upper Gellibrand slip works have been completed .

Storm Damage: Denherts Track which suffered severe wash outs on the road after recent heavy rain, has been repaired. Storm damage occurred in streets in Marengo and Skenes Creek and on Tuxion Road, Wild Dog Road, Binns Road, Killala Road, Hickeys Cutting, Blanket Bay, Old Beech Forest Road and Gellibrand East Road.

Road Regrading: Road regrading maintenance has increased in all areas and will continue when conditions are favourable.

Road Pavement Minor Patching: There has been an increased level of maintenance on sealed roads in all areas due to higher than average rainfall.

Gravel Road Re-sheeting: Resheeting works have been carried out on Barham River Road, Killala Road, Sinclair Street South, Armstrong Street and Forest Street.

Major Drainage Works: Major drainage works have been completed on Sunnyside Road, Killala Road, Forest Street, Armstrong Street and Sinclair Street South.

Routine Drainage Works: Routine drainage works have been undertaken in Kennett River, Wye River, Grey River, Separation Creek, Barham River, Leorkes Access, Wild Dog Road, Binns Road and Busty Road.

Vegetation Control: Vegetation control works have been undertaken on Evans Track, Sand Road, Aire Settlement Road, Yaugher Road, Hennigan Crescent, Hallets Lane, Larsons Access, Greens Access, McDonalds Access, Phillips Track, Hordern Vale Road, Caspers Access, Boundary Road, Wares Road, Speedway Road and Cheynes Road.

Roadside Slashing: Roadside slashing has been completed in Kawarren, Carlisle, Gellibrand along the Old Beechy Rail Trail, Phillips Track and Denherts Track.

Tree Maintenance: Trimming works have been ongoing in Colac and surrounding areas.

Township Mowing: Due to the rapid spring growth, an increased effort in township mowing and weed spraying has occurred throughout the municipality.

Gardens: General maintenance of all gardens has been undertaken.

Playground Maintenance: Playground maintenance has been completed as per recommendations and inspections required under the playground audits.

MAJOR CONTRACTS/WASTE UNIT**Review of Safety and Environment Management Plan (2008 – 2011) – Port of Apollo Bay**

The current Safety and Environment Management Plan (SEMP) is valid for a period of three years (2008-11). There is a requirement to review this document in consultation with stakeholders taking into account the changing operational and environmental needs.**a**

The Safety and Environment Management Plan (SEMP) was first introduced after the release of Professor Bill Russel's, "The Next Wave of Port Reform in Victoria", an independent report to the Minister of Ports.

Initially the SEMP for the Port of Apollo Bay was prepared in 2005 for a three year period (2005 -2008) with the objective of identifying and managing risk and to promote best practice standards. An external review of the SEMP was undertaken in 2008 together with a safety audit that Council passed resulting in the SEMP being certified for another three year period (2008 – 2011).

A recent review by DOT for the Minister of Transport has revealed that the concept of SEMP has been effective in fulfilling the objectives of risk management, communication and networking between the ports, fostering improved relationship with Government agencies and port tenants and integration of safety and environment management systems. Accordingly continuation of the SEMP beyond 2011 has been supported by the State Government.

The review of the SEMP will involve consultation with the public, users, and stakeholders. The consultation process has already commenced through public notification in local newspapers; display of the SEMP on Council's website; placement of copies of the SEMP at Council offices and harbour office; and sending the Plan to key Government agencies for comments.

All comments once received will be taken into account in updating the document. It is expected that the SEMP review and audit process will require significant time and resources of Port management staff in 2011.

Apollo Bay Transfer Station – commencement of operations

Waste operations at the new facility commenced as of 20 December 2010. Various types of waste are being disposed of at the transfer station without any problem. This includes waste collected from the kerbside and other waste brought directly to the facility by customers.

Traffic and information signs have been installed to ensure safe traffic movements in and around the facility. Council's waste management contractor who manages the transfer station on Council's behalf is satisfied with the standard of the facility with no major issues being highlighted.

The weighbridge has been connected with the computer system, however, the speed of the data downloads is currently slow pending further hardware improvements. Once the IT enhancements are complete waste data can be downloaded to the Colac office without the need to travel to the Apollo Bay site, saving significant officer time. The site is also monitored through a security camera surveillance system on a 24 hour basis. This can be viewed also from the Colac office.

Western Victoria Boating Coastal Action Plan (WVB CAP)

The Western Coastal Board (WCB) launched the Western Victoria Boating Coastal Action Plan (WVCAP) on 1 November 2010 and provided Council with a copy of the new Plan. Council was represented in the stakeholder reference group during the consultation process and development of this plan. Relevant comments were forwarded to the Committee for consideration and inclusion into the new plan.

The Colac Otway Precinct comprises of the following boating facilities:

Facility Name	Facility Type	Current Service Level	Future Service Level	Land Manager	Comments
Wye River	Boat Ramp	Informal	Informal	Otway Coast Committee of Management	Beach access only
Kennett River	Boat Ramp	Informal	Informal	Otway Coast Committee of Management	Beach access only
Skenes Creek	Boat Ramp	Informal	Informal	Otway Coast Committee of Management	Beach access only
Apollo Bay	Multi-purpose	District	Regional	Colac Otway Shire Committee of Management	Implement Apollo Bay Harbour Masterplan
Aire River, Hordern Vale Road	Boat Ramp	Informal	Informal	Parks Victoria	Minimal ongoing maintenance

Out of all the above boating facilities, the Apollo Bay Harbour is the most significant. This is a positive outcome for Council in that the boating facility at the Apollo Bay Harbour has been recognised and classified as a Regional facility in the new plan. Previously it was classified as a District facility which is a level lower. This higher classification will improve Council's ability to source possible funding for development of the Harbour. Future upgrades need to be consistent with the works identified in the Harbour Masterplan. Further planning and staging of works will be required to support any potential funding applications together with development of concept designs, staged construction proposals and cost estimates.

Future upgrade works that could be considered for a regional facility are:

- Construction and sealing of boat ramp car park with traffic management devices
- Upgrade of boat ramp and floating pontoon
- Improved lighting and security
- Fish cleaning and wash down facilities

The Western Coastal Board (WCB) is currently in the process of initiating the implementation phase and keen to work with Council in achieving the specified actions and upgrades on a systematic basis.

Tenders

Tenders opened since the last reporting period:

1015 – Casual Staff Recruitment

1028 – Provision of Linemarking Services

Tenders awarded since the last reporting period are:

1023 – Urban Design Framework – Colac – to Planisphere

1026 – Civic Hall Theatre Alterations – to B.D.H. Constructions Pty Ltd

1029 – Supply and Deliver 55kw Tractor – to Swayne & McCabe

1030 – Colac Skate Park Extension – to B.D.H. Constructions Pty Ltd

1031 – Supply and Deliver 14 Tonne Tip Truck – to Whitehorse Trucks

1033 – Provision of Marketing Services – to Panel of Suppliers

No tenders have been advertised since the last reporting period.

Subdivision Works

The following table shows the current status of various subdivisional works which will be handed over to Council when completion is approved:-

Subdivision	Status
Apollo Bay Industrial Estate Stage 1 9 lots	A certificate of compliance has been issued with outstanding works guaranteed with a security bond. The developer is continuing to complete all works for Stage 1 which will reduce the security held by Council. Title to the Apollo Bay Transfer Station has been transferred to Council.
Wyuna Estate Stage 11 24 lots	Contractors have completed roads, footpath and drainage in the subdivision. Completion of services installation and landscaping is currently underway.
Rankin Street Subdivision 19 lots	Contractors have completed construction works for this subdivision. Some minor landscaping and kerb repair work is required by Council. The contractor has been notified of this.



Wyuna Stage 11 Subdivision

Apollo Bay Transfer Station

Practical Completion was achieved on 25 November 2010 with all works for Stage 1 having been completed. Fifty percent (50%) of the security money held in trust was returned to the contractor with the remainder to be returned at the end of the defects liability period of twelve months.

Waste management operations at the site commenced on 20 December 2010.



Transfer Station viewed from Arthur Court

Bituminous Sealing Works

Sprayline, a business of The Roads Corporation, commenced sealing works in Colac on 20 December 2010. All works at Apollo Bay and Marengo were completed in the first week of January 2011, after which the contractor continued bituminous sealing in Colac and surrounding rural areas. Currently approximately 34% of Council's program has been finished.

Sprayline intends to resume in February 2011 to complete the remaining jobs. Line marking is included in the contract works and it will be completed as the sealing work continues. All sealing aggregate is being supplied and delivered by Cosworks to nominated stock sites near each road to be sealed. Contract works have proceeded well this year and to a high standard.



Dennis St Colac



Farrells Rd Warrion

Gellibrand Landfill Rehabilitation Works

In June 2010 vegetation clearance was completed on site with further works to commence in summer months. Work has resumed on this contract where existing topsoil excavation and stockpiling of clay capping material is being undertaken. Approximately 10,000 cubic metres of suitable clay material is required and about 4,000 cubic metres of existing topsoil is to be placed over the clay cap. The Contractor will perform tests on the supplied clay for confirmation of its performance. The Contractor expects to complete rehabilitation works in April 2011.

SUSTAINABLE PLANNING & DEVELOPMENT**Panel report for Planning Scheme Amendment C58**

Amendment C58 seeks to include policy references in the Planning Scheme to reflect the outcomes of the Kennett River, Wye River and Separation Creek Structure Plan adopted by Council in 2008, and to rezone land north of Separation Creek from Low Density Residential to Rural Conservation. An independent panel heard submissions to the amendment at Wye River on 11 November 2010, and has provided its report to Council with recommendations on how to proceed with the amendment. The Panel has supported the amendment with minor changes, and submitters have been notified. A copy of the report is available on the Council web site and can be viewed at the Colac and Apollo Bay customer service centres. Officers will prepare a report for Council to consider the Panel's recommendations and make a decision on the amendment over the coming months.

Apollo Bay Harbour Master Plan Planning Scheme Amendment

Following the receipt of a \$95,000 grant from the State Government under its Creating Better Places program and an earlier grant of \$160,000 from Tourism Victoria, Council is in the process of engaging a project manager to oversee the preparation and exhibition of a planning scheme amendment that incorporates the Apollo Bay Harbour Master Plan into the Planning Scheme. Exhibition of the amendment is expected to occur late in 2011.

G21 Regional Land Use Plan

Council officers are participating in the G21 Regional Land Use Plan which is currently under preparation. The Plan will identify opportunities and constraints to urban growth in the region, as well as examine the implications of future population growth for Colac and smaller settlements such as Birregurra. There will be opportunities for public input into the Plan's development early this year.

Draft Birregurra Structure Plan & Neighbourhood Character Study

Following significant community interest in the draft Birregurra Structure Plan, Council at its December meeting extended the formal exhibition period until 30 June 2011. This will allow further information sessions and engagement with interested members of the public to communicate the issues arising from the draft Plan.

Council at the same time resolved to bring forward the commencement of a Neighbourhood Character Study due to the significant concerns expressed in the Structure Plan process about the potential impact of more intense development within the town arising from the pending sewerage scheme by Barwon Water. Officers had already prepared a budget request for consideration in the 2011/12 budget process, but have begun the process of engaging a suitable consultant to undertake the Study in advance of that process. The Study will document the valued aspects of the character of the town, and develop a framework of planning controls for inclusion in the Planning Scheme to guide future decision making on planning permit applications. The Structure Plan will be deferred whilst the Study is underway, and it is envisaged that it will be amended once this Study is complete to reflect the key outcomes.

Officers have also begun the process of seeking nominations from the community to be represented on a Community Reference Group which is being established for the dual purpose of further engaging with the community on the draft Structure Plan, as well as providing community input into the Neighbourhood Character Study. Nomination forms can be sourced from the Council web site and the Colac customer service centre, and are due to be completed and returned by 4 February 2011. Officers will then evaluate the nominees against the established criteria and request Council to endorse the membership at the February Council meeting.

Draft Forrest Structure Plan

Public exhibition of the draft Forrest Structure Plan was completed on 17 December 2010. Several written submissions were received which generally supported the recommendations of the Plan. Officers and the consultant are reviewing the submissions prior to finalising the Structure Plan for consideration by Council over the coming months. The Forrest Structure Plan will now be processed separately to the Birregurra Structure Plan following extension of the exhibition period for that Plan.

Colac and Apollo Bay Car Parking Study

The Issues and Opportunities Papers were exhibited to the public early in 2010 and a series of community workshops took place in Colac and Apollo Bay. Consultant AECOM has presented a draft Car Parking Strategy and Precinct Plan this will be considered by the project steering committee late in January prior to a Council workshop in February and consideration by Council at the March Council meeting for public exhibition.

Salinity Management Overlay Review

At its meeting in September 2009 Council resolved to proceed with a Planning Scheme Amendment to apply the Salinity Management Overlay to saline areas throughout the Shire. The mapping and accompanying overlay schedule were provided to Council by the Corangamite Catchment Management Authority (CCMA). Subsequent discussions between Council and the CCMA have identified the need for minor changes to the overlay mapping to

take advantage of higher resolution topographical data. The CCMA is currently updating the mapping and Council will formally seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment once the revised mapping is received.

Apollo Bay Future Settlement Boundary and Urban Design Review

Consultant firm Planisphere P/L has commenced the Apollo Bay Settlement Boundary and Urban Design Review project for Council. The project was part funded by the State Government under the Creating Better Places program and will re-examine the potential for urban growth of select locations at the periphery of Apollo Bay in light of the Great Ocean Green development not proceeding. It will also examine urban design issues in parts of the town. Members of the project steering committee attended a 'walk about' in Apollo Bay on 17 January to identify key issues to be considered in the project. Opportunities for public input will be available over the coming months.

Colac Central Business District and Entrances Urban Design Framework

Consultant Planisphere P/L, together with sub consultants Aspect Studios, Urban Trans and NMBW Architects were appointed prior to Christmas to prepare an urban design framework for the Colac Central Business District and City Entrances. This project team was successful following a competitive public tender process. The project aims to identify townscape improvements which will increase the visual appeal and liveability of the town, and has been part funded by Regional Development Victoria.

There will be opportunities for public input into the project over the coming months and officers are in the process of establishing a Community Reference Group. Nominations are sought from interested members of the community to be represented on this group. Nominations forms can be sourced from the Council web site and the Colac customer service centre, and are due to be completed and returned by 11 February 2011. Officers will then evaluate the nominees against the established criteria and request Council to endorse the membership at the February Council meeting.

MAV STEP Planning Process Improvement Project

Council planning officers have commenced participation in the MAV led STEP program aimed at introducing best practice planning processes across local government in Victoria. This initiative will complement the current initiatives of the Colac Otway Shire's Planning Department to continually improve internal processes and communication methods. The early sessions have focussed on data collection and issue identification. Further workshops aimed at developing options for process improvement will be held over the coming months.

Interim Enforcement Order – Balnagowan

Council has been successful in facilitating temporary protection works to the Balnagowan homestead in Stodart Street, Colac following the issue of an interim enforcement order from the Victorian Civil and Administrative Tribunal (VCAT) in October and a subsequent directions hearing prior to Christmas. A new owner has taken possession of the site and commenced works to protect the building from damage by weather and vandals early in January. The new owner's intention is to complete the retirement village development commenced by the previous owners.

Fire Prevention and Planning

The fire danger period started on 1 November 2010. Council continues to inspect properties and issue fire prevention notices to properties that do not comply with the standards. By minimising fuel fire loads around buildings, fences and roadsides land owners can help prevent fires that damage the natural and built environments. Council has completed the first round of inspections and although a substantial number of notices were issued the numbers are lower than last year. This is a good indication that people are generally committed to doing the right thing especially in a season when grass growth has been prolific. Council has commenced the second round of inspections and will continue to carry

out follow up inspections on properties that have been issued notices. If they have failed to comply then contractors will be sent in to clean up the property. The landowner will then be issued a fine and an invoice for the cost of the contractor. Although the general compliance levels have been good the community needs to remember that they need to maintain their vigilance throughout the fire danger period and the inspections will be ongoing during this time.

Bike Fleet

In September Council launched a new bike fleet to allow Council staff to carry out local trips in a healthier and environmentally friendly manner. So far over 50 staff members have registered to use the five bikes that are located at Council's Rae St and Murray St offices and also the Blue Water Fitness Centre. This will help reduce Councils' carbon foot print and help improve the health and wellbeing of Council staff. Once the trial period has ended a report will be developed recommending whether the fleet should be maintained and whether more bikes are necessary.

New Research to be done on the Weed in the Apollo Bay Harbour

In November 2009 Japanese Sea Kelp (*Underia pinnatifida*) was found in the Apollo Bay Harbour. A native to Japan, Korea and China this aquatic weed has successfully invaded many areas around the world. This plant causes problems in aquatic environments around the world by out competing the native sea plants that provide habitat and food for local animals. When the weed was first found in the Apollo Bay Harbour attempts were made to eradicate it but unfortunately efforts have not been successful. The infestation within Apollo Bay Harbour has already affected the local community, recreation and fishing industry. If the weed spreads out of the harbour it could threaten the health of local fish, crayfish and abalone populations. Current coastal surveys have shown no new outbreaks but the weed poses a risk to the local fishing industry.

In order to help achieve this, Council's Environment Officer is starting a research project with Melbourne University to better understand how to manage our unwanted visitor and to ensure that it does not spread further along our precious coastline.

Weed Mapping in the Otway's.

In May 2010 Council successfully applied for \$37,000 of funding under the State Governments 'Building the Capacity of local Governments to respond to Pests (BCLGRP)' program for the 2010/11 financial year. The grant was designed to assist Councils in maintaining high conservation roadsides through on ground weed control works as well as developing works of a capacity building nature. Part of the funding received was allocated toward a weed mapping project undertaken in the Otway's in partnership with the Southern Otway Landcare Network (SOLN). SOLN have recently completed mapping the rates of infestations of all priority noxious and environmental weeds on Council managed roads in the Otway with the data collated and uploaded on to the Councils mapping systems. The information gathered should prove useful in developing strategic targeting of adventive noxious species as well as providing a strong base from which to source further funding.

MOU between Council and Rotary

In December 2010 Council entered into a Memorandum of Understanding (MOU) with Rotary in regards to the revegetation and maintenance of the walking path along the Lake Colac foreshore. The revegetation project which stretches for approximately 1 kilometre has already seen vast improvements with the partnership overseeing the planting of over 5000 seedlings earlier in 2010. More recently the Colac Rotary Club have dedicated several weekends toward mulching the area to protect it over the summer months. While the MOU strengthens the partnership between Council and the Rotary Club, it also fosters community engagement between the two parties, helping to achieve the overall guiding vision for Lake Colac.

Business Events

EDU will be holding a business mentoring day as part of the 'On the Front Foot for Business' events in both Colac and Apollo Bay at the end of February. This will give individual businesses the opportunity to speak one-on-one with a business mentor about their business and gain tips on business development.

Trade Training Centre (TTC)

COVEC will convene in the new School year to develop governance and management plans for the TTC and engage an architect to develop detailed plans.

Tourism

Both Colac and Apollo Bay are working well through the peak season. Visitors in Colac are generally seeking day activities such as a ride on the Old Beechy Rail Trail or a visit to the Otway Fly. Visitor numbers at Apollo Bay are down from 1200 – 1500 per day to 700 – 800 per day. The unpredictable weather, high rainfall, and closure of the Great Ocean Road have deterred visitors.

Small Town Improvement Program (STIP) / Master Plans

Applications for project proposals are currently open to small town community groups for an allocation in the 2011/12 STIP budget. The ED unit will work closely with these community groups to develop suitable proposals. These will then be presented the STIP Committee of Council for approval.

Community Infrastructure Plans are underway for the towns of Birregurra, Forrest and Skenes Creek. Draft plans will be presented to Council in the coming months. Community Infrastructure Plans is the new name for Township Master Plans to better reflect their purpose and to differentiate them from strategic projects such as Township Structure Plans.

Projects underway as a part of the 2010/11 STIP include Cressy township upgrades, a new pathway at Gellibrand, picnic table and seating at Beech Forest and enhanced visitor signing for the township of Forrest.

Attachments

1. Livcom Awards & City of Walker Reports

Recommendation(s)

That Council notes the CEO's Progress Report to Council.

~~~~~v~~~~~



### Colac Otway Shire Council

[www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)

Phone 5235 82391  
Mobile 0417 560 421  
E-mail [hartstuarde@gmail.com](mailto:hartstuarde@gmail.com)

Stuart Hart  
15 Berry's Lane  
Gellibrand via  
Colac Vic 3249

Reference to: Councillor Development Opportunity at "Livable Communities International" conference in Chicago, and visit to Colac Otway sister city of Walker, Michigan USA.

I would like to thank our CEO, Mayor (Lynn Ruseli) and my fellow Councillors for their support and encouragement for me to embrace this opportunity to participate in the "Living Communities International" conference in Chicago during November 2010 for six days.

I should mention that our CEO Rob Small has been a Trustee and Board member of "Liv Com International" for over 13 years, and as such;

- Has given generously and freely of his time during his 13 years on the Board.
- Does have all his expenses, travel and accommodation paid for by "Liv Com" (definitely no cost to Colac Otway ratepayers, he forfeited annual leave in order to participate in the Chicago 2010 conference).

Rob had me enlisted as a casual admin assistant with "Liv Com" which gave me close contact with all Trustee's, Judges and Executives who have vast experience and knowledge, they came from all corners of the globe.

My six days in Chicago started at 7:00 am with executive breakfast, a then conference pre-briefing at 8:00am. Judging of the "Liv Com" submission presentations began at 9:00 am until 6:00 pm. As there were sometimes five judgment presentations at any one time, I chose the most relevant presentation topics more appropriate to Regional area's.

I appreciate living in the Otways, a virtual backwater and yes our Shire has begun to embrace sustainability principles but we are a long way behind the rest of the modern world and need to be catching up in the following areas;

- Water recycling and re-use to "A" grade, more use of UV in filtration processes.
- Alternative and renewable energy use. IE building roofs are actually photovoltaic solar panels. Bio-gas production in regional areas from sewage and farm waste streams.
- Believe it or not, "genuine community consultation" was frequently displayed even in China during a major re-development in Wuxi City (pron Wooshee) a prize winner.
- Dense living but with generous "open space planning" which lowers the carbon footprint per capita.
- Heritage protection seriously considered before and during reconstruction and redevelopment. The best results were obviously achieved when whole communities were involved and encouraged on-side with redevelopment, altered and changed living environments.

I hope to be the conduit to initiate change and to have Colac Otway Shire become leaders and not followers with the essential shift to sustainable living practices in southwest Victoria.

We also made a quick visit to our sister city of Walker a two day one night call, this was a first time visit from a CEO & Councillor of Colac Otway Shire. I was surprised to discover the name of Colac city was readily recognized and we were keenly welcomed in every corner of our sister city of Walker.

Day 1. We toured five school sites of which two had been closed due to the GFC, teacher salaries had been cut by 25%. We also had an emergency detour as our CEO (Rob) had contracted a bronchial infection from chilly Chicago, we had Small trouble finding a "no wait" medi centre to Dr. and medicate our patient to immediate recovery. We resumed our school tour and answered many questions from inquisitive students keen to learn more about Australia and to hopefully visit sometime soon.

We were hosted that evening at the home of the Walker City Clerk Mrs. Sarah Bydalek and husband (chef) Mark. (The City Clerk position, a Rhonda job is filled by a public election) An enthusiastic group of 25 gathered at the local hunters "Moose Head" bar they included the mayor, CEO, county & city commissioners and many exchange participants from the past. I conducted a straw poll to discover there was unanimous support to reinvigorate the Sister City exchange program.

Day 2. First call of the day was to the City Office to join an executive meeting with CEO Cathy and her 14 managers, we found many similarities with governance. Notable differences were the City of Walker maintains the city fire services and police force a major cost to ratepayers.

We then toured a 3000 acre, 1200 cow, dairy farm where the cows rarely left their resident sheds only to be milked. The cows here do not like walking on pasture and quickly move back to there comfortable sheds if moved into the open, mainly because of the cold conditions sometimes - 30c in the depth of winter (Jan/Feb).

Cr. Stuart Hart.



**Report from CEO – Livcom Awards & Visit to Walker**

**November 2010**

During November the CEO and Councillor Stuart Hart attended the finals of Livcom (International Competition for the World's most Liveable Cities) held in Chicago from 5 to the 8 November 2010.

They subsequently visited Colac's sister city Walker for two days.

The attendance of the CEO at the Livcom event was met entirely without any cost to the Colac Otway Shire, his costs being met by Livcom in recognition of his role as Trustee, Board Director and Judge of Livcom.

Councillor Hart's attendance at Livcom was funded by way of Council paying half of his airfare (\$650) and an amount of \$220 in accommodation. Conference registration and five night's accommodation and all meals were at no cost to Council. Cr Hart assisted with our administration and participated in several of the executive exercises giving him an "up close" experience of the competition. He was kept very busy as a result. Cr Hart attended presentations by the various Council communities over the three days of competition and a seminar on the fourth day. My role as Director, Judge and Trustee gives me a unique opportunity to experience best practices through the presentations and the evaluation of competitors.

The visit to Walker was undertaken to reinvigorate the secondary school exchanges between the two cities and to create a greater understanding of the potential for other exchanges.

The costs involved for this trip were limited to the return airfare between Grand Rapids and Chicago and one night's accommodation in Chicago to connect with flights home. Airfare was \$551.30 each and accommodation was \$181.94 each. A total of \$1466.48 or \$733.24 each.

The Livcom finals is a series of presentations by communities to a panel of judges and other competitors regarding their general endeavours and best practices in each of the 6 judging criteria being:

- Enhancement of the landscape
- Heritage and culture
- Community involvement
- Environmentally sensitive practices
- Health and Wellbeing
- Planning for the future

There are five different classifications according to population size and only actual competition entrants in any one year are considered.

At the same time, entrants can vie for their most compelling project that demonstrates the above principles and has the added advantage of providing a clear liveable approach to a single project.

As always, I am impressed with the learning that exists for Councils that I work for. Of particular note in this competition were the following aspects:

- **Community Consultation:** As we are currently working on better models for listening to and engaging our community some ideas that were generated included approaches including:
  - Soliciting community meetings to agree on the 10 or 20 most significant issues in the community
- **Sustainable practices and environmental sustainability planning:** the best practice is now evolving towards "transition town" type models where highly localised solutions are emerging. This is particularly being driven by considerations of peak oil and climate change. Towns and cities are more accurately assessing their carbon footprints and working towards a balanced outcome with net zero emissions when combining mitigation and green gas reductions in their operations. This is of particular interest to us as we work towards that target.
- **Strategic Planning:** comprehensive community involvement and creating a clear long term vision was evident in several community presentations. Of particular note was Porirua in New Zealand where they had embraced the digital world in order to capture a broader range of community input. Their approach to village plans being accumulated into overall plans showed a high level of integration of communities.
- **Healthy lifestyles:** approaches to communities' sense of safety, access, equity and inclusion is also emerging as an area that is receiving more sophisticated treatment. In listening to these presentations, I was struck with the thought of how progressive our own community health and wellbeing planning is and that the plan, at least, would stand up well against many of the examples that were presented.

I have selected only a few of the highlights from the three days of presentations. I have a selection of presentations that I have available for staff and Councillors to read.

The visit to Walker was extremely productive in reinvigorating the school exchanges with Kinowa Heights Secondary School being very keen to commence exchanges within eighteen months. Their commitment to the exchange was evident in their showcases and collection of posters promoting previous displays that were proudly displayed.

Cr Hart and I spoke to classes at the high school and the junior school and their enthusiasm and interest to learn about their antipodean sister city was very evident.

We also visited the City Council and had an interesting exchange with their management team.

We visited the dairy industry and in particular a large undertaking with 1,500 cows milked 3 times a day, all housed permanently in huge barns was a surprising experience.

I am sure that exchanges other than schools may well be worth exploring.

Rob Small  
Chief Executive Officer  
15/12/10

**Results – Livcom 2010**

**Category A – Population up to 20,000**

- 1<sup>st</sup> - Emly, Ireland (Silver Award)
- 2<sup>nd</sup> - Chautauqua Institution New York (Silver Award)
- 3<sup>rd</sup> - Trim, Ireland (Bronze Award)

**Category B – Population 20,001 – 75,000**

- 1<sup>st</sup> - Town of Chrudim (Gold Award)
- 2<sup>nd</sup> - City of Porirua (Gold Award)
- 3<sup>rd</sup> - City of Dubuque (Gold Award)

**Category C - Population 75,001 to 150,000**

- 1<sup>st</sup> - City of Norwich (Gold Award)
- 2<sup>nd</sup> - County Wicklow (Gold Award)
- 3<sup>rd</sup> - Gran Canaria, Spain (Silver Award)

**Category D – Population 150,001 – 400,000**

- 1<sup>st</sup> - Odense (Gold Award)
- 2<sup>nd</sup> - City of Miami Beach (Gold Award)
- 3<sup>rd</sup> - Dongcheng District (Gold Award)

**Category E – Population 400,001 and over**

- 1<sup>st</sup> - Wuxi (Silver Award)
- 2<sup>nd</sup> - Al Ain (Silver Award)
- 3<sup>rd</sup> - Portland Metro District (Silver Award)



**OM112701-2****COUNCIL MEETING DATE FOR JUNE 2011**

|             |               |           |           |
|-------------|---------------|-----------|-----------|
| AUTHOR:     | Rhonda Deigan | ENDORSED: | Rob Small |
| DEPARTMENT: | Executive     | FILE REF: | GEN00460  |

**Purpose**

To seek Council approval to change the date of the June Council meeting from the 22 June 2011 to the 29 June 2011.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Background**

Council at its October meeting adopted a scheduled of meeting dates for 2011. It has recently come to the attention of Council that the National General Assembly of Local Government (NGA) is to be held from the 19 – 22 June 2011 in Canberra.

The NGA is seen as an important and worthwhile event by the Colac Otway Shire. It is without question the largest and most important event on the local government calendar. It is convened by the Australian Local Government Association (ALGA) for local councils across Australia to develop and express a united voice on the core issues affecting local government and their communities.

As the 22 June 2011 was the date agreed to by Council for the June Council meeting, and given that there is the potential for two Councillors to attend the NGA, it is proposed that the date for the council meeting be changed to the 29 June 2011.

**Council Plan / Other Strategies / Policy****Leadership and Governance**

Council will fulfil its leadership, statutory and legal obligations to its community and staff in a way that is: fair, ethical, inclusive, sustainable, financially responsible and meets the needs and practical aspirations of current and future generations.

**Issues / Options**

If the meeting is held on the 22 June 2011, there is a possibility that up to two Councillors will be unable to attend. Even with the change in date, there will be four weeks between the June Council meeting and the July Council meeting which will allow officers time to prepare for the July meeting.

**Proposal**

That the date of the June 2011 Council meeting be changed to the 29 June 2011 to give all Councillors the opportunity to attend. A change in the meeting date will also allow the Colac Otway Shire to have representation at the NGA.

**Financial and Other Resource Implications**

There will be no financial implications in changing the date of the June Council meeting.

**Risk Management & Compliance Issues**

There will be no risk management or compliance issues in changing the date of the June Council meeting.

**Environmental and Climate Change Considerations**

There will be no environmental or climate change considerations in changing the date of the June Council meeting.

**Community Engagement**

The community engagement strategy will follow the recommendations of the Colac Otway Shire Council Community Engagement policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be inform and include notification both in the local media and on the Council website. As the June meeting is to be held in Birregurra, the community will also be advised of the change in date via their local newsletter and progress association.

**Implementation**

If a change in date is approved the necessary bookings will be made.

**Conclusion**

Changing the date of the June Council meeting from the 22 June 2011 to the 29 June 2011 will allow the attendance by Councillors at the NGA to be held in Canberra from the 19 – 22 June 2011.

**Attachments**

Nil

**Recommendation(s)**

***That Council resolves to change the date of the June Council meeting from the 22 June 2011 to the 29 June 2011.***

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CONSENT CALENDAR**OFFICERS' REPORT**

D = Discussion

W = Withdrawal

ITEM	D	W
<u>CORPORATE AND COMMUNITY SERVICES</u>		
<u>OM112701-3</u> <u>CENTRAL RESERVE ADVISORY COMMITTEE TERMS OF REFERENCE</u>		
Department: Corporate and Community Services		
<u>Recommendation(s)</u>		
<i>That Council endorses the Central Reserve Advisory Committee Terms of Reference.</i>		
<u>OM112701-4</u> <u>COUNCIL COMMUNITY FUNDING PROGRAMS 2011-2012</u>		
Department: Corporate and Community Services		
<u>Recommendation(s)</u>		
<i>That Council:</i>		
<i>1. Endorses the Council Community Funding Program and Festival and Events Support Scheme guidelines and application forms as attached.</i>		
<i>2. Endorses the 2011/2012 Community Funding Program process up to the current funding levels as follows:</i>		
<i>Recreation Facilities</i>	<i>\$70,000</i>	
<i>Community Projects</i>	<i>\$40,000</i>	
<i>COPACC Assistance</i>	<i>\$7,500</i>	
<i>Festival and Support Scheme</i>	<i>\$60,000</i>	
<i>3. Requests that the increased funding as outlined below be presented to Council for consideration under the 2011/2012 budgetary process;</i>		
<i>Recreation Facilities</i>	<i>\$70,000 to \$80,000</i>	
<i>Community Projects</i>	<i>\$40,000 – no change</i>	
<i>COPACC Assistance</i>	<i>\$7,500 to \$10,000</i>	
<i>Festival and Support Scheme</i>	<i>\$60,000 – no change</i>	
<i>(including funding for established events and seed funding for new events.)</i>		

<p><u>OM112701-5</u> <u>SECOND QUARTER PERFORMANCE REPORT</u></p>		
<p>Department: Corporate and Community Services</p>		
<p><u>Recommendation(s)</u></p>		
<p><i>That Council receives the 2010-2011 Second Quarter Performance Report for the period ending 31 December 2010.</i></p>		

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM112701-3**CENTRAL RESERVE ADVISORY COMMITTEE TERMS OF REFERENCE**

AUTHOR:	Ian Seuren	ENDORSED:	Rick Morrow
DEPARTMENT:	Corporate & Community Services	FILE REF:	GEN00374

Purpose

The purpose of this report is to seek Council endorsement of the Central Reserve Advisory Committee (CRAC) Terms of Reference.

Declaration of Interests

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Background

Central Reserve is Council's premier recreation reserve and is used for a range of active and passive recreation activities including football, netball, tennis, cricket, athletics, hockey, soccer, lawn bowls, dog obedience training and walking. Central Reserve consists of a range of facilities including a sports oval, multi-purpose sports fields, netball and tennis courts, the Colac Youth and Recreation Centre, lawn bowls club, skate park, social rooms, spectator areas and associated change/toilet amenities.

Central Reserve is home to a number of regular user groups including the Colac Football/Netball Club, Colac and District Cricket Association, Colac Youth and Recreation Club, Little Athletics Colac, Colac and District Dog Obedience Club, Auskick Colac, Colac Secondary College and Colac City Bowls Club.

Central Reserve is an integral component of the Beechy Precinct which incorporates Bluewater Fitness Centre and the Colac Secondary College. Central Reserve provides a vital location for structured and unstructured sporting activities by both the community and the Colac Secondary College.

The CRAC has been established to facilitate communication between Council, regular user groups and local residents about matters concerning sustainability, planning, development, maintenance and operation of the reserve. The purpose of the CRAC is to:

- Effectively advise in the management of Council's facility on behalf of the community including advice to Council on the management, maintenance and future development of Central Reserve.
- Encourage residents and users to become more involved in the management of their local Council recreation facilities.
- Represent a variety of user and interest groups.
- Provide a forum for discussion and feedback on issues relating to the maintenance, operation, planning and future development of the facility. This includes receiving and considering presentations from various community groups on relevant issues.

Council Plan / Other Strategies / Policy**Leadership and Governance**

Council will fulfil its leadership, statutory and legal obligations to its community and staff in a way that is: fair, ethical, inclusive, sustainable, financially responsible and meets the needs and practical aspirations of current and future generations.

Community Health and Wellbeing

Council promotes community health and wellbeing in partnership with other health services. Through a partnership approach, Council provides a broad range of customer focused health, recreational, cultural and community amenities, services and facilities.

Issues / Options

The CRAC has been in existence for many years. A draft Terms of Reference was developed in 2001 which was never finalised or adopted by Council. Over recent years there has been some confusion on the role of the committee and the composition of its membership.

The Terms of Reference clarifies the objectives of the CRAC and provides clear guidance on its role and responsibilities, membership and meeting requirements. The objectives of the CRAC as outlined in the Terms of Reference are to:

- Provide a co-ordinated response to Council on strategic facility management issues and initiatives;
- Provide advice on new initiatives Colac Otway Shire could carry out, how they could be managed, how they could be resourced and how any ongoing maintenance would be managed; and
- Assist with the development, review and implementation of the Central Reserve Master Plan.

Membership of the CRAC consists of representatives of all key user groups of Central Reserve and provides a fair and representative approach to advising Council on the management, operations and future development of the reserve. Council is represented on the CRAC by a Councillor, appointed annually at the relevant Statutory Meeting of Council, and Council's Manager Recreation, Arts and Culture who acts as secretariat for the CRAC. The Mayor, Cr Brian Crook, is the current Councillor representative on the Central Reserve Advisory Committee.

Proposal

That Council endorses the Central Reserve Advisory Committee Terms of Reference.

Financial and Other Resource Implications

There are no additional costs relating to the endorsement of these terms of reference. Any future costs associated with the implementation of the Central Reserve Master Plan will be addressed through Council's normal budget processes.

Risk Management & Compliance Issues

There are no risk management and compliance issues relevant to this report.

Environmental and Climate Change Considerations

There are no environmental considerations relevant to this report. Environmental issues will be considered on a case by case basis in regards to Central Reserve developments.

Community Engagement

The community engagement strategy has followed the recommendations of the Colac Otway Shire Council Community Engagement policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected has been consult. The CRAC Terms of Reference has been developed by Council officers based on the draft version and in accordance with the Council Committees Policy (Policy No. 18.8). The Terms of Reference was circulated to all current members of the CRAC for comment. The document was discussed, amended and endorsed by the CRAC at its December 2010 meeting.

Implementation

Once the CRAC Terms of Reference has been endorsed by Council, all member organisations will be sent the final version of the Terms of Reference which will take effect immediately. Each organisation will be requested to formally nominate their respective representative to the CRAC immediately.

Conclusion

The CRAC provides valuable advice to Council on the management, operations, planning and development of Central Reserve. The Terms of Reference will provide the CRAC with a clear description of its role, membership, decision making responsibility and meeting requirements.

Attachments

1. Central Reserve Advisory Committee Terms of Reference

Recommendation(s)

That Council endorses the Central Reserve Advisory Committee Terms of Reference.

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Colac Otway  
S H I R E

## Central Reserve Advisory Committee

# TERMS OF REFERENCE

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## **PURPOSE**

The Central Reserve Advisory Committee (CRAC) has been established to facilitate communication between Council, regular user groups and local residents about matters concerning sustainability, planning, development, maintenance and operation of the Reserve.

## **BACKGROUND**

Central Reserve is Colac's Premier Recreation Reserve and comprises a sports oval with an area covering 1.9ha (oval length 170m, oval width 145m), football club rooms with commercial kitchen facilities and male and female amenities, male change rooms, an undercover spectator grandstand including change room facilities, two netball courts and shelters, two tennis courts, the Colac Youth and Recreation Centre, Little Athletics clubrooms, hockey clubrooms, multi-purpose sports field, skate park, lawn bowls club and public toilets.

Central Reserve is an integral component of the Beechy Precinct which is an education, recreation and community precinct within Colac. The Beechy Precinct is made up of various facilities, programs and services and this Premier Reserve provides a vital location for structured and unstructured sporting activities. The Central Reserve will complement the Colac Secondary College outdoor sporting facilities and provide for both junior and senior competition and a broad range of community recreation activities.

The CRAC has been formed to:

- Effectively advise in the management of Council's facility on behalf of the community including advice to Council on the management, maintenance and future development of Central Reserve.
- Encourage residents and users to become more involved in the management of their local Council recreation facilities.
- Represent a variety of user and interest groups.
- Provide a forum for discussion and feedback on issues relating to the maintenance, operation, planning and future development of the facility. This includes receiving and considering presentations from various community groups on relevant issues.

## **OBJECTIVES OF THE CENTRAL RESERVE ADVISORY COMMITTEE**

The objectives of the CRAC are to:

- Provide a co-ordinated response to Council on strategic facility management issues and initiatives;
- Provide advice on new initiatives Colac Otway Shire could carry out, how they could be managed, how they could be resourced and how any ongoing maintenance would be managed; and
- Assist with the development, review and implementation of the Central Reserve Master Plan.

## **MEMBERSHIP**

Membership of the CRAC will be drawn from Colac Otway Shire and key interest groups. Council and key interest groups shall nominate their own representative(s). These interest groups will be approached in writing requesting they advise their nominated representative.

The representatives need to develop a broad understanding of the functions of the facility and the issues surrounding its use. The representatives must be able to comply with confidentiality requirements of Council. The representatives will collectively have expertise in the areas of recreation, open space and event management to achieve a balanced representation of skills.

The Advisory Committee will comprise:

- Two representatives from Colac Otway Shire
  - Councillor – Chairperson
  - Council officer – Manager Recreation, Arts and Culture (RA&C)
- One representative from the following:
  - Colac Football Netball Club Inc. – football department
  - Colac Football Netball Club Inc. – netball department
  - Little Athletics Colac
  - Colac and District Cricket Association Inc.
  - Colac and District Dog Obedience Club Inc.
  - Colac and District Football League
  - Colac and District Football League Netball Association Inc.
  - Auskick Colac
  - Colac Youth and Recreation Club
  - Colac Skate Park
  - Colac City Bowls Club Inc.
  - Colac Secondary College

### **Length of appointment**

Representatives will be appointed to the Advisory Committee for a period for up to two years with the option to re-nominate. The Advisory Committee membership will be reviewed every two years.

### **Casual Vacancies**

Should a community or facility user representative resign from the Advisory Committee, the Council may seek a replacement from that user group to serve the remainder of the term of appointment, or choose to leave the position vacant until the next review process.

A replacement key interest group representative may be sought to serve the remainder of any uncompleted term of appointment, via an approach to the relevant organisation.



## **DECISION MAKING**

The Committee is only advising Council and assisting Council in the process and providing information to support the decision making of Council. Council can make a decision in its own right.

The group should aim to achieve consensus on any decisions (where required). Where this cannot be attained, the Chair has the casting vote. This vote may be undertaken at the following meeting, if further advice is required. Voting will be used to accept minutes and other cases where necessary. By agreement of the group, out-of-session decisions will be deemed acceptable (i.e. via the use of e-mail, meetings, etc).

Proxies or substitute members of the nominated membership organisations will be permitted to attend meetings on an as needs basis with voting rights. All key interest groups are to nominate their representative and substitute at the commencement of their term of office.

## **CHAIR**

The chairperson will convene all meetings and provide feedback to the Committee in accordance with the agreed principles or direction of the CRAC Group.

If the designated Chair is not available, then the Manager RA&C will assume the role of the Acting Chair and will be responsible for convening and/or conducting that meeting. The Acting Chair is responsible for informing the Chair as to the salient points/decisions raised or agreed to at that meeting.

Meetings of the Advisory Committee shall at times be under the control of the Chair and shall be conducted in accordance with good meeting procedures.

The Chair and facilitator of each sub-committee will be an Advisory Committee member. The chair of the sub-committee shall report any recommendations from the sub-committee to the Advisory Committee for consideration.

The Manager RA&C will be responsible for minutes, agendas, meeting papers, etc. In the event that the Manager RA&C is unavailable, he/she will designate these responsibilities to another member of staff and notify the Chair of such arrangements.

## **MEETING FREQUENCY**

Central Reserve Advisory Committee meetings will be held every two months or as agreed by the Committee. The Advisory Committee will report to the Colac Otway Shire through Council's Manager RA&C on a regular basis. Meetings will be held on the first Wednesday of every even month.

## **COMMUNICATIONS PROTOCOL**

### **Media**

All communication to the media regarding Central Reserve will be through the Council. Committee members may communicate with the media only in regards to issues specific to their respective organisational.

### **Sub-Committees**

The Advisory Committee will appoint Sub-committees to discuss specific projects and issues as appropriate and have the power to co-opt appropriately qualified members onto the sub-committee(s).

### **Input to the Advisory Committee**

The Advisory Committee will consider matters and issues referred to it by the Council and the community and will seek advice from key statutory authorities, special interest groups, community and service club representatives and residents.

### **Output from the Advisory Committee**

The Advisory Committee will make recommendations and provide advice to the Council via the Manager, Recreation Arts and Culture.

## **AGENDA ITEMS**

All agenda items should be forwarded to the Manager RA&C by close of business five (5) working days prior to the next scheduled meeting.

The agenda, with attached meeting papers will be distributed at least three working days prior to the next scheduled meeting by the Manager RA&C. For documents requiring review, appropriate time will be allowed between document distribution and expected submittal of review.

The meeting agenda will include outstanding action items from the previous meeting and any relevant new issues for consideration as submitted by the members. Members may raise an item under 'Other Business' as time permits and at the discretion of the Chair.

## **MINUTES AND MEETING PAPERS**

The minutes of each meeting will be prepared by the Manager RA&C. Full copies of the minutes, including attachments, will be provided to all members no later than 10 working days following each meeting. Minutes including attendance, apologies, issues discussed, decisions made and action items will all be recorded for each meeting by the Manager RA&C.

All out-of-session decisions will be recorded in the minutes of the next scheduled meeting.

## **QUORUM REQUIREMENTS**

A quorum comprises 50% of appointed members. A quorum is required for the meeting to be recognised as an authorised meeting for the recommendations or resolutions to be valid.

## **VOTING RIGHTS**

The Chairperson will be both entitled to vote and have a casting vote. The Colac Otway Shire officer representative will not have voting rights. All other representatives have one vote.

## **CONDUCT AND INTEREST PROVISIONS**

In performing the role of an Advisory Committee member, any member of the CRAC must:

- Act honestly;
- Exercise reasonable care and diligence;
- Not make improper use of their position; and
- Not make improper use of information acquired because of their position.

Where a member of the committee has an interest or conflict of interest in relation to a matter in which the committee is concerned, or is likely to be considered or discussed, the member must disclose to the committee before the matter is considered or discussed at the meeting and leave the meeting whilst the matter is being considered.

## **GUESTS**

The group may invite guests to appear at the meeting via the approval of the Chair and a majority of members. Guests may include any persons whom provide technical or other insight as appropriate from time to time. The group is encouraged to make use of guests where particular skills/experience can be provided.

## **TERMS OF REFERENCE**

The Terms of Reference and objectives of the CRAC are to be reviewed by the Committee from time to time. Any proposed changes to the Terms of Reference resulting from a review must be agreed on by the committee and Colac Otway Shire Council.

## **ADMINISTRATION**

The Advisory Committee will operate in a professional manner, including the issuing of agendas with adequate lead time, the keeping and distribution of accurate minutes and the development of draft policies/guidelines for consideration by the Colac Otway Shire.



**OM112701-4****COUNCIL COMMUNITY FUNDING PROGRAMS 2011-2012**

|             |                                |           |             |
|-------------|--------------------------------|-----------|-------------|
| AUTHOR:     | Jodie Fincham                  | ENDORSED: | Rick Morrow |
| DEPARTMENT: | Corporate & Community Services | FILE REF: | GEN0374     |

**Purpose**

The purpose of this report is to seek Council endorsement of the proposed funding available to community clubs and organisations through the suite of dedicated Council funding programs. It is also seeking Council endorsement of the revised guidelines and implementation process for the Community Funding Programs.

The 2011/2012 Colac Otway Shire community funding programs include the:

1. Council Community Funding Program comprising three categories; Recreation Facilities, Community Projects and COPACC Hire Assistance.
2. Festival and Events Support Scheme.

This report also includes the program guidelines and application forms for both programs.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Background**

Council has provided financial assistance to a broad range of community organisations and clubs through specific funding programs for the past thirteen years. Over this time the program has typically provided funding assistance to improve community facilities, purchase essential equipment items, conduct community projects and to hire COPACC for community activities. Through emerging trends and changes in community needs the requests for funding has altered but the criteria for the funding program has remained consistent throughout this time.

Due to the increasing growth and demand for events there was a need to develop a transparent and fair program to support the allocation of funding for events within the Shire. This resulted in the Festival and Event Support Scheme which commenced in 2007/2008.

**Council Community Funding Program**

The program currently comprises three categories: Community Projects, Recreation Facilities and COPACC Hire Assistance Fund. The 2010/2011 implementation of this program allocated \$40,000 to various community projects, \$70,000 towards recreation facility works and \$7,500 towards functions held at COPACC.

Over the past year of the Colac Otway Community Funding Program the following trends have been identified within the specific program categories:

**Community Projects**

- Delivery of a diverse range of projects demonstrating community interest and support for increased participation and new initiatives. e.g. Apollo Bay Tuesday Arts Group open art studio weekend and the Otway Forum Community web page development.

### Recreation Facilities

- Evidence of significant works to be undertaken to Council owned facilities that may be able to be channelled through the Council Capital Works program e.g. Stoneyford Hall roof repair including spouting and Warrowrie Recreation Reserve resealing hardwood floors.
- Growing evidence of projects outsourced (works quotations and risk management requirements) rather than being completed with substantial in-kind input from clubs, therefore increasing the cost of projects. e.g. Birregurra Recreation Reserve kitchen sink upgrade and Colac Legacy Club Legacy House restoration.
- Increasing number of community service organisations' projects seeking contribution to a range of projects e.g. Colac Fire Brigade audio visual equipment.

### COPACC

- Schools continue to seek funding assistance to stage performances at COPACC.
- Community groups continue to seek funding assistance to stage events or exhibitions at COPACC e.g. COPACC Christmas luncheon.
- A growing number of applicants have partnered funding programs both from within Colac Otway Shire funding streams and external funding programs to increase the amount of funding in support of projects.

### ***Festival and Event Support Scheme***

The Colac Otway Festival and Events Support Scheme 2007/2008 was adopted at the July 2007 Council meeting, with the recommendation that the guidelines be trialled for a twelve month period and then further reviewed. An Advisory Committee comprising representation from Council (3 Councillors and 1 Officer), Otways Tourism and Regional Development Victoria was appointed to review the document and participate in assessing applications. Since its introduction in 2007, the scheme has been well supported by both commercial and community based event organisers.

Over the past year the following trends have been identified regarding the Colac Otway Festival and Event Support Scheme:

### Events

- Continuing evidence of community interest and scope for more community events across the Shire e.g. Beeac 150<sup>th</sup> celebration.
- An increase in the number of overall requests received for festival and event funding.
- An increase in the number of pre-existing events (e.g. Colac Orchid Show, Warrion Flower Show and Gellibrand Vegetable competition) applying for funding requests for the first time through this scheme.
- A growing number of applicants have partnered funding programs both from within Colac Shire funding streams and external funding programs to increase the amount of funding in support of projects.

### ***General***

Applicants are requested to provide evidence of any funding support received from the Colac Otway Shire in the past three years and to supply detailed financial statements or a Treasurer's report for the past two years. This is consistent with changes that were made to Council's Policy "Funding Advances to Community Organisations."

Recreation Reserve Master Plans have been completed in partnership between Council, the Reserve Committees and Resident Clubs. The program's application form refers to these Master Plans as evidence of strategic support for the proposed project.

A total program review has been undertaken for both funding programs including all dates plus requirements that have been developed for referrals to relevant Officers.

#### Review Process – Council Community Funding Program 2010/2011

The Council Grants/Community Funding Advisory Committee met on 7 June 2010 to review and assess all applications. The following two recommendations were made regarding implementation of the Program at the assessment stage:

- A new column featuring sponsorship and other miscellaneous dollars to be included in the assessment table document.
- Future assessments be conducted with a quick 'yes/ no' and then revisit those that need to be discussed in further depth.

Feedback from staff who participated in an in-house review of the program resulted in the following recommendations:

- Include AAV link(Aboriginal Affairs Victoria) in future guidelines.
- Development of a separate application form for COPACC with weighting and criteria specific to COPACC.
- Include question to clarify if applicant is applying for Festival and Events Support Scheme in the same year.
- Offer Word version of documents so applicants can complete electronically and submit online.

Attached Guidelines for the 2011/2012 Community Funding Program have been amended to reflect the above changes.

#### Review Process – Festival and Event Support Scheme

At the Festival and Events Support Scheme Assessment Panel meeting held 31 May 2010, the following suggestions were made;

- A clearer definition of 'fundraising' to be included in the guidelines. In general, all Panel members agreed that the majority of events raise funds for their groups. However, a fundraising event that kept the funds in the Shire, would be considered appropriate to apply through this Program.
- An audited financial statement for the previous 2 years will be required for the Gold and Platinum level in this funding program.

An in-house review was conducted to obtain feedback from staff involved in administering this funding program. There were no suggested changes to the implementation of the program or additional amendments to the document other than what is identified above. The attached guidelines for the 2011/2012 Festival and Events Support Scheme have been amended to reflect the above changes.

Over the past eight years similar reports have been tabled for Council consideration to ensure community groups and organisations have maximum time to commence and complete their funded projects. Council has introduced an Officer Referral process, which has impacted on timelines. Therefore, the program has been brought forward to open in late March to enable sufficient time for officer assessment. The later the program is commenced and funding allocated in the financial year the less time community organisations have to undertake their projects. Bringing the program forward reduces the requirement for project carry over into the next financial year.

### Council Plan / Other Strategies / Policy

The Council Community Funding Program is supported by the 2006-2010 Colac Otway Recreation Strategy, the 2007-2011 Colac Otway Arts and Culture Strategy and the 2007-2011 Colac Otway Festivals and Events Strategy.

The program is also consistent with Council's Corporate Plan Vision, Mission and Values and the Community Health and wellbeing objective:

*"Council will promote community health and wellbeing in partnership with other health services. Through a partnership approach, Council will provide a broad range of customer focused health, recreational, cultural and community amenities, services and facilities."*

### Issues / Options

The Council Community Funding Program was reviewed internally in 2010/2011 in order to better respond to current community trends particularly within the sport, recreation, arts and event sectors within the Shire, noting significant growth in the events sector. The Guidelines and Application Form documentation were simplified in response to customer feedback and to assist with program administration given the growth of interest in the program.

Funding for events has been consolidated under the 2011/2012 Festival and Event Support Scheme to include seed funding for new events and funding for existing events. Furthermore, an internal referral process has been developed to provide Officer input into projects to ensure compliance requirements and to avoid duplications and inconsistencies.

Implementation of the 2006-2010 Colac Otway Recreation Strategy, the 2007-2011 Colac Otway Arts and Culture Strategy and the 2007-2011 Colac Otway Festivals and Events Strategy has provided additional funding into the sectors through various dedicated program funding. It is recommended that the funding for the Council Community Funding Program be increased from the 2010/2011 allocation to reflect price increases of project materials and equipment and an anticipated increase in the number of applications for COPACC assistance.

The funding allocation will be considered as part of the 2011/2012 Budget process.

Proposed funding allocations for 2011/2012 Council Community Funding Program:

|                             | (11/12)  | (10/11)  |
|-----------------------------|----------|----------|
| • Community projects        | \$40,000 | \$40,000 |
| • Recreation facility works | \$80,000 | \$70,000 |
| • COPACC assistance         | \$10,000 | \$ 7,500 |

Proposed funding allocations for 2011/2012 Festival and Events Support Scheme:

|                             | (11/12)  | (10/11)  |
|-----------------------------|----------|----------|
| Established Events          | \$50,000 | \$50,000 |
| Seed Funding for new events | \$10,000 | \$10,000 |

The proposed timelines for both the Council Community Funding Program and the Festival and Events Support Scheme for 2011/2012 are as follows:

- Applications open Friday 25 March 2011
- Applications close Friday 6 May 2011
- Submissions evaluated May - June 2011
- Notification of funding at Civic Reception July 2011
- Project completion, evaluation forms returned By May 2012.



There are three options for Council's consideration:

1. Commence implementation of Council community grants including the 2011/2012 Community Funding Program and Festival and Support Event Support Scheme in accordance with:
  - a. The revised guidelines and application forms including the proposed processes and timelines; and
  - b. The current funding levels.
2. Further review the 2011/2012 Council community grants including the 2011/2012 Community Funding Program and Festival and Support Event Support Scheme and propose alternative program options to Council for further consideration.
3. Wait for outcomes of 2011/2012 Council budget and commence funding programs in August 2011, which will have a significant detrimental impact upon the programs, by reducing the amount of time community groups have to commence and complete their funded projects. This option may further result in project carry over into the next financial year. The later the program is commenced and funding allocated in the financial year the less time the organisation would have to undertake their projects.
4. Not support/continue the program at all.

### **Proposal**

This report proposes that Council supports Option 1: Commence implementation of Council's community grants including the 2011/2012 Community Funding Program and Festival and Support Event Support Scheme in accordance with:

- The revised guidelines and application forms including the proposed processes and timelines; and
- The current funding levels.

Furthermore, it seeks acknowledgement that an increased funding request for the Community Funding Program for 2011/2012 will be considered under Council's annual budgetary process.

### **Financial and Other Resource Implications**

The program contributes significantly to numerous community projects across the Shire. Specifically in 2010/11, it is estimated that the \$40,000 contributed to Community Projects resulted in \$105,000 of project value and the \$60,000 contributed to Festivals and Events resulted in the delivery of 23 funded events with a total project value of \$1,830,000. The allocation of \$70,000 to 2010/2011 Recreation Facilities projects resulted in improvement works to the value of \$181,000 and the COPACC assistance of \$7,500 resulted in performances and exhibitions with a total value of \$91,000.

The Festival and Events Support Scheme ensures that local community event organisers can apply for funding to support their events. It is important to offer this Scheme as limited funding opportunities exist at a State and Federal Government level to fund community events.

### **Risk Management & Compliance Issues**

Specific risk management and compliance issues embedded within each project application are assessed on their individual merit. The proposed guidelines and application forms ensure potential risk and compliance issues are identified.

There are increased risks associated with the implementation of Option 3. Waiting for outcomes of 2011/2012 Council budget and commencing the program in August 2011 will reduce the amount of time community groups have to commence and complete their funded projects. It is anticipated this option would therefore result in project carry over into the next

financial year. The later the program commences and funding allocated in the financial year, the less time organisations have to undertake their projects.

Furthermore, if Option 3 is implemented there is the likelihood that events held within the first three months of the financial year will not be able to access funding. This will have impacts on event planning due to uncertainty associated with available funding.

The risk of Option 4 is the increased burden placed on several volunteer organisations throughout the Shire as a result of no funding.

### **Environmental and Climate Change Considerations**

Specific environmental issues embedded within projects are assessed throughout the application assessment. Council's Environment Unit is engaged in project assessment or implementation where environmental issues are identified or possible.

### **Community Engagement**

The community engagement strategy will follow the recommendations of the Colac Otway Shire Council Community Engagement policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be consult and includes significant communication from Council to the community released via local media, electronic newsletters and direct correspondence informing the community of the grants program and its associated timelines. Information sessions will be held in Colac and Apollo Bay.

Applications are initially assessed at Officer level, then presented to an Advisory Committee comprising Councillor representation for further assessment and the final decision on the outcome of successful applications.

### **Implementation**

It is proposed that implementation of the 2011/2012 program would commence March 2011 following Council endorsement of this report. Applications are assessed at Officer level and presented to an Advisory Committee of Council for ratification. It was resolved at the Statutory Meeting held 8 December 2010 that the following Councillors would comprise the Community Funding Advisory Committee: Councillors Chris Smith, Stephen Hart, Stuart Hart and Brian Crook. Similarly, the following Councillors would comprise the Festival and Events Support Scheme: Councillors Stuart Hart, Brian Crook, Frank Buchanan and Lyn Russell.

### **Conclusion**

Council's Community Funding Program allocation in 2010/2011 resulted in community projects, events, facility improvements, exhibitions and performances with a total estimated value in excess of \$2,207,000.

The dedicated funding of events and festivals has resulted in a broad range of community managed events that otherwise would not be staged within the Shire. Since 2005 the number of events funded by Council annually has increased from four to 23. Over more recent years the number of private event organisers bringing major interstate events to the Shire has also increased.

Community partnerships were formed and/or consolidated with arts and cultural groups, festival and event managers, committees of management of recreation facilities, schools and performing arts groups consistent with Council's Corporate Plan Vision, Mission and Values and Community Health and Wellbeing objective:

*“Council will promote community health and wellbeing in partnership with other health services. Through a partnership approach, Council will provide a broad range of customer focused health, recreational, cultural and community amenities, services and facilities.”*

#### **Attachments**

1. Draft Community Funding Program Guidelines
2. Draft Community Funding Program Application
3. Draft COPACC Funding Program Guidelines
4. Draft Festival & Events Support Scheme Guidelines
5. Draft Festival & Events Support Scheme Application

#### **Recommendation(s)**

##### ***That Council:***

1. ***Endorses the Council Community Funding Program and Festival and Events Support Scheme guidelines and application forms as attached.***
2. ***Endorses the 2011/2012 Community Funding Program process up to the current funding levels as follows:***

|                                           |                        |
|-------------------------------------------|------------------------|
| <b><i>Recreation Facilities</i></b>       | <b><i>\$70,000</i></b> |
| <b><i>Community Projects</i></b>          | <b><i>\$40,000</i></b> |
| <b><i>COPACC Assistance</i></b>           | <b><i>\$7,500</i></b>  |
| <b><i>Festival and Support Scheme</i></b> | <b><i>\$60,000</i></b> |

3. ***Requests that the increased funding as outlined below be presented to Council for consideration under the 2011/2012 budgetary process;***

|                                                                                           |                                    |
|-------------------------------------------------------------------------------------------|------------------------------------|
| <b><i>Recreation Facilities</i></b>                                                       | <b><i>\$70,000 to \$80,000</i></b> |
| <b><i>Community Projects</i></b>                                                          | <b><i>\$40,000 – no change</i></b> |
| <b><i>COPACC Assistance</i></b>                                                           | <b><i>\$7,500 to \$10,000</i></b>  |
| <b><i>Festival and Support Scheme</i></b>                                                 | <b><i>\$60,000 – no change</i></b> |
| <b><i>(including funding for established events and seed funding for new events.)</i></b> |                                    |

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COMMUNITY FUNDING PROGRAM 2011/2012 PROGRAM GUIDELINES

Objective

The objective of the Colac Otway Shire Community Funding Program is to provide financial assistance to community organisations that assist in the provision of projects, activities and facilities for the citizens of the Colac Otway Shire.

Two application forms are available under this program, one for Community Project and Community Facility proposals and a separate form for COPACC applicants (including criteria specific to COPACC proposals.)

Please note funding for all festivals and events is now managed through the Colac Otway Shire Festivals and Events Support Scheme and is a separate funding program. Refer to Council's website www.colacotway.vic.gov.au or Council's Events Unit on telephone 5232 9418 for specific details.

Eligibility

Applicants should be legally constituted, community based, not-for-profit organisations that assist in the provision of community projects, activities and maintenance of facilities for the citizens of the Colac Otway Shire.

- Applications are to be for financial assistance for specific projects and programs, not for general ongoing administration or operational costs.
- This funding program does not support fundraising activities or projects.
- Schools are only eligible for funding assistance with COPACC venue hire.
- Applicants are required to provide details of **ALL** previous grants provided by Council in the past 3 years.

Funding under this scheme is restricted. There may be external sources of funding available from State or Federal Government which may form project partners or offer greater levels of funding. Therefore applicants with proposals valued in excess of \$10,000 are required to discuss:

- Community Project and Community Facilities proposals with
Jodie Fincham
Recreation and Events Co-ordinator
Ph. 5232 9472
Email: jodie.fincham@colacotway.vic.gov.au
- Colac Otway Performing Arts and Cultural Centre (COPACC) related proposals with **Karen Patterson**
COPACC Manager
Ph. 5232 9504
Email: karen.patterson@colacotway.vic.gov.au

Scope

The Colac Otway Community Funding Program provides funding assistance to community organisations and groups through the following three streams as detailed:

1. Community Projects

The **Community Projects** category is the broadest of categories within this funding program which financially supports a range of activities and programs conducted by or for community, not for profit organisations.

- Project materials and equipment.
- Fees for professional services

2. Community Facilities

The **Community Facilities** category funds Recreation Reserve Committees of Management and organisations responsible for community facilities including Public Halls for the benefit of the citizens of the Colac Otway Shire:

- High priority items of cyclical maintenance.
- Minor capital improvements.
- Purchase of equipment items, which are facility enhancing and designed to remain as part of the facility.

3. COPACC Assistance

The **COPACC Assistance** Category operates to benefit citizens of the Colac Otway Shire to provide financial assistance for provision of, and access to, performing arts and cultural activities:

- Local groups, organisations and schools may apply for up to half the venue hire of COPACC for performances, exhibitions, events and cultural activities.
- Applicants for venue hire subsidy must obtain a quote from COPACC outlining anticipated dates of hire and level of resources required i.e. rooms, audio-visual, technical staff support etc. It is essential that applicants obtain this quote well in advance of the application closing date.

Compliance considerations

All clubs and community organisations are reminded that any community project that involves construction, extensions, renovations, refurbishments and/or upgrading of venues and facilities requires compliance consideration. It is important that groups always consider the following checklist prior to commencing, to ensure all relevant requirements are met, including but not limited to:

| COMPLIANCE ISSUE | COUNCIL DEPARTMENT | CONTACT PHONE |
|--|---|---------------|
| <ul style="list-style-type: none">• Permission from the landowner and manager, approving your project to proceed.• Consent for works which may occur on a road or roadside area. Council is required to give consent for local roads. VicRoads are responsible for issuing consent for works on arterial roads. | COS Infrastructure

<u>Other, for example:</u>
DSE - Crown Land
Foreshore Committee
Trustees, etc | 5232 9481 |

| COMPLIANCE ISSUE | COUNCIL DEPARTMENT | CONTACT PHONE |
|---|---|--|
| <ul style="list-style-type: none"> Determine if the site is subject to the Aboriginal Heritage Regulations. Planning Scheme Provisions, including requests for vegetation removal. Planning Permit/s. | COS Planning Department

Community Groups are required to provide written evidence that the land manager (Crown/Council land) has given consent when a planning application is lodged. | 5232 9412

http://www.aav.nrms.net.au/aavQuestion1.aspx |
| <ul style="list-style-type: none"> Building Permits. Factor in time and fees to process, plus costs for professional plans/designs to relevant Australian Standards | Building Department | 5232 9443 |
| <ul style="list-style-type: none"> Occupational Health and Safety requirements | Risk Management | 5232 9463 |
| <ul style="list-style-type: none"> Food Safety Standards, Food and Tobacco Legislation Approval food premises design. Registration of Premises and/or Temporary Food Premises Permit | Health | 5232 9429 |
| <ul style="list-style-type: none"> Waste Management requirements | Waste | 5232 9556 |
| <ul style="list-style-type: none"> Permission from utility providers / other agencies | Examples:
Barwon Water CCMA | 1300 656 007
5232 9100 |
| <ul style="list-style-type: none"> Guidance on planting lists for revegetation works and environmental and noxious weeds Guidance on sustainability principles such as energy efficiency and water reuse and conservation | Environment Department | 52 329 414 |
| <ul style="list-style-type: none"> Economic Development Potential for other funding | Consistency with Small Town Master plans Grants availability | 52 329 444 |

Note: Failure to comply with legal or planning requirements may affect future funding opportunities for your organisation. Failure to complete project acquittals without formally obtaining an extension may also adversely affect future funding.

Risk Management

Risk Management analysis of your proposed project is part of the assessment criteria. A template is included for completion and must be submitted with the funding application.

Future Planning

Council supports the development of community groups to become self sustaining through Strategic Planning, Action Plans and Business Plans that identify opportunities for growth and development. Evidence of planning must be provided as

part of this application. Please note that Council provides support and resources to assist community organisations to undertake such planning.

Timelines and Notification

| | |
|---|------------------------------------|
| Applications open | Friday 25 th March 2011 |
| Applications close | Friday 6 th May 2011 |
| Submissions evaluated | May - July 2011 |
| Notification of funding at Civic Reception | July 2011 |
| Project completion, evaluation forms returned | By May 2012. |

Two Information Sessions will be held to discuss the Grants Program, proposed projects and answer any specific questions. These sessions will be held on:

- **4th April 2011 7.00 pm - 9.00 pm in the COPACC Meeting Room, Cnr Rae and Gellibrand Streets, Colac**
- **5th April 2011 7.00 pm-9.00 pm at Marrar Woorn, Pengilley Street, Apollo Bay.**

Consideration of Applications

Applications will be considered by Council, following the closing date, **4.00 pm Friday 6th May 2011**. Applications should be set out on the attached Application Form and be received prior to the closing date. Incomplete applications will not be considered.

Groups experiencing difficulty completing this form or who wish to discuss their project should attend an information session, or contact the relevant Council Officer for assistance well in advance of the closing date.

Allocations will be based on up to 50% subsidy i.e. a dollar for dollar basis of projects up to a total project cost of \$10,000. For example, based on an \$8,000 project cost, the maximum allocation from Council could be \$4,000. Generally the maximum contribution made by Council will not exceed \$5,000. Preference will be given to organisations that have demonstrated a "self-help" attitude through inclusion of in-kind resources, and/or a desire to contribute funding through cash from their own means. Documentation to support the organisation's 50% matching contribution must be included.

Electronic versions of guidelines and application forms are available on Council's web site: www.colacotway.vic.gov.au and can be downloaded. Email applications can be accepted only if a scanned signature is included on the final page. Email applications as a Microsoft Office compatible attachment to inq@colacotway.vic.gov.au All applications must be received by the closing date. Applicants should note that the submission of an application **does not** guarantee funding of the proposal.

GST

GST legislation will apply to allocation of these funds. Organisations will be required to quote an Australian Business Number (ABN) or if an exemption applies to provide a written statement of entitlement to exemption (Supplier Statement). Supplier Statement forms are available on Council's web site: www.colacotway.vic.gov.au and can be downloaded.

Where an applicant organisation is GST registered, grant allocations will be calculated and assessed on income and expenditure excluding GST. In addition, organisations registered for GST will be required to submit a Tax Invoice to Council

upon approval of their grant, including an additional 10% added to the approved grant amount.

Evaluation of Successful Projects

It is essential the contact person/s nominated in the application form have a full understanding of the project, and are available during the May -July 2011 evaluation process to provide further detail if required.

Organisations successful in receiving a grant will be expected to complete a brief acquittal report form within a month of the completion of the project. The form will be available on allocation of funds and will require detail on the success of the project and how Council's funds were expended in relation to the project. Inclusion of visual evidence such as photographs and press clippings assists Council in assessing the success of the project and should be included. Additionally, organisations are required to acknowledge Council's contribution to the completed project in a manner deemed appropriate by Council, such as signage, verbal or written acknowledgement etc. and to document this acknowledgement.

Lodgement

The closing date for applications is 4.00 pm Friday 6th May 2011. All applications must be received by this time. Late applications cannot be considered.

Hard Copy Applications should be sent to:

**Community Funding Program 2011/2012
Colac Otway Shire
PO Box 283
COLAC VIC 3250**

Email Applications must be sent by the closing date, as a Microsoft Office compatible attachment to inq@colacotway.vic.gov.au with the subject: **Community Funding Program 2011/2012**

All applicants will receive written advice acknowledging receipt of their application within 1 week of receipt. Following the completion of assessments, all applicants will receive written advice in early July 2011 regarding the success of their application.

Two delegates from successful applicant groups will be invited to attend the Colac Otway Shire Community Funding Program Civic Reception July 2011 at COPACC.



**COMMUNITY FUNDING PROGRAM
APPLICATION FORM 2011/2012**

APPLICATION CATEGORY

Please tick one funding category under which you are applying for funds:

Community Projects ☐

Community Facilities ☐

ORGANISATION DETAILS:

Name of applicant organisation

| |
|--|
| |
|--|

Postal Address

| |
|--|
| |
|--|

Contact Details

(Please ensure the nominated contact person/s are aware of all project details)

| Details | Primary Contact Person | Secondary Contact Person |
|-------------|------------------------|--------------------------|
| Name | | |
| Position | | |
| B. H. phone | | |
| Mobile | | |
| Fax | | |
| Email | | |

Facility Address for Project (if different from above, e.g. Recreation Facilities)

| |
|--|
| |
| |

Recreation Reserve Master Plan? Yes ☐ No ☐

If yes, please identify.....You must include a letter of support from the Recreation Reserve Committee of Management with this application.

Incorporation

| | | | | |
|-----|--|--------|----|--|
| Yes | | Number | No | |
|-----|--|--------|----|--|

Auspecting body if not incorporated (support letter required with this application)

| | |
|--------------|--------|
| Auspice body | |
| Address | |
| Contact Name | |
| Position | |
| B. H. phone | Mobile |

ABN Number

| |
|--|
| |
|--|

Supplier Statement must be completed if no ABN

GST Registration

| | | | | |
|-----|--|--------|----|--|
| Yes | | Number | No | |
|-----|--|--------|----|--|

PROJECT DETAILS:

| | |
|---|-----------------------|
| 1. What is the name of the project? | |
| | |
| 2. Description of the project? | |
| | |
| 3. Proposed Timelines For Project: | |
| Please indicate the key actions required for your project | |
| Key Actions | Completed date |
| | |
| | |
| | |
| | |

4. To assist Council in forward planning, please indicate future planned projects.

| | |
|----------------|--|
| 2011/12 | |
| 2012/13 | |

Please refer to weighting criteria below right.

| | |
|--|------------|
| 5. Why is this project needed? <ul style="list-style-type: none"> How is this project supported locally? What demand exists that has created the idea for this project? Do you have evidence to show why this approach will work? | 15% |
| | |
| 6. How will the project be delivered? <ul style="list-style-type: none"> Will it involve knowledge and skills development? Will the project be an innovative and creative response to the issue? Will it be sustainable? How will you pay for it? (Budget form) | 15% |
| | |

| | |
|--|-----|
| 7. Who is involved? <ul style="list-style-type: none"> • Who will manage the project? • Who are the partners? • Will there be voluntary or in-kind contributions? • Does the project actively involve a range of stakeholders? | 20% |
| | |
| 8. What will it achieve? <ul style="list-style-type: none"> • Demonstrate the extent to which the project will: • Support an increase in participation • Increase the range of formal and/or informal opportunities • Maximise the use or multi-use of a facility • Improve energy, water, waste or emission performance | 50% |
| | |

FINANCIAL DETAILS:

Does your organisation currently receive funding support from Federal or State Government sources (please tick as appropriate)

| | | | |
|-----|--|----|--|
| Yes | | No | |
|-----|--|----|--|

Please provide details of any commercial source of income

| Source | Amount \$ |
|--------|-----------|
| | |

Has your organisation received ANY funding support from the Colac Otway Shire in the past 3 years (please tick as appropriate)?

| | | | |
|-----|--|----|--|
| Yes | | No | |
|-----|--|----|--|

Please provide details of ALL funding support provided by the Colac Otway Shire in the past 3 years (including any current applications to the Festival & Event Support Scheme.)

| Council Department | Project | Amount \$ | Year |
|--------------------|---------|-----------|------|
| | | | |
| | | | |
| | | | |

Has funding for this project been sought from any other agency? Partnerships are encouraged. (Please tick as appropriate)

| | | | |
|-----|--|----|--|
| Yes | | No | |
|-----|--|----|--|

If yes, please list

| Source | Amount \$ |
|--------|-----------|
| | |

Total of group/organisation contribution

| Cash \$ | In-kind \$ |
|---------|------------|
| | |

Funds requested from Council's Community Funding Program

\$

Total cost of project (please attach quotes)

\$

Are you willing to accept partial funding?
(Please tick as appropriate)

| | | | |
|-----|--|----|--|
| Yes | | No | |
|-----|--|----|--|

If yes, indicate priorities:

| |
|--|
| |
| |

Please provide as part of your application

- ☐ Detailed Financial statement or Treasurer's report for the past 2 years

FUTURE PLANNING:

Please provide as part of your application

- ☐ Risk Management Plan for the project, using the template provided
☐ Strategic or Business Plan for your Organisation

Will this project have any direct environmental or energy sustainability benefits such as water or energy saving Yes ☐ No ☐

If yes, please indicate:

| |
|--|
| |
|--|

BUDGET FORM

- Applicants must use the budget form provided.
- The budget should list the total income and expenditure and reflect all costs including inkind associated with the project.
- Applicants are expected to make at least a matching contribution in cash and/or volunteer labour inkind costed @ \$15 per hour for unskilled labour and \$25 per hour for professional services. Other inkind contribution such as donated goods or materials may also be included, as well as use of plant and equipment. Indicate inkind support on the expenditure column under the relevant headings as well as on the income column. You may also have grants, financial support and sponsorship from other sources. This should be indicated in the budget.
- Please ensure that total income EQUALS total expenditure i.e. the project must break even. This funding program does not support fundraising activities or projects.

| INCOME | \$ AMOUNT | EXPENDITURE | \$ AMOUNT |
|---|-----------|---|-----------|
| Council Community
Funding Program Grant | \$ | Professional Fees | \$ |
| Other Grant (Describe) | \$ | Documentation Costs
e.g. photos, DVD's | \$ |
| Applicant's contribution
Cash | \$ | Planning Permit | \$ |
| | \$ | Building Permit | \$ |
| In-kind (Describe) | \$ | Materials / Equipment
(itemise) | \$ |
| | \$ | | \$ |
| Volunteer labour @ \$15 or
\$25 per hour. (Describe) | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| Other (Describe) | \$ | Other (Describe) | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| Total Income | \$ | Total Expenditure | \$ |

CHECK LIST Please confirm that you have included the following with your submission:

| | | |
|---|----|--|
| ✓ | | Keep a copy of your application, including all attachments |
| | | Completed Application Form |
| | | Completed Budget Table showing break-even result |
| | | Attached Financial Statement or Treasurers Report |
| | | Attached Quotations for works, fees,venue hire etc. Applicants are encouraged to obtain more than one quote as part of their application |
| | | Attached completed Risk Management template for the project |
| | | Attached Strategic /Business Plan for the organisation |
| | | Attached Support Letters (including auspicings body if applicable) |
| ✓ | NA | |
| | | Attached written permission from the Colac Otway Shire Infrastructure Manager |
| | | Attached written permission from the Land Owner and/or Manager, if other than COS |
| | | Attached written advice regarding Planning Scheme provisions |
| | | Attached written advice regarding Planning and/or Building Permits |
| | | Attached determination regarding Aboriginal Heritage Regulations |
| | | Attached evidence of compliance with Food Safety Standards Legislation |
| | | Registration of Premises and/or Temporary Food Premises Permit |
| | | Attached Waste Management Plan |
| | | Supplier Statement |
| | | Other – photographs, resumes etc (please describe) |
| | | |

DECLARATION

I, (name)
the Club / Organisation President / Treasurer /School Principal / Other
(indicate)
agree that the details provided in this funding application are true and correct.
I also certify that the Club / Organisation Committee / Other (indicate)
..... has approved the submission of this application.

Name: _____

Position: _____

Signature: _____

Date: _____

Privacy Notification

Council is collecting the personal information on this form for the purposes of assessing your application and to maintain statistical information. The personal information will be used solely by the Council for that primary purpose or directly related purposes. The applicant understands that they may apply to Council for access to and/or amendment of the information. Requests for access and/or correction should be made to 5232 9472.

I/we acknowledge the above and confirm the above information is correct and approve the use of this data on the Colac Otway Shire applicants' data base.

Signed:Date:/...../20.....

COLAC OTWAY SHIRE COMMUNITY FUNDING PROGRAM RISK MANAGEMENT TEMPLATE

| | | | |
|----------------------------|--|--------------|--|
| Project Group: | | Date: | |
| Project Location: | | | |
| Responsible Person: | | | |
| Job Title: | | | |
| Project Scope: | | | |

Hazards/Risk Areas of Concern (Tick if applicable)

- | | | | | |
|------------------------------------|---|---|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Chemical | <input type="checkbox"/> Asbestos | <input type="checkbox"/> Moving Equipment | <input type="checkbox"/> Electrical | <input type="checkbox"/> Heat |
| <input type="checkbox"/> Fumes | <input type="checkbox"/> Barriers | <input type="checkbox"/> Guarding | <input type="checkbox"/> Fluids | <input type="checkbox"/> Steam |
| <input type="checkbox"/> Vapours | <input type="checkbox"/> Confined Space | <input type="checkbox"/> Material Storage | <input type="checkbox"/> Hydraulic | <input type="checkbox"/> Fire |
| <input type="checkbox"/> Fibres | <input type="checkbox"/> Manual Handling | <input type="checkbox"/> Slippery Surface | <input type="checkbox"/> Pneumatic | <input type="checkbox"/> Water |
| <input type="checkbox"/> Flammable | <input type="checkbox"/> Working From Heights | <input type="checkbox"/> Concealed cables | <input type="checkbox"/> Thermal | <input type="checkbox"/> Vibration |

Job Safety Analysis

| Activity / Process | Identified Hazard | Risk Rating | Control Measure | Reduced Risk Rating |
|--------------------|-------------------|-------------|-----------------|---------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Please use an additional page if required

EFFECT OF RISK OCCURRING

| | | Insignificant | Minor | Moderate | Major | Catastrophic |
|---|----------|---------------|-------|----------|-------|--------------|
| | | 1 | 2 | 3 | 4 | 5 |
| LIKELIHOOD OF RISK OCCURRING
Is expected to occur in most circumstances
Will probably occur
Might occur at some time in the future
Could occur but doubtful
May occur but only in exceptional circumstances | A | H | H | E | E | E |
| | B | M | H | H | E | E |
| | C | L | M | H | E | E |
| | D | L | L | M | H | E |
| | E | L | L | M | H | H |



COPACC ASSISTANCE FUNDING PROGRAM GUIDELINES 2011/2012

Objective

The COPACC Assistance Fund operates to benefit citizens of Colac Otway Shire by providing financial assistance towards the hire of COPACC for the provision of performing arts and cultural activities.

To be eligible, applicants must represent a Shire-based community group, organisation or school.

Applicants may apply for up to 50% of the cost of hiring COPACC.

Fund applicants must obtain a quote from COPACC outlining anticipated dates or hire and resources required – for example rooms, audiovisual support and technical staff. It is essential applicants obtain a quote at least 10 days prior to the application closing date.

Eligibility

Applicants should be legally constituted, community based, not-for-profit organisations that assist in the provision of public cultural events.

- Applications are to be for financial assistance for hosting cultural activities, projects and programs at COPACC
- This funding program does not support fundraising activities or projects.
- Applicants are required to provide details of **ALL** previous grants provided by Council in the past 3 years.
- Ticketing for all cultural events at COPACC must be sold exclusively via the Colac Cinemas box office.

Funding under this scheme is restricted. There may be external sources of funding available from State or Federal Government which may form project partners or offer greater levels of funding. Therefore applicants with proposals valued in excess of \$10,000 are required to discuss the event with:

- Colac Otway Performing Arts and Cultural Centre (COPACC) related proposals with **Karen Patterson**
COPACC Manager
Ph. 5232 9504
Email: karen.patterson@colacotway.vic.gov.au

Compliance considerations

It is important that groups always consider the following checklist prior to commencing, to ensure all relevant requirements are met, including but not limited to:

| COMPLIANCE ISSUE | COUNCIL DEPARTMENT | CONTACT PHONE |
|---|----------------------------------|----------------------|
| <ul style="list-style-type: none"> Occupational Health and Safety requirements | Risk Management | 5232 9463 |
| <ul style="list-style-type: none"> Food Safety Standards, Food and Tobacco Legislation Approval food premises design. Registration of Premises and/or Temporary Food Premises Permit | Health | 5232 9429 |
| <ul style="list-style-type: none"> Waste Management requirements | COPACC | 03 5232 9531 |
| <ul style="list-style-type: none"> Economic Development Potential for other funding | COS Business Development Officer | 52 329 444 |

Note: Failure to comply with legal or planning requirements may affect future funding opportunities for your organisation. Failure to complete project acquittals without formally obtaining an extension may also adversely affect future funding.

Risk Management

Risk Management analysis of your proposed project is part of the assessment criteria. A template is included for completion and must be submitted with the funding application.

Future Planning

Council supports the development of community groups to become self sustaining through Strategic Planning, Action Plans and Business Plans that identify opportunities for growth and development. Evidence of planning must be provided as part of this application. Please note that Council provides support and resources to assist community organisations to undertake such planning.

Timelines and Notification

| | |
|---|------------------------------------|
| Applications open | Friday 25 th March 2011 |
| Applications close | Friday 6 th May 2011 |
| Submissions evaluated | May - July 2011 |
| Notification of funding at Civic Reception | July 2011 |
| Project completion, evaluation forms returned | By May 2012. |

Two Information Sessions will be held to discuss the Grants Program, proposed projects and answer any specific questions. These sessions will be held on:

- **4th April 2011, 7.00 pm - 9.00 pm in the COPACC Meeting Room, Cnr Rae and Gellibrand Streets, Colac**
- **5th April 2011 7.00 pm-9.00 pm at Marrar Woorn, Pengilley Street, Apollo Bay.**

Consideration of Applications

Applications will be considered by Council, following the closing date, **4.00 pm Friday 6th May 2011**. Applications should be set out on the attached Application Form and be received prior to the closing date. Incomplete applications will not be considered.

Groups experiencing difficulty completing this form or who wish to discuss their project should attend an information session, or contact the relevant Council Officer for assistance well in advance of the closing date.

Allocations will be based on up to 50% subsidy i.e. a dollar-for-dollar basis. Preference will be given to organisations that have demonstrated a “self-help” attitude through inclusion of in-kind resources, and/or a desire to contribute funding through cash from their own means. Documentation to support the organisation’s 50% matching contribution must be included.

Electronic versions of guidelines and application forms are available on Council’s web site: www.colacotway.vic.gov.au and can be downloaded. Email applications can be accepted only if a scanned signature is included on the final page. Email applications as a Microsoft Office compatible attachment to inq@colacotway.vic.gov.au All applications must be received by the closing date. Applicants should note that the submission of an application **does not** guarantee funding of the proposal.

GST

GST legislation will apply to allocation of these funds. Organisations will be required to quote an Australian Business Number (ABN) or if an exemption applies to provide a written statement of entitlement to exemption (Supplier Statement). Supplier Statement forms are available on Council’s web site: www.colacotway.vic.gov.au and can be downloaded.

Where an applicant organisation is GST registered, grant allocations will be calculated and assessed on income and expenditure excluding GST. In addition, organisations registered for GST will be required to submit a Tax Invoice to Council upon approval of their grant, including an additional 10% added to the approved grant amount.

Evaluation of Successful Projects

It is essential the contact person/s nominated in the application form have a full understanding of the project, and are available during the May -July 2011 evaluation process to provide further detail if required.

Organisations successful in receiving a grant will be expected to complete a brief acquittal report form within a month of the completion of the project. The form will be available on allocation of funds and will require detail on the success of the project and how Council’s funds were expended in relation to the project. Inclusion of visual evidence such as photographs and press clippings assists Council in assessing the success of the project and should be included. Additionally, organisations are required to acknowledge Council’s and COPACC’s contribution to the completed project in a manner deemed appropriate by Council, such as signage, verbal or written acknowledgement, and to document this acknowledgement.

Lodgment

The closing date for applications is 4.00 pm Friday May 2011. All applications must be received by this time. Late applications cannot be considered.

Hard Copy Applications should be sent to:

COPACC Assistance Fund 2011/2012

Colac Otway Shire

PO Box 283

COLAC VIC 3250

Email Applications must be sent by the closing date, as a Microsoft Office compatible attachment to inq@colacotway.vic.gov.au

with the subject: **COPACC Assistance Fund 2011/2012**

All applicants will receive written advice acknowledging receipt of their application within 1 week of receipt. Following the completion of assessments, all applicants will receive written advice in early July 2011 regarding the success of their application.

Two delegates from successful applicant groups will be invited to attend the Colac Otway Shire Community Funding Program Civic Reception July 2011 at COPACC.



**COPACC ASSISTANCE FUNDING PROGRAM
APPLICATION FORM 2011/2012**

ORGANISATION DETAILS:

Name of applicant organisation

| |
|--|
| |
|--|

Postal Address

| |
|--|
| |
|--|

Contact Details

(Please ensure the nominated contact person/s are aware of all project details)

| Details | Primary Contact Person | Secondary Contact Person |
|-------------|------------------------|--------------------------|
| Name | | |
| Position | | |
| B. H. phone | | |
| Mobile | | |
| Fax | | |
| Email | | |

Incorporation

| | | | | | |
|-----|--|--------|--|----|--|
| Yes | | Number | | No | |
|-----|--|--------|--|----|--|

Auspic body if not incorporated (support letter required with this application)

| | |
|--------------|--------|
| Auspice body | |
| Address | |
| Contact Name | |
| Position | |
| B. H. phone | Mobile |

ABN Number

| |
|--|
| |
|--|

Supplier Statement must be completed if no ABN

GST Registration

| | | | | | |
|-----|--|--------|--|----|--|
| Yes | | Number | | No | |
|-----|--|--------|--|----|--|

PROJECT DETAILS:

1.What is the name of the event?

2. Describe the event:

3. Proposed Timelines For Event:

Please indicate the key actions required for your project

| Key Actions | Completed date |
|-------------|----------------|
| | |

Please refer to weighting criteria below right.

4. Why is this event needed?

- What local support have you gathered for this event?
- How is this event linked with the culture, or cultural aspirations of local people?
- Does this event have any links with the district's cultural heritage or history?
- Has this event, or something similar, been held in the past?
- If so, please provide attendance figures.
- What demand exists that has created the idea for this project?
- Do you have evidence to show why this approach will work?

35%

| | |
|---|------------|
| | |
| <p>5. How will the project be delivered?</p> <ul style="list-style-type: none"> • Will it develop knowledge and skills development for your group? • Will the project be an innovative and creative response to an identified need? | <p>15%</p> |
| <p>6. Who will manage the project?</p> <ul style="list-style-type: none"> • How many people from your organisation will be involved? • Have you partnered with other groups and organisations? • Will there be voluntary or in-kind contributions? • Please identify the target market for your event? • What size audience do you hope to attract? | <p>30%</p> |
| <p>7. What will it achieve?</p> <p>Demonstrate the extent to which the project will:</p> <ul style="list-style-type: none"> • Support an increase in participation in cultural events • Increase the diversity of cultural events on offer in Colac Otway Shire? | <p>20%</p> |

| | |
|--|--|
| | |
|--|--|

FINANCIAL DETAILS:

Does your organisation currently receive funding support from Federal or State Government sources (please tick as appropriate)

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Please provide details of any commercial source of income

| Source | Amount \$ |
|--------|-----------|
| | |

Has your organisation received ANY funding support from the Colac Otway Shire in the past 3 years, including the current Festival & Events Grants (please tick as appropriate)?

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Please provide details of ALL funding support provided by the Colac Otway Shire in the past 3 years

| Council Department | Project | Amount \$ | Year |
|--------------------|---------|-----------|------|
| | | | |
| | | | |

Has funding for this project been sought from any other agency? Partnerships are encouraged. (Please tick as appropriate)

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

If yes, please list

| Source | Amount \$ |
|--------|-----------|
| | |

Total of group/organisation contribution

| Cash \$ | In-kind \$ |
|---------|------------|
| | |

Funds requested from COPACC Assistance Funding

| | |
|----|--|
| \$ | |
|----|--|

Total cost of project (please attach quotes)

| | |
|----|--|
| \$ | |
|----|--|

Are you willing to accept partial funding? (Please tick as appropriate)

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

If yes, indicate priorities:

| |
|--|
| |
| |

Please provide as part of your application

- ☐ Detailed Financial statement or Treasurer's report for the past 2 years

FUTURE PLANNING:

Please provide as part of your application

- ☐ Risk Management Plan for the project, using the template provided
- ☐ Strategic or Business Plan for your organisation
- ☐ Marketing Plan

BUDGET FORM

- Applicants must use the budget form provided.
- The budget should list the total income and expenditure and reflect all costs including inkind associated with the project.
- Applicants are expected to make at least a matching contribution in cash and/or volunteer labour inkind costed @ \$15 per hour for unskilled labour and \$25 per hour for professional services. Other inkind contribution such as donated goods or materials may also be included, as well as use of plant and equipment. Indicate inkind support on the expenditure column under the relevant headings as well as on the income column. You may also have grants, financial support and sponsorship from other sources. This should be indicated in the budget.
- Please ensure that total income EQUALS total expenditure i.e. the project must break even. This funding program does not support fundraising activities or projects.

| INCOME | \$ AMOUNT | EXPENDITURE | \$ AMOUNT |
|---|-----------|---|-----------|
| COPACC Assistance Grant | \$ | Professional Fees | \$ |
| Other Grant (Describe) | \$ | Documentation Costs
e.g. photos, DVD's | \$ |
| Applicant's contribution
Cash | \$ | | \$ |
| | \$ | | \$ |
| In-kind (Describe) | \$ | Materials / Equipment
(itemise) | \$ |
| | \$ | | \$ |
| Volunteer labour @ \$15 or
\$25 per hour. (Describe) | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| Other (Describe) | \$ | Other (Describe) | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| | \$ | | \$ |
| Total Income | \$ | Total Expenditure | \$ |

CHECK LIST Please confirm that you have included the following with your submission:

| | | |
|---|----|--|
| ✓ | | Keep a copy of your application, including all attachments |
| | | Completed Application Form |
| | | Completed Budget Table showing break-even result |
| | | Attached Financial Statement or Treasurers Report |
| | | Attached Quotations for works, fees,venue hire etc. Applicants are encouraged to obtain more than one quote as part of their application |
| | | Attached completed Risk Management template for the project |
| | | Attached Support Letters (including auspicings body if applicable) |
| ✓ | NA | |
| | | Attached evidence of compliance with Food Safety Standards Legislation |
| | | Registration of Premises and/or Temporary Food Premises Permit |
| | | Supplier Statement |
| | | Other – photographs, resumes etc (please describe) |
| | | |

DECLARATION

I, (name)
the Club / Organisation President / Treasurer /School Principal / Other
(indicate)
agree that the details provided in this funding application are true and correct.
I also certify that the Club / Organisation Committee / Other (indicate)
..... has approved the submission of this application.

Name: _____

Position: _____

Signature: _____

Date: _____

Privacy Notification

Council is collecting the personal information on this form for the purposes of assessing your application and to maintain statistical information. The personal information will be used solely by the Council for that primary purpose or directly related purposes. The applicant understands that they may apply to Council for access to and/or amendment of the information. Requests for access and/or correction should be made to 5232 9472.

I/we acknowledge the above and confirm the above information is correct and approve the use of this data on the Colac Otway Shire applicants' data base.

Signed:Date:/...../20.....

COLAC OTWAY SHIRE COMMUNITY FUNDING PROGRAM RISK MANAGEMENT TEMPLATE

| | | | |
|----------------------------|--|--------------|--|
| Project Group: | | Date: | |
| Project Location: | | | |
| Responsible Person: | | | |
| Job Title: | | | |
| Project Scope: | | | |

Hazards/Risk Areas of Concern (Tick if applicable)

- | | | | | |
|------------------------------------|---|---|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Chemical | <input type="checkbox"/> Asbestos | <input type="checkbox"/> Moving Equipment | <input type="checkbox"/> Electrical | <input type="checkbox"/> Heat |
| <input type="checkbox"/> Fumes | <input type="checkbox"/> Barriers | <input type="checkbox"/> Guarding | <input type="checkbox"/> Fluids | <input type="checkbox"/> Steam |
| <input type="checkbox"/> Vapours | <input type="checkbox"/> Confined Space | <input type="checkbox"/> Material Storage | <input type="checkbox"/> Hydraulic | <input type="checkbox"/> Fire |
| <input type="checkbox"/> Fibres | <input type="checkbox"/> Manual Handling | <input type="checkbox"/> Slippery Surface | <input type="checkbox"/> Pneumatic | <input type="checkbox"/> Water |
| <input type="checkbox"/> Flammable | <input type="checkbox"/> Working From Heights | <input type="checkbox"/> Concealed cables | <input type="checkbox"/> Thermal | <input type="checkbox"/> Vibration |

Job Safety Analysis

| Activity / Process | Identified Hazard | Risk Rating | Control Measure | Reduced Risk Rating |
|--------------------|-------------------|-------------|-----------------|---------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Please use an additional page if required

EFFECT OF RISK OCCURRING

| | | Insignificant | Minor | Moderate | Major | Catastrophic |
|---|----------|---------------|-------|----------|-------|--------------|
| | | 1 | 2 | 3 | 4 | 5 |
| LIKELIHOOD OF RISK OCCURRING
Is expected to occur in most circumstances
Will probably occur
Might occur at some time in the future
Could occur but doubtful
May occur but only in exceptional circumstances | A | H | H | E | E | E |
| | B | M | H | H | E | E |
| | C | L | M | H | E | E |
| | D | L | L | M | H | E |
| | E | L | L | M | H | H |



FESTIVAL AND EVENT SUPPORT SCHEME FOR THE PERIOD JULY 2011 – JUNE 2012

APPLICATION GUIDELINES

The Colac Otway Shire recognises the importance of Festival and Events development in the municipality. The contribution of Festivals and Events to celebrating the region's diversity and cultural, economic and social development is highly valued.

The information contained in the package includes:

1. Eligibility Criteria
2. How to Apply
3. Scope
4. Aims and objectives
5. Sponsorship categories
6. Non conforming applications
7. COS Works Assistance
8. Sponsorship agreement
9. Event Evaluation – "Survey Monkey"
10. Public liability and insurance
11. Acquittal – Evaluation
12. Application assessment
13. Funding available
14. Implementation

1. ELIGIBILITY CRITERIA

For the purposes of the Colac Otway Shire Festival and Support Scheme, the definition of an event is:

“Any planned activity where any structure (permanent or temporary), open area, roadway, (fenced or unfenced) will contain a number of persons greater than that normally surrounding the area prior to, during or after the event.”

Event Management: Planning Guide for Event Managers in Victoria, 2002.

Applications should assist in establishing new or providing support to existing community events and activities for the citizens and/or the promotion of the Colac Otway Shire. Preference is to be given to projects and to groups making a significant financial or “in kind” contribution to the project or program.

Applications are to be for financial assistance for costs related to the delivery of new or established events, not for general ongoing administration costs. Applicants must demonstrate how their event contributes to the social, cultural and economic growth of the Colac Otway Shire. Applicants are required to provide details of ALL previous grants provided by Council in the past 3 years.

This funding program provides seed funding to assist with the establishment of new event initiatives. The funding program also supports the development and growth of established events. (An established event is defined as an event that has been conducted for more than 3 years.)

This scheme can support events that raise money for the local community where the majority of funds raised remain within the Colac Otway Shire. The scheme does not support external fundraising events, activities or projects where funds raised are distributed to fundraising organisations outside the Colac Otway Shire.

The Colac Otway Shire Festival and Support Scheme is targeted at organisations with limited financial resources. Groups with commercial sources of income and organisations which receive recurrent State Government support should declare their source of income in the application. Details of previous grants provided by Council also need to be provided for the past 3 years and detailed financial statements for the past 2 years. Audited financial statements are required for Gold and Platinum level applications.

Funding under this scheme is restricted. Applicants with proposals for funding valued in excess of \$7,500 are encouraged to discuss event/festival related proposals with the Colac Otway Shire Council's Events Officer with an opportunity to explore alternative funding sources. Special consideration for promotional assistance will be given to organisations/groups which propose to conduct events on dates which are not utilised by other local events and events which are unique to this area and build on local features, products, environments and Council's strategic directions. Preference will be given to events that are supported by a business plan, that are organised co-operatively and where some of the funds are sourced through the organisation's own initiatives. Preference will be given to events where profits will be distributed back into the community.

2. HOW TO APPLY

Applications must be submitted on the attached application form. Applications should be typed where possible or completed in black ink. Any application that is considered

incomplete or not in the required format may not be accepted. You are encouraged to discuss the eligibility of your application with the Events Officer, Phone: 5232 9516 before you apply.

Electronic versions of guidelines and application forms are available on Council's web site: www.colacotway.vic.gov.au and can be downloaded. Email applications can be accepted only if a scanned signature is included on the final page. Email applications as a Microsoft Office compatible attachment to inq@colacotway.vic.gov.au All applications must be received by the closing date.

GST

GST legislation will apply to allocation of these funds. Organisations will be required to quote an Australian Business Number (ABN) or if an exemption applies to provide a written statement of entitlement to exemption (Supplier Statement). Supplier Statement forms are available on Council's web site: www.colacotway.vic.gov.au and can be downloaded.

Where an applicant organisation is GST registered, grant allocations will be calculated and assessed on income and expenditure excluding GST. In addition, organisations registered for GST will be required to submit a Tax Invoice to Council upon approval of their grant, including an additional 10% added to the approved grant amount.

Lodgement

The closing date for applications is 4.00pm Friday 6th May 2011. All applications must be received by this time. Late applications cannot be considered.

Hard Copy Applications should be sent to:

Festival and Events Support Scheme 2011/2012

**Colac Otway Shire
PO Box 283
COLAC VIC 3250**

Email Applications must be sent by the closing date, as a Microsoft Office compatible attachment to inq@colacotway.vic.gov.au with the subject: **Festival and Events Scheme 2011/2012**

All applicants will receive written advice acknowledging receipt of their application within 1 week of receipt.

IMPLEMENTATION FOR 2011

| | |
|---|------------------------------------|
| Applications open | Friday 25 th March 2011 |
| Closing date for applications | Friday 6 th May 2011 |
| Evaluation of applications | May - July 2011 |
| Notification of funding | July 2011 |
| Project completion, evaluation forms returned | May 2012 |

3. SCOPE

The scope of the Colac Otway Shire Festival and Support Scheme is broad and potential applicants are required to discuss their proposal with Council's Events Officer.

The Scheme supports new and established community events through the provision of financial assistance for costs associated with events. Examples of costs associated with events could include signage, promotional material, and professional project management and hire costs (including performers, PA equipment, staging, portable toilets etc).

Events can include but are not restricted to cultural, historical, artistic (music, theatre, visual) sporting, culinary, environmental or could include markets, festivals and shows. Events should enhance the region's profile, develop community co-operation and cohesion, build local skills or in other ways have a positive impact on the local community.

4. AIMS AND OBJECTIVES

The aims and objectives of the Festivals and Events Support Scheme are to:

- Provide assistance to conduct established professional and quality festival or event activities within Colac Otway Shire.
- Improve the quality of life experiences for communities within the municipality by increasing access to quality festivals and events.
- Promote cultural diversity and greater awareness, appreciation and participation in activities within the Colac Otway Shire area.
- Promote a sense of pride and community identity.
- Stimulate visitation and tourism to the Colac Otway Shire area and increase economic and social development opportunities.
- Contribute to the recognition of the Colac Otway Shire area as a region to host festivals and events.
- Create an environment for innovation and creativity within the municipality.
- Assist established Festivals and Events (where appropriate and where feasible) to enable the Festival or Event become as self-sufficient as possible.

5. COLAC OTWAY SHIRE SPONSORSHIP CATEGORIES

The level of assistance recommended will be determined by the current or potential value of the festival/event to generate positive economic impacts and enhance the social and cultural benefits within the community.

There are five levels of funding categories specific to the Colac Otway Shire Festival and Support Scheme in relation to the sponsorship of events. They are Platinum, Gold, Silver, Bronze and Seed funding which are defined as follows:

| Sponsorship Funding Category | Sponsorship Benefit Commercial Event | Sponsorship Benefit Community Event |
|--|--|---|
| 1. Platinum Sponsorship (up to \$7500) | <p>This level of sponsorship is available to Major Events with an international significance, significant "Icon Status" events within the Colac Otway Shire.</p> <p>Events in this category attract 5,000 or more attendees.</p> | <p>This level of sponsorship is available to Major Community Events.</p> <p>Events in this category attract 5,000 or more attendees.</p> <p>Events within this category will provide significant benefits to the Colac Otway Shire in terms of at least two</p> |

| <p>Platinum Sponsorship (up to \$7500) continued</p> | <p>Events within this category will provide significant benefits to the Colac Otway Shire in terms of economic, social and cultural growth to the region.</p> <p>The event will also provide a significant promotional and marketing opportunity (including print, signage, TV, radio and web) to the Colac Otway Shire.</p> | <p>of the following areas: economic, social and cultural contributions to the local community.</p> <p>Events within this category must demonstrate a significant community focus.</p> |
|---|--|---|
| <p>Sponsorship Funding Category</p> | <p>Sponsorship Benefit Commercial</p> | <p>Sponsorship Benefit Community</p> |
| <p>2. Gold Sponsorship (up to \$5,000)</p> | <p>This level of sponsorship is available to Major Events with considerable significance within the Colac Otway Shire.</p> <p>Events in this category attract between 2,000-5,000 attendees</p> <p>Events within this category will provide strong benefits to the Colac Otway Shire in terms of economic, social and cultural contributions to the local community.</p> <p>The event will also provide considerable promotional marketing opportunity (including print, signage, radio and web) to the Colac Otway Shire and be a motivator for people to visit the region.</p> | <p>This level of sponsorship is available to Community Events with considerable significance within the Colac Otway Shire.</p> <p>Events in this category attract between 2,000-5,000 attendees</p> <p>Events within this category will provide strong benefits to the Colac Otway Shire in terms of at least two of the following areas: economic, social and cultural contributions to the local community.</p> <p>Events within this category must demonstrate a strong community focus.</p> |
| <p>Sponsorship Funding Category</p> | <p>Sponsorship Benefit Commercial</p> | <p>Sponsorship Benefit Community</p> |
| <p>3. Silver Sponsorship (up to \$2,500)</p> | <p>This level of sponsorship is available to Minor Events within the Colac Otway Shire.</p> <p>Events in this category attract between 1,000 - 2,000 attendees.</p> <p>Events within this category will provide reasonable benefits to the Colac Otway Shire in terms of economic, social and cultural growth to the region.</p> <p>The event will also provide some promotional and marketing opportunity (including print, signage, and web) to the Colac Otway Shire and may be a motivator for people to visit the region.</p> | <p>This level of sponsorship is available to Community Events within the Colac Otway Shire, which attract between 1,000 - 2,000 attendees.</p> <p>Events within this category will provide reasonable benefits to the Colac Otway Shire in terms of at least two of the following areas: economic, social and cultural contributions to the local community.</p> <p>Events within this category must demonstrate reasonable community focus.</p> |

| Sponsorship Category | Funding | Sponsorship Benefit Commercial | Sponsorship Benefit Community |
|--------------------------------------|---------|--|--|
| 4. Bronze Sponsorship (under \$1000) | | <p>This level of sponsorship is available to Minor Events within the Colac Otway region.</p> <p>Events in this category will have an attendance of up to 1,000</p> <p>Events within this category will provide some benefits to the Colac Otway Shire in terms of economic, cultural and social growth to the region.</p> <p>The event will also provide some promotional marketing opportunity (including print, signage and web) to the Colac Otway Shire and may be a motivator for people to visit the region.</p> | <p>This level of sponsorship is available to Minor Community Events within the Colac Otway region.</p> <p>Events in this category will have an attendance of up to 1,000..</p> <p>Events within this category will provide some benefits to the Colac Otway Shire in terms of at least two of the following areas: economic, cultural and social growth to the region.</p> <p>Events within this category must demonstrate some community focus.</p> |
| Sponsorship Category | Funding | Sponsorship Benefit Commercial | Sponsorship Benefit Community |
| 5. Seed Funding (under \$1000) | | <p>This level of sponsorship is available to newly established events within the Colac Otway region.</p> | <p>This level of sponsorship is available to newly established events within the Colac Otway region.</p> |

6. NON-CONFORMING APPLICATIONS

Applications found to be ineligible will be notified in writing as part of the assessment process.

Council will not sponsor the following:

- Festivals or Events that do not have a strong community base.
- Festivals or Events which are conducted completely outside the boundaries of the Colac Otway Shire.
- Duplication or replacement of other sources of funding for existing activities.
- Festivals which start before 1st July 2011 or after 30th June 2012.
- A major Festival or Event clashes with another Colac Otway Shire Festival or Event.

7. COS WORKS ASSISTANCE/EQUIPMENT

Where an event requires the assistance of COS Works (i.e. supply or delivery of equipment necessary to hold an event), applicants are requested to contact COS Works to obtain a quote. The amount quoted must be included in the budget section of the application form when applying for funding.

8. THE SPONSORSHIP AGREEMENT

Successful applicants will be required to enter into an agreement with the Colac Otway Shire Council.

Larger festivals and events may wish to select one or more aspects of their program to be sponsored by the Colac Otway Shire. The Colac Otway Shire would then be recognised as a major sponsor of that event component or as a general sponsor of the overall festival or event. Acknowledgment will be commensurate with the nature of the project and level of support provided.

At a minimum, the Sponsorship Agreement includes:

- Colac Otway Shire signage at all activities and events related to the project.
- Recognition of Colac Otway Shire sponsorship in all advertising and promotional material.
- All printed material including invitations, fliers, posters and programs must include the Colac Otway Shire logo.
- An opportunity must be provided for a Colac Otway Shire representative to speak at key events and activities.
- Inclusion of sponsor message in the festival or event program and related publications.
- Colac Otway Shire flags or banners may be required by Council to be erected in designated positions.
- The organisers must provide the Colac Otway Shire Events Officer with regular information updates on the project.
- Sponsor invitation for key Colac Otway Shire representatives.
- Agreement of Event/Festival organiser to implement "Survey Monkey" Evaluations or suitable equivalent.
- Agreement of Event/Festival organiser to ensure the event is a "Waste Managed" event.
- Opportunity for inclusion of Otways Tourism Inc signage at all activities and events related to the project. (Depending on the nature of the event, this may be expanded to include the physical presence of Otways Tourism via a display stand featuring membership brochures).
- Colac Otway Shire marquees (6m x 3m or 3m x 3m)) for use at the event.

9. SURVEY MONKEY EVENT EVALUATION

Successful applicants will be required to implement the "Survey Monkey Evaluation" system. This system will enable festival and event organisers to assess the amount of new funds that are injected into the region as a result of their event by either on-line or via hard copy survey. "Survey Monkey" enables a method of collecting key demographic, marketing and visitor satisfaction data to assist the ongoing improvement of festivals and events.

10. PUBLIC LIABILITY AND INSURANCE

A Public Liability Insurance Policy for at least ten million dollars (\$10 million) for the festival/event must be obtained by the Festival organiser prior to the funds being released by the Colac Otway Shire Festivals and Events Support Fund.

11. ACQUITTAL (Evaluation and Financial reports)

It is a condition of sponsorship that a written, detailed brief and financial report be submitted within six (6) weeks of the end of the festival. The financial statement must detail the expenditure of the amount and purpose of the grant against the budget submitted. Any unexpended funds must be returned to the Colac Otway Shire. Audited financial statements are required for Gold and Platinum level applications.

Evidence of all printed material is imperative. Printed material featuring the Council logo and clippings of media exposure should accompany the evaluation report. Colac Otway Shire and Otways Tourism Inc will utilise promotional material for their own promotional purposes.

An acquittal report pro-forma is available.

12. ASSESSMENT

Applications will be submitted to a Council Sub-committee who will assess the recommended applications which will then be ratified by Council. Your application will form part of Council's Budget process for the following financial year.

Assessment Criteria

Factors taken into account when assessing applications include:

| Assessment Criteria | Weighting |
|--|-----------|
| Social opportunities - Detail the community benefits provided by the project both short and long term | 20% |
| Economic Development opportunities - Describe how the project stimulates visitation/tourism and increases economic development opportunities for residents of the Colac Otway Shire | 20% |
| Cultural opportunities
Describe how the event contributes towards the development of community arts & culture, networks, programs and/or projects. | 20% |
| Does the organisation meet eligibility requirements including availability of the organisation's matching contribution | 10% |
| Are the aims and objectives of the proposal achievable and realistic? | 10% |
| Provision of sufficient documentation for the proposal including letters of support, quotes etc | 10% |
| Marketing/promotional opportunity | 10% |

Applicants should note that the submission of an application **does not** necessarily guarantee funding of the proposal.

13. AVAILABLE FUNDING

The level of assistance available through the Festivals and Events Support Scheme is limited by Council's budget.

No applicant can be guaranteed sponsorship nor can any applicant be guaranteed funding to the level requested. Please note that Council cannot totally fund any festival or event, nor does it fund retrospectively. Council's ongoing support should not be relied upon as each year applications will be assessed in conjunction with other applications and will be determined on funding available.

An unsuccessful application does not necessarily mean that the project or activity is unworthy of support. An application could be rejected because of limited resources or the need to balance support given to a wide range of festivals and events after considering the assessment criteria.

14. IMPLEMENTATION

Upon notification of a successful application, the applicant organisation will negotiate the required services with the Events Officer. This may include participation in Council's Event approval process and attendance at Council "E Team" meetings as part of the Event Approval process.



**FESTIVAL & EVENT SUPPORT SCHEME
APPLICATION FORM 2011/2012**

ORGANISATION DETAILS:

Name of applicant organisation

| |
|--|
| |
|--|

Postal Address

| |
|--|
| |
|--|

Contact Details

(Please ensure the nominated contact person/s are aware of all project details)

| Details | Primary Contact Person | Secondary Contact Person |
|------------|------------------------|--------------------------|
| Name | | |
| Position | | |
| Work phone | | |
| Home phone | | |
| Mobile | | |
| Email | | |
| Fax | | |

Incorporation

| | | | | |
|-----|--|--------|----|--|
| Yes | | Number | No | |
|-----|--|--------|----|--|

Auspecting body if not incorporated (support letter required with this application)

| | |
|--------------|--------|
| Auspice body | |
| Address | |
| Contact Name | |
| Position | |
| B. H. phone | Mobile |

ABN Number

| |
|--|
| |
|--|

Supplier Statement must be completed if no ABN

GST Registration

| | | | | |
|-----|--|--------|----|--|
| Yes | | Number | No | |
|-----|--|--------|----|--|

EVENT PROJECT DETAILS:

1. **Name and description of event** - Please include event name and a brief description of the type of event you are running, including estimated number of visitors this event is likely to attract and estimated number of participants from the community.

2. **Detail event component to be funded by Council** - (Please itemise the specific event component(s) that Council funding will be expended upon i.e. hire of stage, hire of performers, etc.

3. **Nominate Sponsorship Funding Category**

- | | | | | |
|--------------------------------|------------|--------------------------|-----------|--------------------------|
| 1. Platinum (up to \$7,500) | Commercial | <input type="checkbox"/> | Community | <input type="checkbox"/> |
| 2. Gold (up to \$5,000) | Commercial | <input type="checkbox"/> | Community | <input type="checkbox"/> |
| 3. Silver (up to \$2,500) | Commercial | <input type="checkbox"/> | Community | <input type="checkbox"/> |
| 4. Bronze (under \$1,000) | Commercial | <input type="checkbox"/> | Community | <input type="checkbox"/> |
| 5. Seed funding (up to \$1000) | Commercial | <input type="checkbox"/> | Community | <input type="checkbox"/> |

4. **Social opportunities** - Detail the community benefits provided by the project both short and long term.

Short term community benefits:

Long term community benefits:

5. **Economic Development opportunities** - Describe how the event encourages increased tourism opportunities to this municipality, and how your festival will generate local economic activity.

| |
|--|
| |
|--|

6. **Cultural opportunities** - Describe how the event contributes towards the development of community arts and culture development, networks, programs and/or projects.

| |
|--|
| |
|--|

7. **Please provide details of community need for this proposal.** Please attach support letters and detail what discussions you have held with related groups in the area about this project.

| |
|--|
| |
|--|

8. **Proposed Timelines for Project:** Please indicate the key actions required for your project.

| Key tasks | Completed date |
|-----------|----------------|
| | |
| | |
| | |
| | |

9. **To assist Council in forward planning please indicate future planned projects**

| | |
|---------|--|
| 2012/13 | |
| | |
| 2013/14 | |
| | |

FINANCIAL DETAILS:

- 10. Does your organisation currently receive funding support from Federal or State Government sources (tick as appropriate)**

Yes ☐

No ☐

- 11. Please provide details of any commercial source of income**

| Source | Amount \$ |
|--------|-----------|
| | |
| | |

- 12. Has your organisation received ANY funding support from the Colac Otway Shire in the past 3 years (please tick as appropriate)?**

Yes ☐

No ☐

- 13. Please provide details of ALL funding support provided by the Colac Otway Shire in the past 3 years? (i.e. Community, Festival & Events Support Scheme or other)**

| Council Department | Project | Amount \$ | Year |
|--------------------|---------|-----------|------|
| | | | |
| | | | |
| | | | |

Audited financial statements are required for Gold and Platinum level applications.

- 14. Has funding for this project been sought from any other body for this project?**

Yes ☐

No ☐

If yes, please list

| Source | Amount \$ |
|--------|-----------|
| | |

- 15. Total cost of project (please attach quotes, including COS Works)**

\$

- 16. Total of group/organisation contribution**

| Cash | In-kind |
|-------------------------|-------------------------|
| \$ <input type="text"/> | \$ <input type="text"/> |

- 17. Funds requested from Council's Festival and Event Support Scheme**

\$

- 18. Are you willing to accept partial funding?**

Yes ☐

No ☐

19. If yes, indicate priorities:

| |
|--|
| |
| |
| |

Does the organisation have the following?

Risk Management Plan? Yes ☐ No ☐ In progress ☐

Strategic, Action or Business Plan? Yes ☐ No ☐ In progress ☐

BUDGET FORM

Applicants must use the budget form provided. (Please advise if you require this table in excel as it is available to send electronically). The budget should list the total income and expenditure and reflect all costs associated with the project.

Applicants are expected to make at least a matching contribution in cash and/or volunteer labour costed @ \$15 per hour for unskilled labour and \$25 per hour for professional services. Other in-kind contribution such as donated goods or materials may also be included, as well as use of plant and equipment. Indicate in-kind on the expenditure column under the relevant headings as well as the income column. You may also have grants, financial support and sponsorship from other sources. This should be indicated in the budget.

Please ensure that total income **EQUALS** total expenditure i.e. the project must break even.

| EXPECTED
INCOME | \$ AMOUNT | EXPECTED
EXPENDITURE | \$ AMOUNT |
|---|-----------|---|-----------|
| Earned Income | | Project Costs | |
| Participant's Fees | \$ | Fees | \$ |
| Ticket sales | \$ | Travel | \$ |
| Other (Describe) | \$ | Accommodation | \$ |
| Grants | | Materials/ Equipment | (itemise) |
| Council Festival and Event
Support Scheme | \$ | | \$ |
| Other (Describe) | \$ | | \$ |
| | | | \$ |
| Applicants contribution | | | \$ |
| Cash | \$ | | \$ |
| In-kind equipment
(Describe) | \$ | Insurance | \$ |
| Volunteer labour @ \$15 or
\$25 per hour. (Describe) | \$ | Other (Describe) | \$ |
| | | | |
| Other Income | | Administration Costs | |
| Donations | | Telephone, fax,
photocopying etc. | \$ |
| Sponsorship | | Marketing Costs e.g.
publicity and
advertising | \$ |
| Other (Describe) | | Documentation Costs
e.g. photographs,
videos | \$ |
| | | Contingency @ 3% | \$ |
| | | | |
| Total Income \$ | | Total Expenditure \$ | |

CHECK LIST Please confirm that you have included the following with your submission:

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Keep a copy of your application, including all attachments |
| <input type="checkbox"/> | Completed application form |
| <input type="checkbox"/> | Budget Table showing break even result |
| <input type="checkbox"/> | Detailed Financial Statement or Treasurer's Report for the previous 2 years. |
| <input type="checkbox"/> | Audited financial statements are required for Gold and Platinum level applications. |
| <input type="checkbox"/> | Attached Quotes (For items to be funded by Council) |
| <input type="checkbox"/> | Details of previous grants provided by council to your organisation in the past 3 years. |
| <input type="checkbox"/> | Support Letters |
| <input type="checkbox"/> | Supplier Statement (if applicable) |

DECLARATION

I, (name)
the Club / Organisation President / Treasurer /School Principal / Other
(indicate) agree
that the details provided in this funding application are true and correct. I also certify
that the Club / Organisation Committee / Other (indicate)
..... has approved the submission of this application.

Name: _____

Position: _____

Signature: _____

Date: _____

Privacy Notification

Council is collecting the personal information on this form for the purposes of assessing your application and to maintain statistical information. The personal information will be used solely by the Council for that primary purpose or directly related purposes. The applicant understands that they may apply to Council for access to and/or amendment of the information. Requests for access and/or correction should be made to 5232 9516.

I/we acknowledge the above and confirm the above information is correct and approve the use of this data on the Colac Otway Shire applicants' data base.

Signed:Date:/...../20.....

OM112701-5**SECOND QUARTER PERFORMANCE REPORT**

| | | | |
|-------------|--------------------------------|-----------|----------------|
| AUTHOR: | Mark Gunning | ENDORSED: | Rick Morrow |
| DEPARTMENT: | Corporate & Community Services | FILE REF: | GEN0329 Budget |

Purpose

This report provides information to Council and the community on the progress of achieving the Key Actions from the Council Plan 2009-2013, progress on the Capital Works Program and key operational areas for the first quarter of the financial year, ending December 2010.

Please refer to the Attachments to this report for more detailed information on:

- Council Plan Progress Report
- Capital Works Progress Report

Declaration of Interests

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Background

Council approved the revised 2009-2013 Council Plan on 23 June 2010. Council adopted the budget for 2010/2011 including the Capital Works Program at the Council meeting held 28 July 2010.

This report and attachments detail the progress to date against the performance indicators set in respect of Budget, Capital Works and Council Plan.

Council Plan / Other Strategies / Policy**Leadership and Governance**

Council will fulfil its leadership, statutory and legal obligations to its community and staff in a way that is: fair, ethical, inclusive, sustainable, financially responsible and meets the needs and practical aspirations of current and future generations.

As discussed above this report is discussing performance against the following Council approved documents:

- Council Plan 2009-2013
- Council Capital Works Program
- Council Budget 2010/2011

Issues / Options

The report has the following various components:

- Council Plan Update
- Capital Works Program Update
- Financial Summary
- Contracts and Tenders

Council Plan Update

The attached report provides Council with the second quarterly progress report as at 31 December 2010 against the Council Plan 2009-2013.

The Council Plan consists of six Key Result Areas for the four year Council Plan period:

Leadership and Governance
Physical Infrastructure and Assets
Land Use and Development
Environmental Management
Economic Development
Community Health and Wellbeing

Each Key Result Area incorporates a number of Council Plan Strategies (what we want to achieve) and Key Actions (how we will do it). The Strategies and Key Actions are reviewed every 12 months for currency and form the basis of Annual Business Plans and Budgets for each Business Unit of Council.

The Council Plan contains 135 Key Actions allocated for the 2010/11 financial year. Progress is measured cumulatively over the year, with a target set for each quarter. The status of the Key Actions at the close of the second quarter is as follows:

- 110 Actions at least 90% of target
- 4 Actions between 70% and 90% of target
- 21 Actions less than 70% of target

The majority of actions are proceeding either on or ahead of target.

Of the actions less than 70%, the majority of these are expected to close in on acceptable targets during the remainder of the financial year. Also included in this group are actions awaiting grant funding before they can proceed or are dependent on information from external bodies before they can progress.

Progress against the Council Plan Key Actions and annual Business Plan actions are routinely updated in the interplan® business software performance system. Along with progress comments, responsible officers are required to indicate the current status and percentage of achievement. For Council Plan Key Actions, percentage progress is represented by 'traffic lights' throughout the attached report, with cumulative progress for each of the six Key Result Areas reflected in the progress gauges on the first page of the report. The first gauge in the report depicts total progress for the quarter against the 2010/11 Council Plan actions.

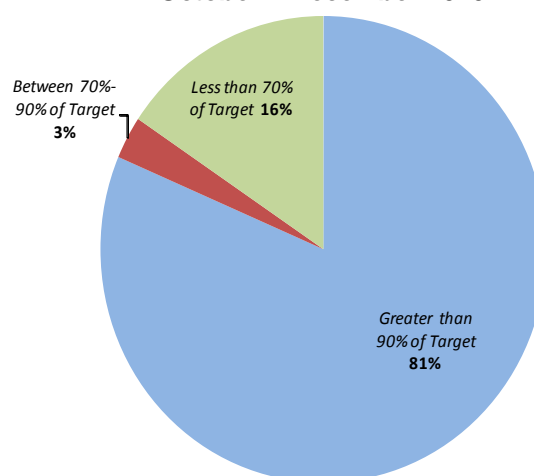
Capital Works Program Update

The capital works and major projects forecast for the year in 2010/11 is \$16.25 million (includes approximately \$3.9 million of carry over projects) of which \$13.3 million relates to capital asset acquisitions and works.

Through monthly reporting, project managers have indicated that projects are mostly on track to be completed by June 2011, and that there are no identified major budget issues.

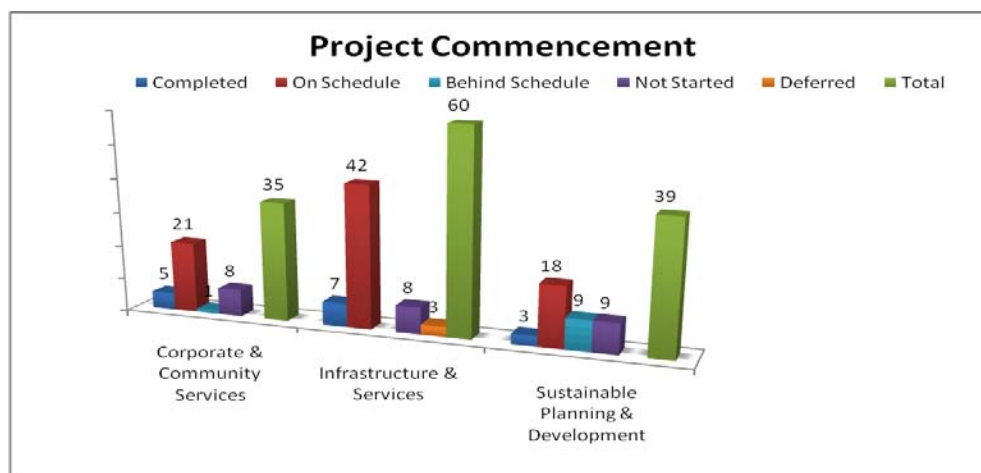
Overall, there are 134 Major Projects to be undertaken within the 2010/11 program. To date, of the 134 projects, work has commenced on 109 projects, with total expenditure of the

**Progress on Council Plan Key Actions
October – December 2010**



program at approximately \$6.28 million. While the level of expenditure is not in line with the relative progress through the financial year, significant expenditure, particularly in Capital Works is forecast to occur during the construction period of January 2011 through March 2011. Within the 2010/11 Capital Works and Major Projects program, three (3) projects have been identified for deferral. The projects relate to the re sheeting and renewal works along Old Beech Forest Road and Pipeline Road, as well as Ferrier Drive, Marengo road rehabilitation. Old Beech Forest Road and Pipeline Road projects were subject to funding applications through the "Better Roads Victoria Fund", in which Council was unsuccessful. A new funding application has been lodged, and this project will be included in future programs if successful. Ferrier Drive has been identified as a deferred project due to the rehabilitation of the Marengo Transfer Station. It is preferable to complete the road rehabilitation following the completion of the Marengo transfer station rehabilitation which may not be completed in the 2010/11 period.

The graph represents the 134 major projects and details the current status and the number of allocated to each Department of Council.



Financial Summary

As we conclude the second quarter of the 2010/11 financial year, it is worth mentioning a number of significant highlights that have occurred during the year to-date. The most important highlight is the adoption of the annual financial statements by Council. With a great deal of effort by those involved the annual financial statements were completed, audited, adopted and presented to the Minister for Local Government within the legislative timeframes. Added to this, Colac Otway Shire was able to have approved an alternative Income Statement which provides a more meaningful analysis of the financial information presented. Adding to this was the completion of the long awaited Apollo Bay Waste Transfer Station, the roll out of new kerbside waste bins and the opening of the Colac Community Library and Learning Centre.

At the time the budget for 2010/11 was prepared, it was expected that Council would see an operating surplus of \$1.998 million. Council continues to revise the estimate of the 2010/11 year activities as more accurate information comes to hand with the current operating surplus forecast to be \$2.131 million.

The achievement of an operating surplus for the 2010/11 year continues to be a priority of Council. It is important for Council and the community to appreciate that we will continue to refine our forecasts and adjust our activities in an effort to ensure that Council is in a position to report an operating surplus for the 2010/11 financial year.

Council currently has cash at bank balance of \$4.410 million, which is lower than for the same time in 2009/10. This is due to a number of factors, including both capital and

operating grants received being less than expected at this time of year, and completion of carry-over of projects from the prior financial year, including the Apollo Bay Waste Transfer Station.

Rates notices were issued to rate payers in September and reminders for instalments will be sent in the coming week.

We are continuing to monitor the status of Council's financial position with the following aims:

- An operating surplus achieved for the fourth consecutive year
- Council continuing to meet the Infrastructure Renewal Gap
- Delivery of responsible projects designed to enhance the community
- Delivery of a responsible capital works programme
- An improved positive financial position

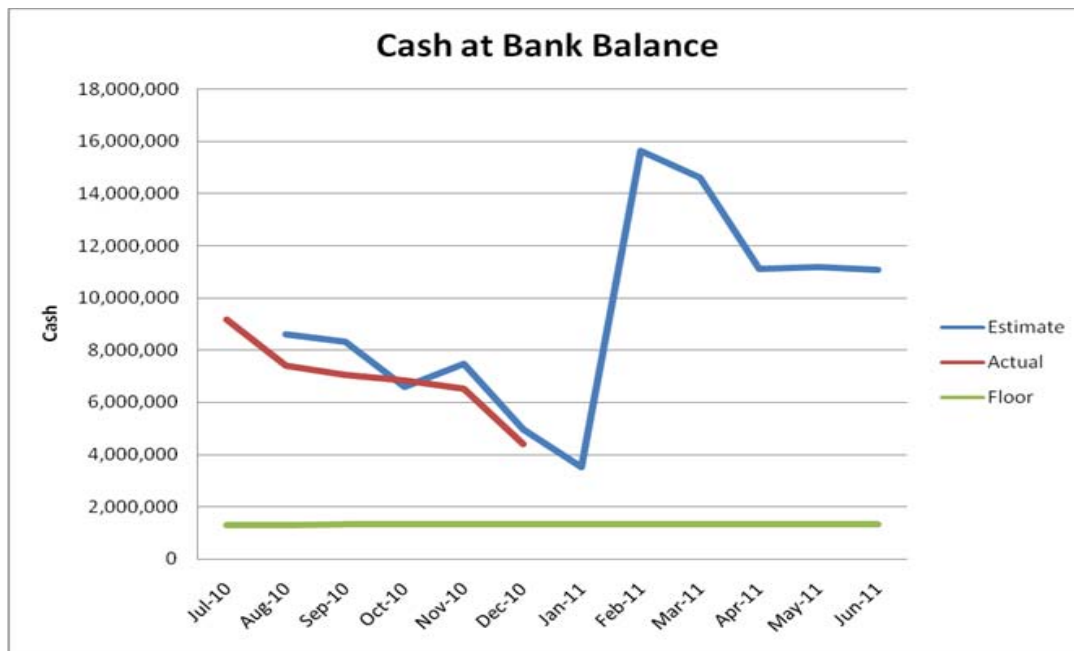
In light of this, we are undertaking several important projects over the coming months including:

- Development of enhanced monthly reporting regime to management and Council
- Development of Investment strategy and policy documents
- Review of Councils financial management policies, procedures and practices
- Participation in the LG Credibility programme
- Development of new Strategic Resource Plan
- Development of a Long Term Financial Plan
- Development of a new Rating Strategy
- Initiation of a review of Council's Fees and Charges strategy
- Development of new community focussed budget document

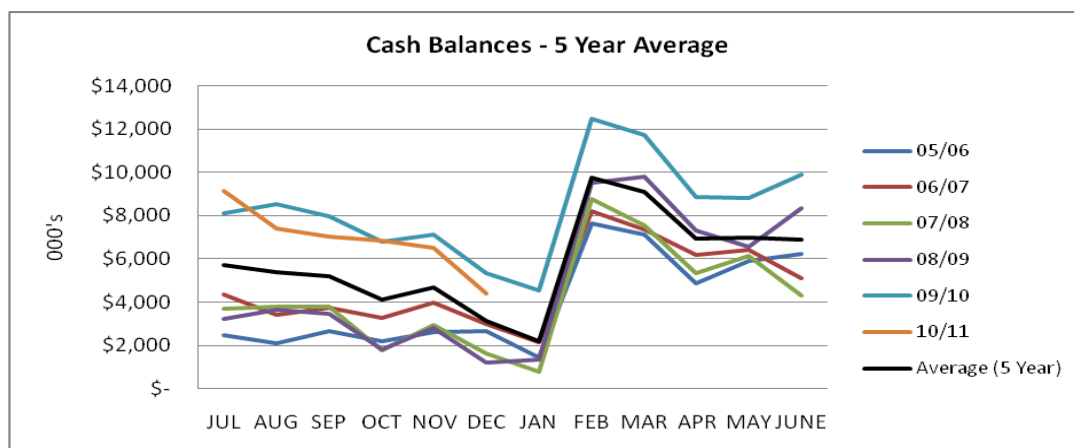
The forecast indicates that the financial viability of Council will continue to improve, provided balanced decisions are made with financial sustainability considerations built into all decision making processes. Key information concerning the financial position of Council as at the end of December is included within this report.

The charts below give an indication of how the cash balances of Council may perform over the course of the 2010/11 financial year. The first chart, Cash at Bank Balance, details:

- The Estimate – which is an estimation of what the cash balance may be at the end of each month based entirely upon historical averages.
- The Actual – which is the actual balance at the end of each month of the year up to and including December 2010.
- The Floor – which is the value of Council cash balance where the operating funds are zero (0). Cash balances below the "Floor", require Council to use its overdraft facility.



The following chart provides details on the cash balances at month end for the five (5) years prior to the 2010/11 financial year. The chart also includes the five (5) year average of those cash balances.



The Natural Disaster Event relating to flooding early in the 2010/11 financial year has placed an additional impost on Council's already stretched resources. At this stage the Department of Finance & Treasury has approved \$232,216 of Natural Disaster Relief funding. Further Natural Disaster claims will be made as the rectification works are complete. This, along with a shortfall in funds to provide for the events of the previous financial year, illustrates that there are no surplus funds from Council's activities. We continue to utilise funding from the 2010/11 financial year to provide for the completion of activities from 2009/10.

Council's overall position, although appearing strong in the financial statements, remains susceptible to unexpected significant financial liabilities and is limited in its ability to take advantage of opportunities as they arise. Council can be sustainable in the longer term provided it:

- Is in a position to undertake the necessary changes to make business more efficient;
- Seeks other and opportunistic revenue generation, such as grants funding, structured borrowing strategies, charge schemes and other entrepreneurial activities.

Given the level of expected future demands on Council and the level of current reserves, Council should seriously consider any additional works or project commitments in light of Council's resource limitations. Council needs to vigilantly adhere to the principles of planning before committing to funding any new or expanded activities.

Any savings generated from projects through the course of the year are being firstly offset against the deficit from the 2009/10 financial year and then against any possible shortfall from the natural disaster.

The information detailed below provides an operating statement as at 31 December 2010. The four (4) columns of data provide actual year to date results as compared to the budget year to date, the original budget as it was adopted by Council and finally the revised budget or forecast position as at 31 December 2010. The revised budget includes the value of all carried forward projects from the 2009/10 year.

Colac Otway Shire Council

Operating Statement

December 2010 Monthly Report



| Category | December Actual YTD | December Budget YTD | Adopted Budget | Forecast Budget |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|
| Income | | | | |
| Contributions - cash | (126,654) | (194,634) | (368,280) | (389,280) |
| Finance revenue | (141,338) | (198,492) | (453,000) | (453,000) |
| Grants - capital | (714,924) | (1,830,540) | (2,878,255) | (3,661,505) |
| Grants - operating | (4,209,431) | (5,078,146) | (8,751,268) | (10,221,982) |
| Net gain / loss on disposal of assets | (273,738) | (259,986) | (520,000) | (520,000) |
| Other revenue | (175,379) | (127,018) | (126,694) | (254,054) |
| Rates and charges | (20,243,718) | (20,060,262) | (20,060,262) | (20,068,262) |
| Reimbursements | (252,226) | (164,576) | (246,086) | (328,180) |
| Statutory fees and charges | (322,873) | (334,160) | (591,600) | (598,350) |
| User fees and charges | (1,419,740) | (1,357,738) | (2,696,963) | (2,715,566) |
| Total Income | (27,880,022) | (29,605,552) | (36,692,408) | (39,210,179) |
| Expense | | | | |
| Contracts | 3,754,847 | 4,623,752 | 7,023,037 | 9,090,259 |
| Depreciation | 4,204,500 | 4,138,500 | 8,277,000 | 8,277,000 |
| Employee benefits | 7,169,988 | 6,777,290 | 12,988,433 | 13,555,232 |
| Finance expenses | 139,045 | 170,005 | 389,801 | 357,424 |
| Materials and services | 2,384,555 | 2,935,544 | 5,469,306 | 4,949,348 |
| Other expenses | 527,037 | 482,714 | 837,416 | 849,308 |
| Total Expenses | 18,179,971 | 19,127,805 | 34,984,993 | 37,078,571 |
| Operating Result | (9,700,051) | (10,477,747) | (1,707,415) | (2,131,608) |

The information below provides details on the capital works expenditure as at 31 December 2010.

Colac Otway Shire Council

Capital Works



December 2010 Monthly Report

| Category | December Actual
YTD | December
Budget YTD | Adopted
Budget | Forecast
Budget |
|--------------------------------|------------------------|------------------------|-------------------|--------------------|
| Bridge & Culvert | - | 129,498 | 259,000 | 259,000 |
| Building - Other Structures | 118,059 | 226,380 | 386,800 | 452,800 |
| Building Structures | 401,632 | 669,762 | 791,383 | 1,339,783 |
| Drainage | 114,567 | 274,674 | 549,365 | 549,365 |
| Footpath and Cycleways | 80,488 | 335,982 | 626,000 | 672,000 |
| Kerb & Channelling | - | 30,504 | 61,000 | 61,000 |
| Land Improvements | 1,187,588 | 609,786 | 175,000 | 1,220,000 |
| Land | 634,579 | 334,866 | - | 670,000 |
| Off Street Car Parking | - | 75,000 | 150,000 | 150,000 |
| Plant, Furniture and Equipment | 974,795 | 1,272,702 | 2,488,800 | 2,545,500 |
| Roads | 1,082,316 | 2,692,758 | 5,385,766 | 5,385,766 |
| Capital Works Total | 4,594,025 | 6,651,912 | 10,873,114 | 13,305,214 |

The information in the following pages provides an indication of the income and expense attributed to each department, business unit and section of Council as at 31 December 2010.

Capital works values are as loaded into the financial systems of Council. Any variance from the adopted budget is as a result of the determination of activities between capital and operating.

Colac Otway Shire Council

Unit Summary

December 2010 Quarter Report



| Department | Business Unit | December Actual
YTD | December Budget
YTD | Forecast
Budget |
|---|--|------------------------|------------------------|------------------------|
| Chief Executive Office | | 441,834.71 | 460,122.00 | 920,293.00 |
| | CEO | 318,652.50 | 285,786.00 | 571,595.00 |
| | <i>Executive Office Section</i> | 247,889.23 | 213,678.00 | 427,379.00 |
| | Expense | 247,889.23 | 213,678.00 | 427,379.00 |
| | <i>Public Relations & Marketing Section</i> | 70,763.27 | 72,108.00 | 144,216.00 |
| | Expense | 70,763.27 | 72,108.00 | 144,216.00 |
| | Council | 123,182.21 | 174,336.00 | 348,698.00 |
| | <i>Elected Members Section</i> | 123,182.21 | 174,336.00 | 348,698.00 |
| | Expense | 123,261.30 | 174,336.00 | 348,698.00 |
| | Income | (79.09) | 0.00 | 0.00 |
| Corporate & Community Services | | (16,241,415.05) | (8,372,633.00) | (17,065,167.00) |
| | Corporate & Community Services Management | 429,192.70 | 446,232.00 | 865,657.00 |
| | <i>Corporate & Community Services Management Section</i> | 161,830.66 | 169,848.00 | 304,887.00 |
| | Expense | 184,795.26 | 189,132.00 | 343,454.00 |
| | Income | (22,964.60) | (19,284.00) | (38,567.00) |
| | <i>Library Section</i> | 267,362.04 | 276,384.00 | 560,770.00 |
| | Expense | 272,149.99 | 292,384.00 | 591,770.00 |
| | Income | (4,787.95) | (16,000.00) | (31,000.00) |
| | Finance & Customer Service | (19,587,182.92) | (11,309,597.00) | (22,729,263.00) |
| | <i>Customer Service Section</i> | 169,136.73 | 159,492.00 | 318,993.00 |
| | Expense | 169,841.94 | 161,490.00 | 322,993.00 |
| | Income | (705.21) | (1,998.00) | (4,000.00) |
| | <i>Financial Services Section</i> | (1,743,779.14) | (2,520,731.00) | (5,022,469.00) |
| | Expense | 832,430.78 | 483,781.00 | 986,560.00 |
| | Income | (2,576,209.92) | (3,004,512.00) | (6,009,029.00) |
| | <i>Property & Rates Section</i> | (18,004,637.39) | (8,948,058.00) | (18,025,187.00) |
| | Expense | 187,504.01 | 250,098.00 | 422,722.00 |
| | Income | (18,192,141.40) | (9,198,156.00) | (18,447,909.00) |
| | <i>Vic Roads Section</i> | (7,903.12) | (300.00) | (600.00) |
| | Expense | 18,203.71 | 44,244.00 | 88,494.00 |
| | Income | (26,106.83) | (44,544.00) | (89,094.00) |
| | Health & Community Services | 373,530.08 | 290,766.00 | 651,605.00 |
| | <i>Aged & Disability Services Section</i> | 72,162.53 | 27,914.00 | 55,848.00 |
| | Expense | 989,816.70 | 938,628.00 | 1,877,341.00 |
| | Income | (917,654.17) | (910,714.00) | (1,821,493.00) |
| | <i>Children & Family Services Section</i> | 113,737.31 | 79,032.00 | 158,093.00 |
| | Expense | 374,875.49 | 409,272.00 | 818,593.00 |
| | Income | (261,138.18) | (330,240.00) | (660,500.00) |
| | <i>Community & Social Development Section</i> | 6,650.00 | 0.00 | 0.00 |
| | Expense | 6,650.00 | 0.00 | 0.00 |
| | <i>Health & Community Service Management Section</i> | 85,348.55 | 125,934.00 | 251,889.00 |
| | Expense | 97,466.73 | 125,934.00 | 251,889.00 |
| | Income | (12,118.18) | 0.00 | 0.00 |
| | <i>Public Health Section</i> | 60,995.34 | 54,334.00 | 178,684.00 |
| | Expense | 134,363.06 | 152,088.00 | 304,184.00 |
| | Income | (73,367.72) | (97,754.00) | (125,500.00) |
| | <i>Rural Access Section</i> | 3,101.19 | 4,680.00 | 9,350.00 |
| | Expense | 36,130.90 | 37,176.00 | 74,350.00 |
| | Income | (33,029.71) | (32,496.00) | (65,000.00) |
| | <i>Transport Connections</i> | 31,535.16 | (1,128.00) | (2,259.00) |
| | Expense | 32,067.64 | 22,662.00 | 45,323.00 |
| | Income | (532.48) | (23,790.00) | (47,582.00) |

| Department | Business Unit | December Actual
YTD | December Budget
YTD | Forecast
Budget |
|---|--|------------------------|------------------------|---------------------|
| Information Services | | 689,824.50 | 699,534.00 | 1,238,315.00 |
| | <i>Information Management Section</i> | 136,653.06 | 144,756.00 | 289,512.00 |
| | Expense | 138,153.06 | 144,756.00 | 289,512.00 |
| | Income | (1,500.00) | 0.00 | 0.00 |
| | <i>Information Services Unit Section</i> | 553,171.44 | 554,778.00 | 948,803.00 |
| | Expense | 560,562.37 | 557,778.00 | 954,803.00 |
| | Income | (7,390.93) | (3,000.00) | (6,000.00) |
| Organisation Support & Development | | 640,893.56 | 537,794.00 | 1,071,644.00 |
| | <i>Human Resources Section</i> | 146,816.09 | 169,002.00 | 338,008.00 |
| | Expense | 152,374.34 | 171,504.00 | 343,008.00 |
| | Income | (5,558.25) | (2,502.00) | (5,000.00) |
| | <i>Organisational Development Section</i> | 117,819.18 | 139,988.00 | 275,997.00 |
| | Expense | 117,819.18 | 139,988.00 | 275,997.00 |
| | <i>Risk Management Section</i> | 376,258.29 | 228,804.00 | 457,639.00 |
| | Expense | 377,115.29 | 228,816.00 | 457,639.00 |
| | Income | (857.00) | (12.00) | 0.00 |
| Recreation Arts & Culture | | 1,212,327.03 | 962,638.00 | 1,836,875.00 |
| | <i>Bluewater Fitness Centre Section</i> | 200,590.51 | 202,920.00 | 405,889.00 |
| | Expense | 553,340.01 | 545,532.00 | 1,091,089.00 |
| | Income | (352,749.50) | (342,612.00) | (685,200.00) |
| | <i>COPACC Section</i> | 144,217.20 | 204,658.00 | 409,339.00 |
| | Expense | 397,800.84 | 407,736.00 | 815,518.00 |
| | Income | (253,583.64) | (203,078.00) | (406,179.00) |
| | <i>Leisure and Fitness Centres Section</i> | 939.98 | 0.00 | 0.00 |
| | Expense | 939.98 | 0.00 | 0.00 |
| | <i>Other Leisure & Fitness Centres Section</i> | (2,447.71) | 16,896.00 | 33,800.00 |
| | Expense | 6,341.78 | 22,896.00 | 45,800.00 |
| | Income | (8,789.49) | (6,000.00) | (12,000.00) |
| | <i>Recreation & Events Section</i> | 759,317.79 | 376,276.00 | 635,078.00 |
| | Expense | 778,371.52 | 657,140.00 | 1,197,028.00 |
| | Income | (19,053.73) | (280,864.00) | (561,950.00) |
| | <i>Recreation, Arts & Culture Management Section</i> | 109,709.26 | 161,888.00 | 352,769.00 |
| | Expense | 146,509.26 | 216,380.00 | 461,769.00 |
| | Income | (36,800.00) | (54,492.00) | (109,000.00) |
| Infrastructure & Services | | 2,894,007.82 | 4,692,044.00 | 8,546,386.00 |
| Capital Works Management | | 232,923.42 | 830,870.00 | 1,662,118.00 |
| | <i>Capital Works Management Section</i> | 162,178.25 | 577,466.00 | 1,155,118.00 |
| | Expense | 288,774.66 | 579,968.00 | 1,160,118.00 |
| | Income | (126,596.41) | (2,502.00) | (5,000.00) |
| | <i>Footpath K&C Program Section</i> | 3,075.46 | 22,992.00 | 46,000.00 |
| | Expense | 3,075.46 | 22,992.00 | 46,000.00 |
| | <i>Parks & Reserves Program Section</i> | 67,669.71 | 230,412.00 | 461,000.00 |
| | Expense | 67,669.71 | 230,412.00 | 461,000.00 |
| COSWORKS | | 1,962,167.31 | 1,779,546.00 | 3,559,281.00 |
| | <i>COSWORKS Management Section</i> | 653,791.91 | 289,968.00 | 579,974.00 |
| | Expense | 653,791.91 | 289,968.00 | 579,974.00 |
| | <i>Drainage Maintenance Section</i> | 147,249.58 | 162,594.00 | 325,185.00 |
| | Expense | 147,249.58 | 162,594.00 | 325,185.00 |
| | <i>Heavy Plant & Equipment Section</i> | 67,181.75 | (25,998.00) | (52,000.00) |
| | Expense | 67,181.75 | 0.00 | 0.00 |
| | Income | 0.00 | (25,998.00) | (52,000.00) |
| | <i>Livestock Selling Centre Operations Section</i> | (70,266.73) | (49,200.00) | (98,422.00) |
| | Expense | 179,856.41 | 233,532.00 | 467,058.00 |
| | Income | (250,123.14) | (282,732.00) | (565,480.00) |
| | <i>Parks & Reserves Maintenance Section</i> | 362,714.74 | 502,968.00 | 1,006,010.00 |
| | Expense | 362,714.74 | 506,466.00 | 1,013,010.00 |
| | Income | 0.00 | (3,498.00) | (7,000.00) |
| | <i>Private Works Section</i> | (1,203.80) | (2,502.00) | (5,000.00) |
| | Expense | 11,275.99 | 7,500.00 | 15,000.00 |
| | Income | (12,479.79) | (10,002.00) | (20,000.00) |
| | <i>Road Maintenance Section</i> | 802,699.86 | 901,716.00 | 1,803,534.00 |
| | Expense | 802,699.86 | 901,716.00 | 1,803,534.00 |

| Department | Business Unit | | December Actual
YTD | December Budget
YTD | Forecast
Budget |
|--|--|--|------------------------|------------------------|-----------------------|
| Infrastructure Services Management | | | 180,400.08 | 206,028.00 | 412,114.00 |
| | <i>Infrastructure Services Management Section</i> | | 180,400.08 | 206,028.00 | 412,114.00 |
| | Expense | | 180,400.08 | 206,028.00 | 412,114.00 |
| Major Contracts | | | (251,771.70) | 1,667,364.00 | 2,496,254.00 |
| | <i>Aerodrome Section</i> | | 3,629.50 | 9,414.00 | 18,835.00 |
| | Expense | | 3,638.18 | 11,064.00 | 22,135.00 |
| | Income | | (8.68) | (1,650.00) | (3,300.00) |
| | <i>Contract Management Section</i> | | 130,307.36 | 106,410.00 | 212,825.00 |
| | Expense | | 155,025.36 | 119,784.00 | 239,575.00 |
| | Income | | (24,718.00) | (13,374.00) | (26,750.00) |
| | <i>Waste Management Section</i> | | (385,708.56) | 1,551,540.00 | 2,264,594.00 |
| | Expense | | 1,979,615.85 | 2,833,382.00 | 4,828,297.00 |
| | Income | | (2,365,324.41) | (1,281,842.00) | (2,563,703.00) |
| Plant Operations | | | (693,128.85) | (497,568.00) | (995,197.00) |
| | <i>Internal Plant Hire (Recovered costs)</i> | | (1,346,468.10) | (1,302,726.00) | (2,605,560.00) |
| | Expense | | (1,346,468.10) | (1,302,726.00) | (2,605,560.00) |
| | <i>Plant Operational Costs</i> | | 653,339.25 | 805,158.00 | 1,610,363.00 |
| | Expense | | 653,339.25 | 805,158.00 | 1,610,363.00 |
| Sustainable Assets | | | 1,463,417.56 | 705,804.00 | 1,411,816.00 |
| | <i>Council Facilities (not buildings) Section</i> | | 1,218,357.32 | 440,394.00 | 880,990.00 |
| | Expense | | 1,252,573.05 | 424,650.00 | 849,490.00 |
| | Income | | (34,215.73) | 15,744.00 | 31,500.00 |
| | <i>Sustainable Assets Management Section</i> | | 245,060.24 | 265,410.00 | 530,826.00 |
| | Expense | | 245,060.24 | 265,410.00 | 530,826.00 |
| Sustainable Planning & Development Services | | | 1,785,391.92 | 1,877,356.00 | 3,689,665.00 |
| Economic Development | | | 614,626.55 | 668,226.00 | 1,336,466.00 |
| | <i>Business Section</i> | | 210,380.04 | 328,308.00 | 656,673.00 |
| | Expense | | 297,898.08 | 446,910.00 | 893,927.00 |
| | Income | | (87,518.04) | (118,602.00) | (237,254.00) |
| | <i>Tourism Section</i> | | 404,246.51 | 339,918.00 | 679,793.00 |
| | Expense | | 525,927.35 | 488,658.00 | 977,293.00 |
| | Income | | (121,680.84) | (148,740.00) | (297,500.00) |
| Environment & Community Safety | | | 521,524.09 | 589,090.00 | 1,113,199.00 |
| | <i>Emergency Management Section</i> | | 130,023.45 | 157,642.00 | 290,267.00 |
| | Expense | | 148,231.81 | 170,992.00 | 341,967.00 |
| | Income | | (18,208.36) | (13,350.00) | (51,700.00) |
| | <i>Environment Section</i> | | 188,414.10 | 254,322.00 | 508,685.00 |
| | Expense | | 218,636.07 | 254,322.00 | 508,685.00 |
| | Income | | (30,221.97) | 0.00 | 0.00 |
| | <i>Local Laws Section</i> | | 203,086.54 | 177,126.00 | 314,247.00 |
| | Expense | | 298,473.99 | 289,164.00 | 578,347.00 |
| | Income | | (95,387.45) | (112,038.00) | (264,100.00) |
| Planning & Building | | | 509,629.46 | 484,170.00 | 968,248.00 |
| | <i>Building Control Section</i> | | 45,937.88 | 80,136.00 | 160,280.00 |
| | Expense | | 117,775.05 | 136,932.00 | 273,880.00 |
| | Income | | (71,837.17) | (56,796.00) | (113,600.00) |
| | <i>Statutory Planning Section</i> | | 312,398.62 | 348,576.00 | 697,165.00 |
| | Expense | | 413,194.59 | 437,682.00 | 875,365.00 |
| | Income | | (100,795.97) | (89,106.00) | (178,200.00) |
| | <i>Strategic Planning Section</i> | | 151,292.96 | 55,458.00 | 110,803.00 |
| | Expense | | 151,292.96 | 215,954.00 | 431,803.00 |
| | Income | | 0.00 | (160,496.00) | (321,000.00) |
| Sustainable Planning & Development Management | | | 139,611.82 | 135,870.00 | 271,752.00 |
| | <i>Sustainable Planning & Development Management Section</i> | | 139,611.82 | 135,870.00 | 271,752.00 |
| | Expense | | 139,611.82 | 135,870.00 | 271,752.00 |

Contracts and Tenders
JULY 2010
Contracts Awarded

| Contract No. | Description | Contractor | Value \$
(excluding GST) |
|---------------------------|--------------------|-------------------|-------------------------------------|
| No Contracts were awarded | | | |

Tenders Advertised

| Tender No. | Description | Closing Date |
|-------------------|---------------------------------|---------------------|
| 1013 | Mechanical Services Maintenance | 30/7/10 |
| 1014 | Recruitment Services | 30/7/10 |

AUGUST 2010
Contracts Awarded

| Contract No. | Description | Contractor | Value \$
(excluding GST) |
|---------------------|---------------------------------|--------------------|-------------------------------------|
| 1011 | Annual Supply of Concrete Works | Panel of suppliers | Schedule of Rates |

Tenders Advertised

| Tender No. | Description | Closing Date |
|-------------------|--------------------------|---------------------|
| 1017 | Botanic Gardens Footpath | 28/8/10 |

SEPTEMBER 2010
Contracts Awarded

| Contract No. | Description | Contractor | Value \$
(excluding GST) |
|---------------------|---|---|-------------------------------------|
| 1016 | Bulk Fuel, Fuel Card Purchases and Lubricants | Bulk Fuel–
Chisholm Petroleum
Fuel Cards – BP &
Caltex (light fleet);
Lubricants -
Valvoline | Schedule of Rates |

Tenders Advertised

| Tender No. | Description | Closing Date |
|-------------------|--------------------------|---------------------|
| 1021 | Bituminous Sealing Works | 20/10/10 |

OCTOBER 2010
Contracts Awarded

| Contract No. | Description | Contractor | Value \$
(excluding GST) |
|---------------------|---------------------|--------------------|-------------------------------------|
| 1009 | External Plant Hire | Panel of suppliers | Schedule of Rates |

Tenders Advertised

| Tender No. | Description | Closing Date |
|-------------------|---|---------------------|
| 1010 | Road Hierarchy and Heavy Truck Route for Colac | 28/10/10 |
| 1025 | COPACC Civic Hall Portable Staging and Tiered Seating | 28/10/10 |

| | | |
|------|---------------------------------|----------|
| 1026 | Civic Hall Theatre Alterations | 25/11/10 |
| 1029 | Supply and Deliver 55kw Tractor | 10/11/10 |

NOVEMBER 2010**Contracts Awarded**

| Contract No. | Description | Contractor | Value \$
(excluding GST) |
|---------------------|--|-----------------------------------|-------------------------------------|
| 1013 | Banking Services | Commonwealth Bank of Australia | Schedule of Rates |
| 1017 | Botanic Gardens Footpath Construction | Gary Riches | \$99,348.00 |
| 1019 | Supply, Fitting and Service of Tyres, Tubes and Automotive Batteries | Beaurepaires Bridgestone Tyres 4U | Schedule of Rates |
| 1021 | Bituminous Sealing Works | SprayLine Surfacing Services | \$787,122.00 |

Tenders Advertised

| Tender No. | Description | Closing Date |
|-------------------|--|---------------------|
| 1015 | Casual Staff Recruitment | 22/12/10 |
| 1018 | Apollo Bay Main Breakwater Remediation | 25/11/10 |
| 1023 | Urban Design Framework – Colac | 1/12/10 |
| 1028 | Linemarking Services | 22/12/10 |
| 1030 | Colac Skate Park Extension | 8/12/10 |
| 1031 | Supply & Deliver 14 Tonne Tip Truck | 1/12/10 |

DECEMBER 2010**Contracts Awarded**

| Contract No. | Description | Contractor | Value \$
(excluding GST) |
|---------------------|---|-------------------------------|---------------------------------------|
| 1022 | Apollo Bay Urban Design Review | Planisphere | \$54,490.00 |
| 1023 | Urban Design Framework – Colac | Planisphere | \$137,480 |
| 1025 | COPACC Civic Hall Portable Staging and Tiered Seating | Power Stage | \$133,570.00 |
| 1026 | Civic Hall Theatre Alterations | B.D.H. Constructions Pty Ltd | \$234,000.00 |
| 1029 | Supply and Deliver 55kw Tractor | Swayne & McCabe | \$61,278.00 |
| 1030 | Colac Skate Park Extension | B.D.H. Constructions Pty Ltd | \$87,450.00 |
| 1031 | Supply and Deliver 14 Tonne Tip Truck | Whitehorse Trucks | \$195,500
(ex stamp duty and rego) |
| 1033 | Provision of Marketing Services | adz@work
Blaze Advertising | Schedule of Rates |

Tenders Advertised

| Tender No. | Description | Closing Date |
|----------------------------|--------------------|---------------------|
| No Tenders were advertised | | |

Conclusion

As at 31 December 2010, the end of the second quarter, the organisation is on track to achieve a successful outcome for this financial year.

Attachments

1. Second Quarter Council Plan Progress Interplan Report
2. Second Quarter Project Progress Gantt Chart

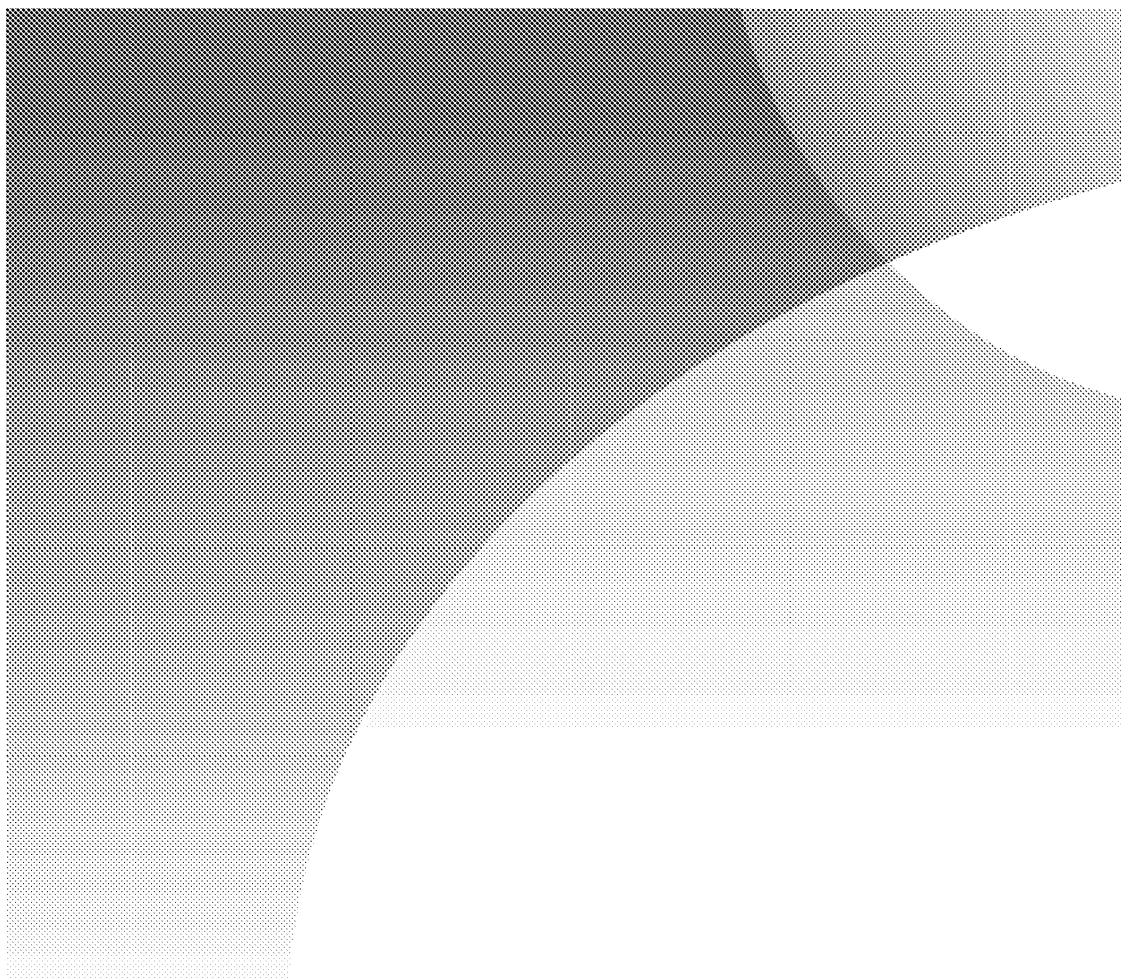
Recommendation(s)

That Council receives the 2010-2011 Second Quarter Performance Report for the period ending 31 December 2010.

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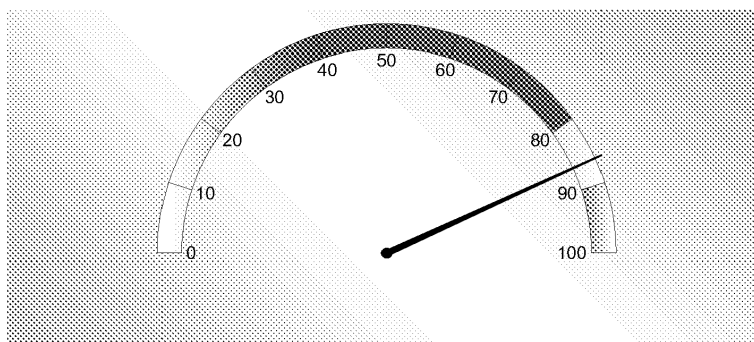


## *Quarterly Council Plan Progress Report*

*Period:* 01/10/10 - 31/12/10

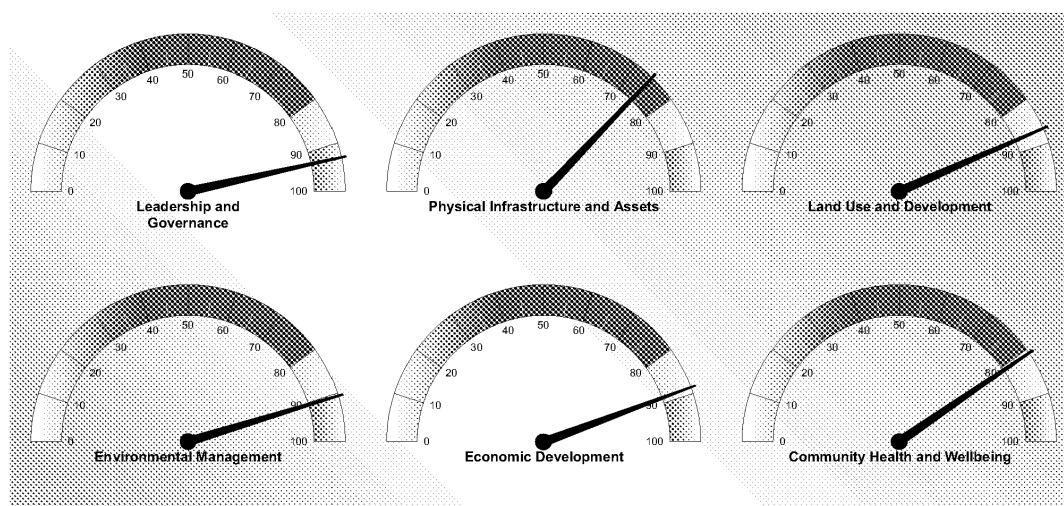


### Quarterly Progress against Council Plan Actions



| Description                                          | Indicator |
|------------------------------------------------------|-----------|
| 135 Council Plan Actions reported on                 |           |
| 110 Council Plan Actions at least 90% of target      |           |
| 4 Council Plan Actions between 70% and 90% of target |           |
| 21 Council Plan Actions less than 70% of target      |           |
| 0 Council Plan Actions with no target set & ongoing  |           |

### Overall Progress against Key Result Areas in Council Plan



| KEY RESULT AREA                       | NO. OF COUNCIL PLAN ACTIONS REPORTED | NO. OF ACTIONS AT LEAST 90% OF TARGET | NO. OF ACTIONS BETWEEN 70 & 90% OF TARGET | NO. OF ACTIONS LESS THAN 70% OF TARGET | NUMBER OF ONGOING ACTIONS | ACTIONS WITH NO TARGET |
|---------------------------------------|--------------------------------------|---------------------------------------|-------------------------------------------|----------------------------------------|---------------------------|------------------------|
| 1. Leadership and Governance          | 33                                   | 29                                    | 2                                         | 2                                      | 0                         | 0                      |
| 2. Physical Infrastructure and Assets | 19                                   | 13                                    | 0                                         | 6                                      | 0                         | 0                      |
| 3. Land Use and Development           | 19                                   | 16                                    | 0                                         | 3                                      | 0                         | 0                      |
| 4. Environmental Management           | 18                                   | 15                                    | 1                                         | 2                                      | 0                         | 0                      |
| 5. Economic Development               | 23                                   | 20                                    | 0                                         | 3                                      | 0                         | 0                      |
| 6. Community Health and Wellbeing     | 23                                   | 17                                    | 1                                         | 5                                      | 0                         | 0                      |

## Top 12 Council Plan Actions



Less than 70% of Action target achieved



Between 70% and 90% of Action target achieved








At least 90% of Action target achieved

| ACTION                                                                                                               | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BUSINESS UNIT                              | COMP. DATE | PROGRESS |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|----------|
| <b>Key Result Area:</b>                                                                                              | 1 Leadership and Governance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |            |          |
| <b>Council Plan Objective:</b>                                                                                       | 1.1 Fulfil leadership, statutory & legal obligations to community & staff in a fair, ethical, inclusive, sustainable and financially responsible way to meet current & future needs & practical aspirations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            |            |          |
| <b>Council Plan Strategy:</b>                                                                                        | 1.1.3 Provide responsible financial management.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                            |            |          |
| 1.1.3.4 Develop a ten year financial plan that is integrated with Council's Asset Management Strategy.               | A process to commence the preparation of a Long Term Financial Plan is in place. Discussions have been held with Council. A draft Strategic Resource Plan has been prepared.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Corporate & Community Services GM's Office | 30/06/2011 |          |
| <b>Council Plan Strategy:</b>                                                                                        | 1.1.7 Provide a fair, safe and healthy work environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                            |            |          |
| 1.1.7.1 Review Council Offices and Staff Accommodation to ensure appropriate space is provided to accommodate staff. | Planning is well in hand for the Sustainable Planning and Development Department to occupy part of the existing library building and for Community Health and Community Services to be relocated from Murray Street to Rae Street. The current library has been relocated to the Beechy Precinct and an annexe has been constructed in part of the former library building. The balance of the area is being designed for the relocation of the Sustainable Planning and Development Department. Design of the balance of the Rae street office for the Corporate and Community Services staff is complete. Awaiting the relocation of the Corangamite Regional Library Corporation. | Chief Executive Office                     | 30/06/2011 |          |
| <b>Key Result Area:</b>                                                                                              | 2 Physical Infrastructure and Assets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                            |            |          |
| <b>Council Plan Objective:</b>                                                                                       | 2.1 Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                            |            |          |
| <b>Council Plan Strategy:</b>                                                                                        | 2.1.1 Ensure infrastructure development, renewal and maintenance plans address current and forecast community needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                            |            |          |

Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                                                                      | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                              | BUSINESS UNIT                  | COMP. DATE | PROGRESS                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------|---------------------------------------------------------------------------------------|
| 2.1.1.4 Develop a 10 year capital works and major projects program according to adopted priorities.                                                                                                                                         | Submitted Budget Requests have been included for prioritisation within the program and will be presented to Executive as part of the annual budget process in January 2011.                                                                                                                                                                                                     | Capital Works                  | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 2.1.2 Implement and manage Colac Otway Shire's Road Management Plan                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |
| 2.1.2.2 Continue active participation and involvement in the STEP Asset Management Program with the Municipal Association of Victoria.                                                                                                      | Continued involvement in the MAV's (Municipal Association of Victoria) Regional Asset Management Program.                                                                                                                                                                                                                                                                       | Sustainable Assets             | 30/06/2011 |    |
| <b>Key Result Area:</b> 3 Land Use and Development                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |
| <b>Council Plan Objective:</b> 3.1 Engage, plan & make decisions about land use & development that takes into account Council's regulatory role, diverse geography, social, community, economic & environmental impacts now & in the future |                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |
| <b>Council Plan Strategy:</b> 3.1.1 Ensure a partnership approach to land use planning that reflects the needs, values and aspirations of the community.                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |
| 3.1.1.4 Finalise a Rural Living Strategy and implement findings.                                                                                                                                                                            | The draft Rural Living Strategy is scheduled to be considered by Council at its January meeting prior to public consultation.                                                                                                                                                                                                                                                   | Planning & Building Services   | 30/06/2012 |    |
| 3.1.1.5 Finalise and implement a car parking study for Colac & Apollo Bay.                                                                                                                                                                  | A draft Car Parking Strategy for Colac and Apollo Bay has been received from the consultant and is scheduled to be considered by Council in February 2011 prior to public exhibition.                                                                                                                                                                                           | Planning & Building Services   | 31/12/2012 |  |
| <b>Key Result Area:</b> 4 Environmental Management                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |
| <b>Council Plan Objective:</b> 4.1 Council will protect and enhance the environment entrusted to us, demonstrate efficient use of natural resources and minimise climate change impacts.                                                    |                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |
| <b>Council Plan Strategy:</b> 4.1.1 Develop a coordinated approach to managing environmental issues across all Council activities.                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |
| 4.1.1.2 Implementation of the Environment Strategy.                                                                                                                                                                                         | Works are being undertaken across various Council Units in accordance with the 2010-2012 Environment Action Plan. Actions include reviewing and updating Council's roadside vegetation management plan, revegetation along Barongarook Creek, reviewing the biodiversity mapping in planning overlays and installation of water tanks at Bluewater Fitness and Central Reserve. | Environment & Community Safety | 30/06/2011 |  |
| <b>Council Plan Strategy:</b> 4.1.6 Minimise, recycle and manage residential waste.                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |

January 06, 2011






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Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                                                                                                                                                                                                                                                                               | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | BUSINESS UNIT                                  | COMP. DATE | PROGRESS                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|---------------------------------------------------------------------------------------|
| 4.1.6.4 Implement the Waste Management Plan and new contractual arrangements.                                                                                                                                                                                                                                                                                                                                                                        | The Apollo Bay Transfer Station was completed on 25 November 2010 and commenced operating on 20 December 2010. This will make the waste management operations more efficient and operations can cease at Marengo landfill for necessary rehabilitation works. An official inauguration ceremony will be held early in 2011.                                                                                                                                                                                                                            | Major Contracts                                | 31/12/2010 |    |
| <b>Key Result Area:</b> 5 Economic Development<br><b>Council Plan Objective:</b> 5.1 Council is committed to facilitating a healthy and resilient economy through effective leadership, advocacy, and partnership.<br><b>Council Plan Strategy:</b> 5.1.3 Support local business to develop and succeed.                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |            |                                                                                       |
| 5.1.3.1 Develop a Master Plan to support the redevelopment of the Colac Central Business District streetscape including traffic management, parking and the Memorial Square.                                                                                                                                                                                                                                                                         | Funding agreement being renegotiated with Regional Development Victoria (RDV) to enable an expanded program to be properly addressed, taking into consideration additional elements introduced as the project has developed. Project put to tender at the end of October 2010 and a consultant appointed mid December for commencement of the project early in 2011. Currently negotiating a revised funding agreement with RDV (Regional Development Victoria) with respect to the scope of the project and the timeframe for acquittal of the grant. | Sustainable Planning & Development GM's Office | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 5.1.5 Participate in regional and Shire based marketing and promotion initiatives designed to promote 'brand awareness' of the Colac Otways and Great Ocean Road region.                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |            |                                                                                       |
| 5.1.5.4 Continue to provide strategic support to tourism including operation of the Colac and Apollo Bay Visitor Information Centres and provision of funding to Otways Tourism.                                                                                                                                                                                                                                                                     | Otways Tourism (OT) staff relocated to VICs (Visitor Information Centres) to improve the relationship between industry and visitor services. Additional storage facilities provided for the Great Ocean Road VIC.                                                                                                                                                                                                                                                                                                                                      | Economic Development                           | 30/06/2011 |  |
| <b>Key Result Area:</b> 6 Community Health and Wellbeing<br><b>Council Plan Objective:</b> 6.1 Promote community health & wellbeing in partnership with other health services to provide a broad range of customer focussed health, recreation, cultural & community amenities, services and facilities<br><b>Council Plan Strategy:</b> 6.1.1 Provide, facilitate or advocate for a range of health, recreation, community services and facilities. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |            |                                                                                       |

Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                                                                                                                             | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                | BUSINESS UNIT                 | COMP. DATE | PROGRESS                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------|-------------------------------------------------------------------------------------|
| 6.1.1.20 Continue in partnership with the Colac Community and project stakeholders to plan and develop the Beechy Precinct in accordance with Council approvals and review Council's continued involvement in the Beechy Precinct in respect of all elements that still require Council approvals. | Central Reserve Master Plan to be reviewed and further developed to ensure projects are ready for funding applications. Other projects relating to the Beechy Precinct in planning include Youth Club Redevelopment, Central Reserve Oval redevelopment and the Old Beechy Rail Trail. Detailed planning for the Bluewater Fitness Centre will occur once timing of Federal funding is confirmed. | Recreation, Arts and Culture  | 30/06/2011 |  |
| <b>Council Plan Strategy:</b>                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                   |                               |            |                                                                                     |
| 6.1.3.23 Implement and promote the Municipal Public Health Plan.                                                                                                                                                                                                                                   | 6.1.3 Adopt a partnership approach to addressing the current and future health and wellbeing needs of the community.<br>Ongoing conversation with a large number of community groups and organisations to complete the draft document before it goes to Council in February 2011 for adoption.                                                                                                    | Health and Community Services | 30/06/2011 |  |

## Council Plan Actions



Less than 70% of Action target achieved



Between 70% and 90% of Action target achieved








At least 90% of Action target achieved

| ACTION                                                                                                                                                                                                                                                                               | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                     | BUSINESS UNIT                              | COMP. DATE | PROGRESS    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|-------------|
| <b>Key Result Area:</b> 1 Leadership and Governance                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                        |                                            |            |             |
| <b>Council Plan Objective:</b> 1.1 Fulfill leadership, statutory & legal obligations to community & staff in a fair, ethical, inclusive, sustainable and financially responsible way to meet current & future needs & practical aspirations.                                         |                                                                                                                                                                                                                                                                                                        |                                            |            |             |
| <b>Council Plan Strategy:</b> 1.1.1 Lead the community in responding to the current and long term sustainability challenges facing the municipality.                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                            |            |             |
| 1.1.1.2 Review and where possible, simplify Council's Local Laws.                                                                                                                                                                                                                    | Further discussion to take place on clauses within the General Local Law.                                                                                                                                                                                                                              | Corporate & Community Services GM's Office | 30/06/2011 | No Progress |
| 1.1.1.3 Pursue the development of a collaboratively developed Sustainable Population Strategy that takes into account the demographic, social, environment, economic, land use and leadership factors that make a great municipality. Participate in the G21 Regional Land Use Plan. | G21 Regional Land Use Plan has been initiated and staff are actively participating in this plan. This work is being pursued through G21's planning and development pillar in which the General Manager Strategic Planning and Development and the Manager Planning and Building are actively involved. | Chief Executive Office                     | 30/06/2011 |             |
| 1.1.1.3 Review of Council's Policies.                                                                                                                                                                                                                                                | Further revised policies were adopted by Council in August 2010. Balance of policies to be reviewed - only a few left to be reviewed.                                                                                                                                                                  | Corporate & Community Services GM's Office | 30/06/2011 |             |
| <b>Council Plan Strategy:</b> 1.1.2 Improve community engagement to ensure open, accessible, transparent planning and decision making.                                                                                                                                               |                                                                                                                                                                                                                                                                                                        |                                            |            |             |
| 1.1.2.2 Continuously improve and implement Council's Community Engagement Policy, Procedure and Toolkit.                                                                                                                                                                             | Review conducted with Management staff on engaging our communities better and a report prepared for Council agreement. Toolkit developed and well understood. New Community Engagement Policy has been implemented and is being used by staff.                                                         | Chief Executive Office                     | 30/06/2011 |             |

Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                       | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                  | BUSINESS UNIT                              | COMP. DATE | PROGRESS                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|---------------------------------------------------------------------------------------|
| 1.1.2.3 Conduct community forums throughout the Shire.                                                                                                                                       | Community forums held to consult over parking strategies, Rural Living Zones and Birregurra and Forrest Structure Plans.                                                                                                                                                                                                                                                                                            | Chief Executive Office                     | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 1.1.3 Provide responsible financial management.                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |            |                                                                                       |
| 1.1.3.1 Facilitate a strategic and integrated approach for grants applications which ensures alignment with the Council Plan and Budget.                                                     | In current liaison with the Federal Government on Regional Leadership and Community Infrastructure Program grants delivered throughout the past 12 months and election commitments to the Colac Trade Training Centre and Bluewater Fitness Centre. Also liaising with the State Government regarding changed departmental structure with the incoming new Government and the impact on existing and future grants. | Economic Development                       | 30/06/2011 |    |
| 1.1.3.2 Secure multiple grants for major projects, where possible, to reduce Council's matching contribution from other than rate revenue.                                                   | An interdepartmental meeting has been convened to discuss planned projects and budget requests for the 2011/12 financial year to ensure maximum use of Council funds in attracting external funds.                                                                                                                                                                                                                  | Economic Development                       | 30/06/2011 |    |
| 1.1.3.4 Develop a ten year financial plan that is integrated with Council's Asset Management Strategy.                                                                                       | A process to commence the preparation of a Long Term Financial Plan is in place. Discussions have been held with Council. A draft Strategic Resource Plan has been prepared.                                                                                                                                                                                                                                        | Corporate & Community Services GM's Office | 30/06/2011 |  |
| 1.1.3.4 Support the Audit Committee and maintain an internal audit program ensuring an Audit Plan is developed and implemented annually based on the outcomes of the Risk Profiling project. | Two of four Audit Committee meetings for the 2010/11 financial year have been held. As a result of the Risk Analysis performed by the internal auditors, the audit plan has been refined to address any risks identified as part of the analysis. Further, draft Audit Plans have been prepared for the 2010/11 year programme.                                                                                     | Finance & Customer Service                 | 30/06/2011 |  |

January 06, 2011







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Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                     | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | BUSINESS UNIT                          | COMP. DATE | PROGRESS                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|---------------------------------------------------------------------------------------|
| 1.1.3.13 Introduce the revised Procurement Policy and Council's Tendering & Contracting Procedures to ensure cost efficiency and transparency.                             | Implementation of the policy and procedures has commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Finance & Customer Service             | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 1.1.4 Continuously improve the services directly provided by Council.                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                        |            |                                                                                       |
| 1.1.4.3 Carry out continuous improvement reviews on Council operations and implement the prescribed actions.                                                               | Systems reviews are continuing at a good rate with Council's Systems and Process Review group considering Business Excellence implementation for the last quarter (April-June 2011) to ensure reviews of services in accordance with Best Value Principles.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Organisational Support and Development | 30/06/2011 |    |
| 1.1.4.3 Improve Council's Customer Service capability to increase customer satisfaction.                                                                                   | Several activities have been undertaken to improve the consistency and capability of the organisation to deliver customer service to both the community and the organisation. These activities include:<br># Attendance of Customer Service representative at Executive to raise the profile of customer service and to engrain the recognition of customer service as an organisational activity.<br># Review of Council's MERIT System.<br># Inclusion of Customer Service representatives in the interview process for all customer service related positions.<br># Representatives of Customer Service attending departmental and inter-departmental meetings to raise the profile of customer service. | Finance & Customer Service             | 30/06/2011 |    |
| 1.1.4.4 Actively promote the delivery of responsive customer service across the organisation.                                                                              | Several strategies continue to be employed from both a Business Unit and an organisational perspective to further enhance the delivery of responsive service to both internal and external customers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Finance & Customer Service             | 30/06/2011 |  |
| <b>Council Plan Strategy:</b> 1.1.5 Advocate for improved infrastructure, services and utilities provided to our community by other organisations or levels of Government. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                        |            |                                                                                       |




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QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                 | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | BUSINESS UNIT                                  | COMP DATE  | PROGRESS                                                                              |
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| 1.1.5.1 Advocate and influence the development of water authorities' water supply demand policies and strategies.                                      | Working with Barwon Water on the Birregurra Sewerage Scheme. Project has been tendered and works are scheduled to commence early 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Infrastructure & Services GM's Office          | 30/06/2011 |    |
| 1.1.5.1 Advocate for appropriate fire prevention activities in the Great Otway National park and other public land.                                    | Council continues to work with other relevant agencies to facilitate appropriate fire prevention activities in the Great Otway National Park and on other public land. Recent activities have included the development of the Otway Landscape Fire Management Plan, which aims to provide integrated fire management across various land tenures at a landscape scale. Council is also working with multiple stakeholders to improve fire management at a regional scale through the Regional Integrated Fire Management Planning Committee.                                                                                                                                                                          | Sustainable Planning & Development GM's Office | 30/06/2011 |    |
| 1.1.5.2 Advocate for increased State Government recognition and funding as compensation for the Shire's larger than average area of non-rateable land. | Staff are actively supporting initiatives to argue the case for greater Grant funding to rural shires, such as Colac Otway Shire, through three initiatives, being: support for a lobby group of the National Rural shires earning more than 100 million dollars in primary produce per annum, organising for greater road grants and an initiative with VECCI (Victorian Employers' Chamber of Commerce and Industry), VFF (Victorian Farmers Federation) and the MAV (Municipal Association of Victoria, and the MAV's Sustainable Councils Programme. \$1 Million/year for next 4 years allocated by the State Government as a result of election promises and direct lobbying by Colac Otway Shire, among others. | Chief Executive Office                         | 30/06/2011 |  |





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QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                            | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | BUSINESS UNIT                                            | COMP DATE  | PROGRESS                                                                              |
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| 1.1.5.3 Advocate for appropriate State and Federal Government funding for community priorities.                                                                                   | The Economic Development Unit has been very successful in raising grants. Lobbying through Federal and State elections has produced spectacular results with a myriad of projects being committed.                                                                                                                                                                                                                                                                                                                                                                                                                 | Chief Executive Office                                   | 30/06/2011 |    |
| 1.1.5.4 Participate in G21 and Great South Coast resource sharing forums and negotiations on regional strategic objectives.                                                       | Completed the GSC (Great South Coast) Regional Strategic Plan and are now committed to the actions in the Plan. We will be participating in several subregional initiatives with GSC and are actively pursuing a number of initiatives with G21, including the Regional Land Use Strategy, TLC 3 planning and active involvement in all pillars. Discussions have been held with VicRoads and these will continue. Interviews have been conducted for consultants and a decision is pending with works to be carried out on a road hierarchy and an alternate heavy transport route to be commenced early in 2011. | Chief Executive Office                                   | 30/06/2011 |    |
| <b>Council Plan Strategy:</b>                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.1.6 Attract and retain quality staff.                  |            |                                                                                       |
| 1.1.6.4 Negotiate the fifth Colac Otway Shire Enterprise Agreement.                                                                                                               | The Colac Otway Shire Enterprise Agreement 2010 was approved by Fair Work Australia on 14 September 2010, with the agreement coming into effect on 1 October 2010. The negotiating period was successful and all parties contributed to a positive outcome for employees and employer.                                                                                                                                                                                                                                                                                                                             | Organisational Support and Development                   | 30/06/2011 |  |
| 1.1.6.5 Work in partnership with local and industry groups on employment branding initiatives that enhance the profile and appeal of local government as an "employer of choice". | Council has identified, and actioned further trainee opportunities for 2011 and continues to promote Council as an employer of choice. Council again participated in the local Careers Expo in September 2010, with more interaction for student and community participants.                                                                                                                                                                                                                                                                                                                                       | Organisational Support and Development                   | 30/06/2011 |  |
| <b>Council Plan Strategy:</b>                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.1.7 Provide a fair, safe and healthy work environment. |            |                                                                                       |



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QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                      | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BUSINESS UNIT                          | COMP. DATE | PROGRESS                                                                              |
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| 1.1.7.1 Review Council Offices and Staff Accommodation to ensure appropriate space is provided to accommodate staff.                                        | Planning is well in hand for the Sustainable Planning and Development Department to occupy part of the existing library building and for Community Health and Community Services to be relocated from Murray Street to Rae Street. The current library has been relocated to the Beechy Precinct and an annexe has been constructed in part of the former library building. The balance of the area is being designed for the relocation of the Sustainable Planning and Development Department. Design of the balance of the Rae street office for the Corporate and Community Services staff is complete. Awaiting the relocation of the Corangamite Regional Library Corporation. | Chief Executive Office                 | 30/06/2011 |    |
| 1.1.7.4 Enhance and implement the corporate occupational health and safety systems (SafetyMap) and ensure ongoing compliance with all relevant regulations. | Council continues to rectify the corrective actions and observations received during the SafetyMap audit which was conducted 9-12 August 2010. Council officers need to respond to these actions to ensure reaccreditation under the scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                         | Organisational Support and Development | 30/06/2011 |  |
| <b>Council Plan Strategy:</b> 1.1.8 Continuously improve operational systems, processes and minimise risk.                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                        |            |                                                                                       |



Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                      | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | BUSINESS UNIT          | COMP DATE  | PROGRESS                                                                              |
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| 1.1.8.2 Develop and implement Council's Information Services disaster recovery environment. | Council's Disaster Recovery (DR) facility has been relocated to the new Library, the existing equipment has been relocated from the Pound and the new equipment has been purchased and installed. The High Speed Microwave link has been installed and is working perfectly. Council's information is being replicated between the production environment at Rae St and the new DR site. There are a few technical elements to finalise and then the DR Plan will be finalised. The technical elements are expected to be completed by the end of February 2011 and the DR Plan finalised and exercised by the end of June 2011. | Information Services   | 30/06/2011 |    |
| 1.1.8.2 Seek opportunities for sharing of resources and expertise across the region.        | The organisation's Systems Review Team is examining operational processes and policy to minimise operational risks and improve efficiencies. Council is actively participating, where appropriate, in the Municipal Association of Victoria's shared initiatives and any opportunities that occur with either G21 or Great South Coast.                                                                                                                                                                                                                                                                                          | Chief Executive Office | 30/06/2011 |    |
| 1.1.8.3 Implement Council's Information Communication Technology strategic plan.            | The 2011/12 iteration of the Information Communication and Technology Strategic Plan has been developed. The initiatives scheduled for action in the 2011/12 financial year have had Budget Requests lodged for consideration as part of the current budget process.                                                                                                                                                                                                                                                                                                                                                             | Information Services   | 30/06/2011 |  |




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QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                            | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                           | BUSINESS UNIT                          | COMP. DATE | PROGRESS                                                                            |
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| 1.1.8.3 Review and update Council's Risk Management Policy and Procedures Manual including compliance audits.                                                                                     | Council officers continue to implement the requirements of Council's Risk Management Policy which was reviewed and adopted in late 2009 to ensure protection against general risks and targeted risks identified by business units.                                                                                          | Organisational Support and Development | 30/06/2011 |  |
| 1.1.8.5 Implement the Systems and Processes Review project to ensure that systems and processes are operating effectively and providing support to eliminate risk.                                | The Systems and Processes Review group of Council has been working toward implementation of two major systems this year - Business Excellence Framework (planned for the last quarter) and Prince2 Project Management methodology to more efficiently manage projects. Training has commenced for the Prince2 practitioners. | Organisational Support and Development | 30/06/2011 |  |
| <b>Council Plan Strategy:</b> 1.1.9 Communicate regularly, effectively and honestly with the community                                                                                            |                                                                                                                                                                                                                                                                                                                              |                                        |            |                                                                                     |
| 1.1.9.5 Provide relevant, timely and accurate information to the community using print, radio and web media, as well as non-media channels such as newsletters and the Colac Otway Shire website. | Regular media updates and information packages are produced and a consideration of how we can better communicate with the community about the things that we do is under consideration.                                                                                                                                      | Chief Executive Office                 | 30/06/2011 |  |

Colac Otway Shire Council




QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                          | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | BUSINESS UNIT                                  | COMP. DATE | PROGRESS                                                                              |
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| 1.1.9.6 Ensure Colac Otway Shire's website is accessible, easy to navigate, utilises appropriate web technologies and contains relevant and up-to-date information.                             | While the website is regularly updated (at least several times a week), we do not have sufficient human resources to recognise the website's full potential. The website is also limited by its ageing Content Management System (CMS). The Communications and Information Technology teams are working together to ascertain Council's web needs and the possibility of participating in a group purchase of a new CMS to enable participating councils to better utilise web 2.0 technology and improve their web presence. Failure to secure funding for a web upgrade at budget was disappointing. We are continuing to keep information up to date. | Chief Executive Office                         | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 1.1.10 Meet our statutory obligations for community safety, security and responses to emergency situations.                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                |            |                                                                                       |
| 1.1.10.1 Undertake an annual review of the Municipal Emergency Management Plan (MEMP) from a Shire perspective and implement awareness training and readiness programs for community and staff. | Council has undertaken a very thorough review of the existing Municipal Emergency Management Plan. The revised version of the Plan was endorsed by the Municipal Emergency Management Committee and has subsequently been audited by the State Emergency Service. Council is working with the auditor on how to further improve the document. The updated version of the plan will be submitted to Council for endorsement in early 2011.                                                                                                                                                                                                                | Sustainable Planning & Development GM's Office | 30/06/2011 |  |



Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                                                                                                                                                                                                        | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                              | BUSINESS UNIT                  | COMP DATE  | PROGRESS                                                                              |
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| 1.1.10.6 Implement the Domestic Animal Management Plan.                                                                                                                                                                                                                                                                                                                       | Council continues to carry out its obligations in accordance with the Domestic Animal Management Plan. Recent achievements include following up outstanding animal registrations, random inspections and implementing a process to issue infringement notices for non-compliance which are all helping to increase responsible animal ownership in the region.                                                                                                  | Environment & Community Safety | 30/06/2011 |    |
| 1.1.10.7 Implement the Municipal Fire Prevention Plan.                                                                                                                                                                                                                                                                                                                        | The Municipal Fire Prevention Plan is being implemented effectively. An updated version of the plan will be presented to the Municipal Fire Management Planning Committee in early 2011. Council is currently undertaking fire inspections in accordance with the plan. Fire prevention notices are being issued to land owners who have not complied with requirements to maintain their property to a suitable standard.                                      | Environment & Community Safety | 30/06/2011 |    |
| 1.1.10.8 Establish integrated fire management practices and endorse Township Protection Plans and neighbourhood Safer Places where appropriate.                                                                                                                                                                                                                               | Council continues to work in partnership with the CFA (Country Fire Authority) and DSE (Department of Sustainability and Environment) to develop township protection plans for high risk towns in the region. The nine township protection plans endorsed in 2009 have been updated in a new format and two new plans developed. It is expected that the CFA will present all of these plans to the Municipal Fire Management Planning Committee in early 2011. | Environment & Community Safety | 30/06/2011 |  |
| <b>Key Result Area:</b> 2 Physical Infrastructure and Assets<br><b>Council Plan Objective:</b> 2.1 Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.<br><b>Council Plan Strategy:</b> 2.1.1 Ensure infrastructure development, renewal and maintenance plans address current and forecast community needs. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |

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| ACTION                                                                                                                                                                     | EXECUTIVE COMMENTS                                                                                                                                                                | BUSINESS UNIT                         | COMP. DATE | PROGRESS    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------|-------------|
| 2.1.1.1 Plan and implement infrastructure projects that transform townships and promote economic development and community strengthening.                                  | Small Towns Improvement Program guidelines and application form revised to make it easier for community groups to apply. The 2010/11 round of funding has opened for application. | Economic Development                  | 30/06/2011 |             |
| 2.1.1.3 Review and implement Asset Management Plans to ensure that the level of funding for asset development, maintenance and upgrade meets the community's expectations. | Asset Strategy Completed. The Action Plan provides a schedule for roll out of Asset Management Plans.                                                                             | Sustainable Assets                    | 30/06/2011 |             |
| 2.1.1.4 Develop a 10 year capital works and major projects program according to adopted priorities.                                                                        | Submitted Budget Requests have been included for prioritisation within the program and will be presented to Executive as part of the annual budget process in January 2011.       | Capital Works                         | 30/06/2011 |             |
| 2.1.1.5 Review the 10 year capital works and major projects program annually.                                                                                              | The review will be undertaken as part of the budget process and presented to Executive in January 2011.                                                                           | Capital Works                         | 30/06/2011 |             |
| <b>Council Plan Strategy:</b> 2.1.2 Implement and manage Colac Otway Shire's Road Management Plan                                                                          |                                                                                                                                                                                   |                                       |            |             |
| 2.1.2.1 Develop a Strategic Footpath Plan for Colac.                                                                                                                       | A draft plan has been developed.                                                                                                                                                  | Capital Works                         | 30/06/2011 |             |
| 2.1.2.1 In line with the Road Management Act 2004 requirements, review and update Colac Otway Shire's Road Management Plan.                                                | The next interim review is not scheduled to start until the beginning of 2011.                                                                                                    | Infrastructure & Services GM's Office | 30/06/2011 | No Progress |
| 2.1.2.2 Continue active participation and involvement in the STEP Asset Management Program with the Municipal Association of Victoria.                                     | Continued involvement in the MAV's (Municipal Association of Victoria) Regional Asset Management Program.                                                                         | Sustainable Assets                    | 30/06/2011 |             |
| 2.1.2.2 Review and implement the Strategic Footpath Plan for Apollo Bay.                                                                                                   | A Draft review has been completed.                                                                                                                                                | Capital Works                         | 30/06/2011 |             |
| <b>Council Plan Strategy:</b> 2.1.3 Manage Council's buildings and facilities in a responsible, safe and sustainable manner.                                               |                                                                                                                                                                                   |                                       |            |             |




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| ACTION                                                                                         | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                | BUSINESS UNIT                         | COMP DATE  | PROGRESS                                                                              |
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| 2.1.3.1 Develop a Land Rationalisation Program.                                                | There is no external funding to undertake this review and so it is intended to be undertaken internally with a scheduled completion date of March 2014. The Asset Management Steering Group has been established and formally met for the first time on 30 September 2010. The group considered the Draft Asset Management Action Plan that considers the development of an Asset Rational Policy and Framework, which would include land assets. | Infrastructure & Services GM's Office | 30/06/2013 |    |
| 2.1.3.2 Develop a Building Rationalisation Program.                                            | There is no external funding to undertake this review and so it is intended to be undertaken internally with a scheduled completion date of March 2014. The Asset Management Steering Group has been established and formally met for the first time on 30 September 2010. The group considered the Draft Asset Management Action Plan regarding the development of a Building Rationalisation Program.                                           | Infrastructure & Services GM's Office | 30/06/2012 |    |
| 2.1.3.2 Develop Building Assets Management Plan and implement according to adopted priorities. | Review completed. Draft Building Asset Management Plan amended and to be presented to Executive early in 2011.                                                                                                                                                                                                                                                                                                                                    | Sustainable Assets                    | 30/06/2011 |  |
| <b>Council Plan Strategy:</b>                                                                  | 2.1.4 Improve local and regional transport networks to ensure safety and accessibility.                                                                                                                                                                                                                                                                                                                                                           |                                       |            |                                                                                       |



Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                      | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | BUSINESS UNIT                         | COMP DATE  | PROGRESS                                                                              |
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| 2.1.4.1 Advocate for duplication of the Princes Highway from Winchelsea to Colac.                           | Lobbying during the Federal election saw bipartisan support for the Princes Highway duplication from Winchelsea to Colac from this level of Government. The State Government elections saw a similar level of support from both main parties and the Liberal government has given its commitment to the project. The funds are now secure. Timelines have been locked in for the Geelong to Winchelsea stage of this project, which is currently having planning and aquisition works completed. Construction on the Geelong to Winchelsea part of the Princes highway has commenced. | Chief Executive Office                | 30/06/2011 |    |
| 2.1.4.1 Advocate for strategic transport initiatives.                                                       | This matter has been raised on a number of occasions with G21 and has been seen as a major strategic project. A media release was sent out on 17 November 2010 regarding the funding commitments made during the election campaign by the major parties for our priority projects. The Geelong Winchelsea section was part of that release. The Liberal Party agreed to extend the Highway duplication to Colac as part of their election promise.                                                                                                                                    | Infrastructure & Services GM's Office | 30/06/2011 |    |
| 2.1.4.2 Advocate for further improvements to the Princes Highway from Colac to the South Australian border. | As a result of the State elections a commitment has been given by the new State Liberal Government to upgrade four passing lanes on the highway. Meetings conducted with Terry Mulder and Darren Cheeseman on a quarterly basis. Meetings also held with Gayle Tierney. Intense lobbying undertaken during elections.                                                                                                                                                                                                                                                                 | Chief Executive Office                | 30/06/2011 |  |




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| ACTION                                                                                                                                                         | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | BUSINESS UNIT                                                                                                                    | COMP DATE  | PROGRESS                                                                              |
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| 2.1.4.3 In partnership with VicRoads identify options and plan for alternative road access through or around Colac, particularly relating to freight movement. | Road Hierarchy and Heavy Truck Route Consultancy has been advertised for tender. Interviews have been scheduled and are anticipated to be completed prior to the end of December 2010, with a contract awarded early in 2011. VicRoads are part of the process and will be part of the Project Steering Group.                                                                                                                                                                                                                                                                                                                                                                 | Infrastructure & Services GM's Office                                                                                            | 30/06/2011 |    |
| 2.1.4.4 Advocate for improved commuter Rail Services and safe Railway Crossings.                                                                               | This matter was raised with G21. A letter was sent to the Labour Minister at the time by the G21 group on 20 August 2010 supporting the Colac Otway position and requesting an upgrade of the V/Line service to Colac. Advice received from the MAV that the interface agreements will be provided to Councils for signing in early 2011. SIA (Safety Interface Agreement) templates have been finalised from both V/Line and ARTC (Australian Rail Transport Corporation). Council is awaiting the individual interface information, which is expected early in 2011. It is anticipated that the V/Line SIA's will be ready for signing in Feb 2011 and the ARTC in May 2011. | Infrastructure & Services GM's Office                                                                                            | 30/06/2011 |    |
| 2.1.4.5 Implement the parts of the G21 Transport Plan relevant to Colac Otway Shire.                                                                           | A commitment has been provided as part of the Liberal Party election promise to upgrade the Princess Highway to dual lane status. Having won the election the promise now needs to be honoured. Wrote to Honourable Martin Pakula (through G21) on 20 August requesting an upgrade of the V/line service to Colac.                                                                                                                                                                                                                                                                                                                                                             | Infrastructure & Services GM's Office                                                                                            | 30/06/2011 |  |
| <b>Council Plan Strategy:</b>                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2.1.5 Ensure environmental risks are adequately addressed for Council infrastructure works, including impacts of climate change. |            |                                                                                       |


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| ACTION                                                                                                                                                                                       | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BUSINESS UNIT                         | COMP DATE  | PROGRESS                                                                            |
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| 2.1.5.1 Implement sound procedures to ensure that environmental constraints are adequately considered in the planning and implementation of Council's infrastructure maintenance activities. | The environment assessment procedures were reported on and endorsed by Executive on 25 November 2010. CEO signature is required for final sign off and this is expected to occur in January 2011. Procedures and processes are in place to ensure advice is sought from the Environment department regarding environmental considerations on each project. Projects and programs are also assessed by the Infrastructure Environment Officer and a process has been established to ensure program works are forwarded for comment. The process for managing projects has been endorsed by Executive. | Infrastructure & Services GM's Office | 30/06/2011 |  |
| 2.1.5.2 Develop a proposed long term management response to sea level rise for Council assets.                                                                                               | This is an ongoing requirement from Council and will be further progressed when the outcomes of the future Coast Coastal Strategy and the Impact of Sea Level rise are known. Council is currently awaiting the release of the Future Coasts Strategy which should detail areas that will be effected by sea inundation from rises due to Climate change. Once this information is released, Council will then be able to start planning a long term management response to sea level rise.                                                                                                          | Infrastructure & Services GM's Office | 30/06/2013 | No Progress                                                                         |
| <b>Key Result Area:</b>                                                                                                                                                                      | 3 Land Use and Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                       |            |                                                                                     |
| <b>Council Plan Objective:</b>                                                                                                                                                               | 3.1 Engage, plan & make decisions about land use & development that takes into account Council's regulatory role, diverse geography, social, community, economic & environmental impacts now & in the future                                                                                                                                                                                                                                                                                                                                                                                         |                                       |            |                                                                                     |
| <b>Council Plan Strategy:</b>                                                                                                                                                                | 3.1.1 Ensure a partnership approach to land use planning that reflects the needs, values and aspirations of the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                       |            |                                                                                     |




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| ACTION                                                                                                     | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                     | BUSINESS UNIT                | COMP. DATE | PROGRESS                                                                              |
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| 3.1.1.2 Advocate to have Colac Otway Shire included in the State Government urban land monitoring program. | Officers have advocated for this to occur through the G21 Regional Land Use Plan project. The State Government is considering the request. Council has funded a Colac Commercial Strategy, which will include an industrial land supply/demand assessment, subject to receipt of external matching funding. Officers are currently pursuing options for grant funding. | Planning & Building Services | 30/06/2013 |    |
| 3.1.1.3 Advocate for more detailed mapping of the Erosion Management Overlay by State Government.          | The need for State Government to fund further improved mapping of the Erosion Management Overlay has been identified in the Planning Scheme Review report which was submitted to State Government in November.                                                                                                                                                         | Planning & Building Services | 30/06/2011 |    |
| 3.1.1.4 Finalise a Rural Living Strategy and implement findings.                                           | The draft Rural Living Strategy is scheduled to be considered by Council at its January meeting prior to public consultation.                                                                                                                                                                                                                                          | Planning & Building Services | 30/06/2012 |    |
| 3.1.1.5 Finalise and implement a car parking study for Colac & Apollo Bay.                                 | A draft Car Parking Strategy for Colac and Apollo Bay has been received from the consultant and is scheduled to be considered by Council in February 2011 prior to public exhibition.                                                                                                                                                                                  | Planning & Building Services | 31/12/2012 |  |




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| ACTION                                                                                                                                                         | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | BUSINESS UNIT                                                                                                                     | COMP. DATE | PROGRESS                                                                              |
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| 3.1.1.6 Finalise and implement Birregurra and Forrest Structure Plans.                                                                                         | The Structure Plans were considered at the October Council meeting and have been on public exhibition through November and December. A report will be put to Council for adoption of the Forrest Structure Plan early in 2011, but the exhibition period for the Birregurra Structure Plan has been extended to 30 June 2011 to allow submitters further time to understand the recommendations of the Plan. Council has resolved to initiate a Neighbourhood Character Study and set up a Community Reference Group to work with Council on both projects. | Planning & Building Services                                                                                                      | 31/12/2011 |    |
| 3.1.1.9 In conjunction with the State Government, and subject to external funding, exhibit a Planning Scheme amendment for the Apollo Bay Harbour Master Plan. | State Government funding was received late in 2010 following extensive discussions with various State agencies/departments over a couple of years, providing the impetus for Council to begin preparation of the amendment. The next step over the coming months will be to appoint a project manager to oversee that process.                                                                                                                                                                                                                              | Planning & Building Services                                                                                                      | 30/06/2012 |    |
| <b>Council Plan Strategy:</b>                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3.1.2 Ensure that responsible planning mechanisms are used to control development in areas potentially affected by climate change |            |                                                                                       |
| 3.1.2.1 Work with State Government to develop appropriate planning controls that respond to predicted sea level rise.                                          | Ongoing participation in climate change forums and other related initiatives through the Department of Sustainability and Environment and the Future Coasts Working Group to ensure appropriate planning controls are introduced into the operational processes of Council's planning consideration and the Planning Scheme as soon as practicable. Currently awaiting release of Future Coasts modelling.                                                                                                                                                  | Sustainable Planning & Development GM's Office                                                                                    | 30/06/2011 |  |
| <b>Council Plan Strategy:</b>                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3.1.3 Ensure all Council land use plans and strategies are current and responsive.                                                |            |                                                                                       |

Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                   | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | BUSINESS UNIT                | COMP DATE  | PROGRESS                                                                              |
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| 3.1.3.2 Undertake a four year review of the Planning Scheme.                                             | The Planning Scheme Review was finalised and adopted by Council in October, and the report has been forwarded to the Planning Minister.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Planning & Building Services | 30/06/2011 |    |
| 3.1.3.3 Regularly update and improve the Colac Otway Planning Scheme through Planning Scheme amendments. | Amendment C58 seeks to implement the Kennett River, Wye River and Separation Creek Structure Plan, and was the subject of a panel hearing in November. Amendment C12 which updates flood mapping and overlay provisions was finalised in June and forwarded to the Minister in August for approval. Have commenced preparation of an amendment to update the Environmental Significance and Vegetation Protection Overlays based on new Department of Sustainability and Environment mapping. Have sought revised mapping from the Corangamite Catchment Management Authority to enable exhibition of an amendment to introduce the Salinity Management Overlay, and have finalised revised mapping of the Erosion Management Overlay to facilitate a planning scheme amendment. | Planning & Building Services | 30/06/2011 |    |
| 3.1.3.4 Prepare a Commercial Strategy for Colac.                                                         | Project funded in 2010/11 budget by Council subject to attracting a matching external grant. Have commenced negotiations with Regional Development Victoria for funding under the Blueprint Victoria project. Have not yet been successful in securing a grant to enable commencement of the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Planning & Building Services | 30/06/2011 | No Progress                                                                           |
| 3.1.3.5 Undertake a review of future growth options for Apollo Bay.                                      | Consultant appointed in November and project commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Planning & Building Services | 30/06/2011 |  |

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Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                            | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                       | BUSINESS UNIT                                                                                                                   | COMP DATE  | PROGRESS                                                                              |
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| <b>Council Plan Strategy:</b>                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3.1.4 Enforce planning and building regulations to meet legislative requirements.                                               |            |                                                                                       |
| 3.1.4.1 Implement comprehensive monitoring of the Essential Safety legislative requirements.                                                      | Currently developing a policy to guide Council's prioritisation of enforcement of these requirements. Have completed auditing of all Council owned/managed buildings, and have commenced auditing of the highest risk privately owned buildings.                                                                                                                                                                                         | Planning & Building Services                                                                                                    | 30/06/2011 |    |
| 3.1.4.3 Implement mechanisms to improve knowledge of building and planning requirements/ responsibilities.                                        | A web site review group has been established to review provision of web based information. Significant progress has been made. Planning information sheets are being reviewed, and a working group between Planning and Economic Development has been established. A quarterly Planning and Building stakeholder newsletter is under development.                                                                                        | Planning & Building Services                                                                                                    | 30/06/2011 |    |
| <b>Council Plan Strategy:</b>                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3.1.5 Ensure consistent and timely decision making for building and planning applications that meet Council's policy framework. |            |                                                                                       |
| 3.1.5.1 Document and continuously improve processes and procedures for assessment and determination of building and planning permit applications. | Significant progress has been made in the documentation of planning processes with the development of a draft Manual. There have been several workshops between Planning and Infrastructure over the past six months relating specifically to subdivision. Council has also begun participating in the Municipal Association of Victoria STEP Planning Process Improvement Program which will lead to further refinements in procedures. | Planning & Building Services                                                                                                    | 30/06/2011 |  |
| 3.1.5.2 Prepare and develop a more comprehensive Information Kit on building and planning application requirements.                               | Planners currently developing a revised set of information checklists and brochures. A small working group has been formed between Economic Development and Planning to deliver a themed set of documents that address commercial oriented development proposals.                                                                                                                                                                        | Planning & Building Services                                                                                                    | 30/06/2011 |  |




Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                   | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                           | BUSINESS UNIT                | COMP DATE  | PROGRESS                                                                              |
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| 3.1.5.3 Provide improved access to building and planning information on Council's website.                                                                                               | Considerable work has been done to improve the structure and content of the Planning and Building component of the web site. Expect revised content to be uploaded and operational by early 2011.                                                                            | Planning & Building Services | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 3.1.6 Ensure that environmental risks are adequately addressed for new development and land use.                                                           |                                                                                                                                                                                                                                                                              |                              |            |                                                                                       |
| 3.1.6.1 Work with State Government to develop improved mapping and introduce planning controls that accurately reflect areas known to potentially have acid sulfate soils.               | The need for improved mapping has been documented in the Planning Scheme Review report that was submitted to the State Government in November. Officers are also leading a project in conjunction with other agencies to better map inland acid sulfate soils.               | Planning & Building Services | 30/06/2013 |    |
| 3.1.6.3 Introduce a Salinity Management Overlay to affected areas.                                                                                                                       | Council resolved to proceed with an amendment to introduce a Salinity Management Overlay in September 2009 but cannot prepare and exhibit the amendment until revised mapping is provided by the Corangamite Catchment Management Authority.                                 | Planning & Building Services | 30/06/2011 |    |
| 3.1.6.4 Work with State Government to review policies and provisions in fire risk areas as appropriate following the conclusion of the Bushfire Royal Commission.                        | The State Government has released its response to the Bushfire Royal Commission findings, and Council will take part in initiatives as opportunities arise. There have been meetings with State Government concerning this issue having regard to the Rural Living Strategy. | Planning & Building Services | 30/06/2011 |  |
| <b>Key Result Area:</b> 4 Environmental Management                                                                                                                                       |                                                                                                                                                                                                                                                                              |                              |            |                                                                                       |
| <b>Council Plan Objective:</b> 4.1 Council will protect and enhance the environment entrusted to us, demonstrate efficient use of natural resources and minimise climate change impacts. |                                                                                                                                                                                                                                                                              |                              |            |                                                                                       |
| <b>Council Plan Strategy:</b> 4.1.1 Develop a coordinated approach to managing environmental issues across all Council activities.                                                       |                                                                                                                                                                                                                                                                              |                              |            |                                                                                       |




Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                  | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                        | BUSINESS UNIT                  | COMP. DATE | PROGRESS                                                                              |
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| 4.1.1.2 Implementation of the Environment Strategy.                                                                                                                     | Works are being undertaken across various Council Units in accordance with the 2010-2012 Environment Action Plan. Actions include reviewing and updating Council's roadside vegetation management plan, revegetation along Barongarook Creek, reviewing the biodiversity mapping in planning overlays and installation of water tanks at Bluewater Fitness and Central Reserve.                                                                                           | Environment & Community Safety | 30/06/2011 |    |
| 4.1.1.3 Development of annual Action Plans for the Environment Program.                                                                                                 | The 2010-2012 Environment Action Plan has been finalised. The majority of the 85 actions will be carried out by the Environment Unit. These actions form the basis for the Environment Unit's annual business plan. The 2011-2012 plan will recognise these actions and allocate a lead officer for each action to ensure they are completed in a timely fashion.                                                                                                         | Environment & Community Safety | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 4.1.2 Ensure the protection and enhancement of environmental values on Council owned and managed land.                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |            |                                                                                       |
| 4.1.2.1 Develop and implement action plans to manage the threats to environmental assets on Council managed land in accordance with the Environment Strategy 2010-2018. | Works continue on Barongarook Creek to develop the site's aesthetic and environmental values including the development of a wetland, reshaping of the adjacent hillside for recreational purposes and the revegetation of the slope below the Guides Hall. Strategic weed control works are being carried out on an ongoing basis. Further work continues to be undertaken along the Lake Colac foreshore, the Barongarook Covenant property and at the Deepdene Reserve. | Environment & Community Safety | 30/06/2011 |  |




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QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                      | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                     | BUSINESS UNIT                  | COMP. DATE | PROGRESS                                                                            |
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| 4.1.2.2 Continue to implement the Lake Colac Management Plan and the Re-vegetation and Weed Control Master Plan.                            | Works continue on Barongarook Creek and on the Lake Colac Foreshore in accordance with the Lake Colac Revegetation and Weed Control Plan. Over 5,000 plants have been put in over the last 3 months. Over 300 volunteers have been involved in the plantings. Strategic weed control is being carried out to ensure that the revegetation is given the best chance possible to successfully establish. | Environment & Community Safety | 30/06/2011 |  |
| <b>Council Plan Strategy:</b> 4.1.3 Facilitate the protection and enhancement of environmental values on private land.                      |                                                                                                                                                                                                                                                                                                                                                                                                        |                                |            |                                                                                     |
| 4.1.3.1 Update the environmental overlays in the Planning Scheme to introduce the latest biodiversity mapping prepared by State Government. | Have begun preparation of amendment documentation to implement the latest Department of Sustainability and Environment and Council biodiversity mapping.                                                                                                                                                                                                                                               | Planning & Building Services   | 30/06/2011 |  |
| 4.1.3.2 Continue to carry out audits of forestry operations on private land.                                                                | Audits are being undertaken on an ongoing basis. Timber Harvesting Plans have been regularly assessed for compliance with the Code of Practice for Timber Production. Compliance rates are very high. Council is currently reviewing the Forest Industry Prescriptions for Colac Otway. New prescriptions will be submitted to Council for approval by May 2011.                                       | Environment & Community Safety | 30/06/2011 |  |





Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                              | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BUSINESS UNIT                  | COMP. DATE | PROGRESS                                                                              |
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| 4.1.3.3 Continue to raise the awareness of private landholders on their responsibilities in relation to the environment.                                                                            | Council continually responds to private landholders requests for information on a variety of environmental issues and provides timely and professional assistance and advice on topics such as: reducing carbon emissions, environmental responsibilities on private land, species lists for sustainable land management practices, vegetation removal and environmental fire safe practices, weed management and responsibility in relation to road sides, weed issues on neighbouring properties, and fauna and flora species identification. | Environment & Community Safety | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 4.1.4 Minimise environmental impacts and the use of natural resources associated with Council operations in accordance with Council's Environment Strategy 2010-2018. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                |            |                                                                                       |
| 4.1.4.1 Implementation of the planning scheme and Council processes to manage environmental issues associated with Council works.                                                                   | Planning has worked constructively with Infrastructure in relation to roadside maintenance procedures having regard to the Memorandum of Understanding with the Department of Sustainability and Environment, and is in the process of preparing an amendment to implement new biodiversity mapping of roadside vegetation.                                                                                                                                                                                                                     | Planning & Building Services   | 30/06/2011 |    |
| 4.1.4.2 Continue program of works and practices in the Greenhouse Action Plan to reduce Council's carbon footprint.                                                                                 | Actions/projects approved by the Sustainability Working Group are being implemented in a timely manner. A new bike fleet has been initiated to help reduce car usage for local trips in Colac and work is continuing on the organisation of a Community Sustainability Forum in Apollo Bay that is expected to take place in April 2011.                                                                                                                                                                                                        | Environment & Community Safety | 30/06/2011 |  |






Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                                                                     | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | BUSINESS UNIT                                  | COMP DATE  | PROGRESS                                                                              |
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| 4.1.4.3 Continue to implement agreed, viable water saving measures via Council's Sustainable Water Use Plan.                                                                                                                               | Two new water tanks have been installed at Central Reserve and Bluewater Fitness Centre. The new tanks will hold rainwater that will be used for toilets and showers. This will significantly reduce the amount of potable water used at these facilities.                                                                                                                                                                                                                                                   | Environment & Community Safety                 | 30/06/2011 |    |
| 4.1.4.5 Develop and implement an Environmental Sustainability Policy.                                                                                                                                                                      | The draft Sustainability Policy has been examined by the Sustainability Working Group. A number of changes have been made that will be discussed at the next meeting. It is anticipated that the policy will be sent to Executive for endorsement in February 2011.                                                                                                                                                                                                                                          | Environment & Community Safety                 | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 4.1.5 Promote environmental values in the broader community and work with other stakeholders on managing large scale issues in accordance with the process identified in the Environment Strategy 2010-2018. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                |            |                                                                                       |
| 4.1.5.1 Advocate where appropriate community views on environmental issues outside the direct responsibility of Council.                                                                                                                   | Council continues to work through the MAV (Municipal Association of Victoria) on various issues relating to roadside vegetation, including the control of pest plants and animals. Council is a member of a MAV working group established to discuss the roadside weeds issues and has nominated a candidate for a new native vegetation reference group. Council is also a key member of an Inland Acid Sulphate Soils working group that is investigating ways to better understand and manage this issue. | Sustainable Planning & Development GM's Office | 30/06/2011 |    |
| 4.1.5.1 Coordinate a range of environmental events across the region.                                                                                                                                                                      | Environment Officers have been involved in a number of events across the region including: various environmental events with schools, Ride to Work Day, National Water Week and National Recycling Week.                                                                                                                                                                                                                                                                                                     | Environment & Community Safety                 | 30/06/2011 |  |

Colac Otway Shire Council



QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                           | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                          | BUSINESS UNIT                  | COMP DATE  | PROGRESS                                                                              |
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| 4.1.5.3 Promote awareness of environmental issues through various media and forums.                                                                              | The Environment Unit has developed many media releases on works undertaken such as fishing days, the establishment of a Council bike fleet and carp control in Lake Colac. A monthly environment column has also been printed in the Colac Herald.                                                                          | Environment & Community Safety | 30/06/2011 |    |
| 4.1.5.4 Encourage energy efficiency including the use of renewable and alternative energy sources.                                                               | Council helped to organise a community event in Colac to look at a bulk purchase of solar panels. The event gathered a significant amount of interest and a bulk purchase of solar panels is likely to take place in 2011.                                                                                                  | Environment & Community Safety | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 4.1.6 Minimise, recycle and manage residential waste.                                                                              |                                                                                                                                                                                                                                                                                                                             |                                |            |                                                                                       |
| 4.1.6.3 Implement the Landfill Rehabilitation Plan.                                                                                                              | The long term landfill rehabilitation plan has been reviewed and is reflective of current status on landfill rehabilitation. This will be reviewed again prior to the 2010/11 annual budget.                                                                                                                                | Major Contracts                | 30/06/2011 |    |
| 4.1.6.3 Implementation of the Waste Water Management Strategy.                                                                                                   | Elements of this Strategy have been implemented. This has been included as a priority in 2010/11.                                                                                                                                                                                                                           | Health and Community Services  | 30/06/2011 |  |
| 4.1.6.4 Implement the Waste Management Plan and new contractual arrangements.                                                                                    | The Apollo Bay Transfer Station was completed on 25 November 2010 and commenced operating on 20 December 2010. This will make the waste management operations more efficient and operations can cease at Marengo landfill for necessary rehabilitation works. An official inauguration ceremony will be held early in 2011. | Major Contracts                | 31/12/2010 |  |
| <b>Key Result Area:</b> 5 Economic Development                                                                                                                   |                                                                                                                                                                                                                                                                                                                             |                                |            |                                                                                       |
| <b>Council Plan Objective:</b> 5.1 Council is committed to facilitating a healthy and resilient economy through effective leadership, advocacy, and partnership. |                                                                                                                                                                                                                                                                                                                             |                                |            |                                                                                       |
| <b>Council Plan Strategy:</b> 5.1.1 Support the development of a diverse, skilled and capable workforce                                                          |                                                                                                                                                                                                                                                                                                                             |                                |            |                                                                                       |



Colac Otway Shire Council





QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                                                                       | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                              | BUSINESS UNIT                                                                                                | COMP DATE  | PROGRESS                                                                              |
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| 5.1.1.2 Participate in local and regional task groups to improve access to vocational education and training and post compulsory education and training.                                                                                     | Assisted COVEC (Colac Otway Vocational Education Cluster) to achieve Federal Government funding for the Colac Trade Training Centre. Participated in Steering Committee of South West Workforce Development Plan to discuss implementation.                                     | Economic Development                                                                                         | 30/06/2011 |    |
| 5.1.1.3 Work with industry sectors on strategic workforce planning initiatives, including training and education.                                                                                                                            | Participated in Steering Committee of South West Workforce Development Plan to discuss implementation. Maintained email correspondence with the Colac Industry Advisory Committee to advise it of Trade training Centre progress and the South West Workforce Development Plan. | Economic Development                                                                                         | 30/06/2011 |    |
| <b>Council Plan Strategy:</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                 | 5.1.2 Work with business to recognise growth potential from climate change and renewable energy initiatives. |            |                                                                                       |
| 5.1.2.1 Form a climate change business reference group and participate in regional networks and initiatives that promote sustainable economic development and growth in 'green collar employment' and 'green economy' workforce development. | A climate change business event been planned for November 2010 was cancelled because of lack of registrations, due in part to the failure of Federal Government to finalise a climate change policy and introduce a price on carbon.                                            | Economic Development                                                                                         | 30/06/2011 |    |
| 5.1.2.2 Encourage and promote renewable and alternative energy opportunities for the Colac Otway Shire.                                                                                                                                      | Support provided to the Colac Power Company for the development of a Biogas plant. Liaising with other alternative energy company manufacturers in regard to opportunities in Colac.                                                                                            | Economic Development                                                                                         | 30/06/2011 |  |
| <b>Council Plan Strategy:</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                 | 5.1.3 Support local business to develop and succeed.                                                         |            |                                                                                       |








Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                       | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | BUSINESS UNIT                                  | COMP DATE  | PROGRESS                                                                              |
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| 5.1.3.1 Develop a Master Plan to support the redevelopment of the Colac Central Business District streetscape including traffic management, parking and the Memorial Square. | Funding agreement being renegotiated with Regional Development Victoria (RDV) to enable an expanded program to be properly addressed, taking into consideration additional elements introduced as the project has developed. Project put to tender at the end of October 2010 and a consultant appointed mid December for commencement of the project early in 2011. Currently negotiating a revised funding agreement with RDV (Regional Development Victoria) with respect to the scope of the project and the timeframe for acquittal of the grant. | Sustainable Planning & Development GM's Office | 30/06/2011 |    |
| 5.1.3.1 Implement new business support and facilitation services that make it easy to do business in the Shire.                                                              | Working in tandem with Council's Planning Unit to improve processes and educational/marketing material for the public.                                                                                                                                                                                                                                                                                                                                                                                                                                 | Economic Development                           | 30/06/2011 |    |
| 5.1.3.6 Continue to provide world standard tourism support services.                                                                                                         | Participating in Otways Tourism Board. Participating in the Regional Tourism Action Plan Implementation Committee. Providing support to the Shire Visitor Information Centres on continuous improvement in customer service and retail development. Facilitated the move of Otways Tourism staff into the Visitor Information Centres to improve industry servicing.                                                                                                                                                                                   | Economic Development                           | 30/06/2011 |  |
| 5.1.3.7 Implement Business Development training programs, networking events and Business Awards.                                                                             | Delivered the annual ANZ Business Breakfast in October. 'On the Front Foot for Business' events proceeding but Grow Me the Money and Climate Change events scheduled for November were cancelled due to lack of registrations.                                                                                                                                                                                                                                                                                                                         | Economic Development                           | 30/06/2011 |  |






Colac Otway Shire Council

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| ACTION                                                                                                                                                                                                                         | EXECUTIVE COMMENTS                                                                                                                                                                                                      | BUSINESS UNIT                                                                                                                                                            | COMP DATE  | PROGRESS                                                                              |
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| 5.1.3.8 Provide on line information for customers and potential investors to access businesses in the Shire.                                                                                                                   | Database mail-out for updating information sent October 2010. Many listed members updating their own information. Some sending information back to Economic Development to have updates completed.                      | Economic Development                                                                                                                                                     | 30/06/2011 |    |
| 5.1.3.11 Enhance Colac's regional service centre status through the development of a Marketing strategy.                                                                                                                       | Marketing Strategy consultant brief finalised and due for quotation process.                                                                                                                                            | Economic Development                                                                                                                                                     | 30/06/2011 |    |
| <b>Council Plan Strategy:</b>                                                                                                                                                                                                  |                                                                                                                                                                                                                         | 5.1.4 Lead, support and/or participate in regional and local development networks and partnerships.                                                                      |            |                                                                                       |
| 5.1.4.7 Promote and encourage the development of infrastructure to support Nature Based Tourism (NBT) development of Great Otway National Park/Otway Forest Park and Great Ocean Walk. Undertake internal review NBT Strategy. | Investigations commenced in regard to seeking improved investment by Parks Victoria in the great Ocean Walk. A review of the Colac Otway Shire Nature Based Tourism Strategy has been deferred to January 2011.         | Economic Development                                                                                                                                                     | 30/06/2011 |    |
| 5.1.4.8 Promote and encourage the development of infrastructure to support Lake Colac tourism and community use.                                                                                                               | Colac Botanic Gardens pathway link to foreshore pathway commenced. Lake Colac Cultural Heritage Management Plan in progress.                                                                                            | Economic Development                                                                                                                                                     | 30/06/2011 |  |
| 5.1.4.9 Support local business associations such as Otway Business Inc, Apollo Bay Chamber of Commerce and Tourism.                                                                                                            | Met with Otway Business Inc regarding the development of a new Colac Marketing Strategy. Attended meetings of Otway Business Inc. and Apollo Bay Chamber of Commerce, when convened.                                    | Economic Development                                                                                                                                                     | 30/06/2011 |  |
| <b>Council Plan Strategy:</b>                                                                                                                                                                                                  |                                                                                                                                                                                                                         | 5.1.5 Participate in regional and Shire based marketing and promotion initiatives designed to promote 'brand awareness' of the Colac Otways and Great Ocean Road region. |            |                                                                                       |
| 5.1.5.1 Promote the Shire's strengths and competitive advantages to attract new investment.                                                                                                                                    | The Colac Marketing Strategy brief has been finalised and is ready for the quotation process. The Shire's Economic Development web pages have been updated to provide more attractive and easier access to information. | Economic Development                                                                                                                                                     | 30/06/2011 |  |



Colac Otway Shire Council

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| ACTION                                                                                                                                                                                                      | EXECUTIVE COMMENTS                                                                                                                                                                                                | BUSINESS UNIT                                                                                       | COMP. DATE | PROGRESS                                                                              |
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| 5.1.5.2 Identify the capacity, demand and rating of accommodation in Colac including the attraction of a high end quality star hotel.                                                                       | No action this quarter.                                                                                                                                                                                           | Economic Development                                                                                | 30/06/2011 |    |
| 5.1.5.3 Facilitate the development of services and a calendar of business events / industry conferences designed to attract and engage external business and job opportunity for families and young people. | 'On the Front Foot Business' events continuing. Efforts to attract families to Colac will be a key action in the proposed Colac Marketing Strategy.                                                               | Economic Development                                                                                | 30/06/2011 |    |
| 5.1.5.4 Continue to provide strategic support to tourism including operation of the Colac and Apollo Bay Visitor Information Centres and provision of funding to Otways Tourism.                            | Otways Tourism (OT) staff relocated to VICs (Visitor Information Centres) to improve the relationship between industry and visitor services. Additional storage facilities provided for the Great Ocean Road VIC. | Economic Development                                                                                | 30/06/2011 |    |
| <b>Council Plan Strategy:</b>                                                                                                                                                                               |                                                                                                                                                                                                                   | 5.1.6 Facilitate the development of infrastructure for business investment, growth and liveability. |            |                                                                                       |
| 5.1.6.5 Lobby for improved telecommunications in the Colac Otway Shire for broadband and mobile coverage.                                                                                                   | Project completed.                                                                                                                                                                                                | Economic Development                                                                                | 30/06/2011 |    |
| 5.1.6.7 Support the Apollo Bay Harbor Precinct development.                                                                                                                                                 | Funding provided by both Regional Development Victoria and Department of Planning and Community Development to support a Planning Scheme amendment process.                                                       | Economic Development                                                                                | 30/06/2011 |  |

Colac Otway Shire Council







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| ACTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BUSINESS UNIT        | COMP DATE  | PROGRESS                                                                              |
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| 5.1.6.9 Develop small town / community capability by providing infrastructure and resources, including continued support for the Small Town Improvement Program.                                                                                                                                                                                                                                                                                                            | <p>Current projects:</p> <ul style="list-style-type: none"> <li>•Gellibrand pathway is well underway with the community making a significant contribution.</li> <li>•Cressy BBQ funding agreement has been signed</li> <li>•Forrest and Birregurra Master Plans funding agreements have been signed and a brief is being formulated.</li> <li>•Forrest advance tourist signs have also been ordered and will be installed shortly</li> </ul> <p>Nearing completion:</p> <ul style="list-style-type: none"> <li>•Beeac Windmill Park and Heritage Walk</li> <li>•Forrest Tiger Rail Trail (2360 hits on counter in 6 weeks)</li> <li>•Birregurra Park Upgrade.</li> <li>•Apollo Bay coastal trail recently been completed.</li> </ul> | Economic Development | 30/06/2011 |    |
| 5.1.6.10 Develop a strategy to establish a mini technology/ business facility in Apollo Bay to service local knowledge based and visitor requirements.                                                                                                                                                                                                                                                                                                                      | No action due to other priorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Economic Development | 30/06/2013 | No Progress                                                                           |
| <b>Council Plan Strategy:</b> 5.1.7 Work in partnership with business, industry groups, government and agencies on sustainable economic growth.                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |            |                                                                                       |
| 5.1.7.1 Develop improved educative material on Council policy and practices to assist business with development proposals.                                                                                                                                                                                                                                                                                                                                                  | Commenced Economic Development and Planning Staff working group to develop improved educational/marketing material for the public.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Economic Development | 30/06/2011 |  |
| 5.1.7.2 Review business attraction and local business development policies.                                                                                                                                                                                                                                                                                                                                                                                                 | Due for Review in Third Quarter 2010/11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Economic Development | 30/06/2011 | No Progress                                                                           |
| <p><b>Key Result Area:</b> 6 Community Health and Wellbeing</p> <p><b>Council Plan Objective:</b> 6.1 Promote community health &amp; wellbeing in partnership with other health services to provide a broad range of customer focussed health, recreation, cultural &amp; community amenities, services and facilities</p> <p><b>Council Plan Strategy:</b> 6.1.1 Provide, facilitate or advocate for a range of health, recreation, community services and facilities.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |            |                                                                                       |



Colac Otway Shire Council




QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                            | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                          | BUSINESS UNIT                              | COMP. DATE | PROGRESS                                                                              |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|---------------------------------------------------------------------------------------|
| 6.1.1.1 Develop a Civic and Cultural Precinct Plan for Colac.                                                     | General discussions about creating parking and other facilities have been undertaken at a staff level and at a political level as far as park and ride facilities for the train or bus services are concerned. Part of the rail services lobbying has involved land acquisition and development of better parking facilities for the Civic precinct and Park and Ride for train/bus travel. | Chief Executive Office                     | 30/06/2011 |    |
| 6.1.1.1 Review and reconsider the recommendations from the 'Apollo Bay Library and Facility Development Project'. | Council has budgeted \$10,000 as a contribution to the development of plans etc. Otway Health have appointed Consultants to undertake a process with respect to the design of the building. Consultation will be undertaken as part of the process.                                                                                                                                         | Corporate & Community Services GM's Office | 30/06/2011 |    |
| 6.1.1.3 Implement the recommendations of Council for the Colac Library Annexe/Sub-Branch.                         | The Library Annexe opened on 20 December 2010. Hours were agreed to for the Annexe.                                                                                                                                                                                                                                                                                                         | Corporate & Community Services GM's Office | 30/06/2011 |    |
| 6.1.1.5 Implement strategies in the Drug Action Plan.                                                             | Ongoing meetings with Colac Otway Shire Drug Action Plan Committee.                                                                                                                                                                                                                                                                                                                         | Health and Community Services              | 30/06/2011 |  |
| 6.1.1.17 Develop a 10 year upgrade works program for Colac Otway Performing Arts and Cultural Centre.             | Colac Otway Performing Arts and Cultural Centre maintenance plan received. Needs to be further developed with the Sustainable Assets Unit to include Capital Works program.                                                                                                                                                                                                                 | Recreation, Arts and Culture               | 30/06/2011 |  |
| 6.1.1.18 Develop a 10 year capital upgrade works program for Blue Water Fitness Centre.                           | Bluewater Fitness Centre 10 year maintenance plan received. Needs to be reviewed with the Sustainable Assets Unit to include Capital Works program.                                                                                                                                                                                                                                         | Recreation, Arts and Culture               | 30/06/2011 |  |



Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                                                                                                                                                                                             | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                | BUSINESS UNIT                | COMP. DATE | PROGRESS                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------|---------------------------------------------------------------------------------------|
| 6.1.1.19 Develop a 10 year capital upgrade works facility improvement program for all recreation facilities and investigate external funding options to assist with these works, with priority to Council owned facilities.                                                                        | No progress to date. Public Open Space Strategy will develop hierarchy and development standards for recreation reserves and facilities.                                                                                                                                                                                                                                                          | Recreation, Arts and Culture | 30/06/2011 | No Progress                                                                           |
| 6.1.1.20 Continue in partnership with the Colac Community and project stakeholders to plan and develop the Beechy Precinct in accordance with Council approvals and review Council's continued involvement in the Beechy Precinct in respect of all elements that still require Council approvals. | Central Reserve Master Plan to be reviewed and further developed to ensure projects are ready for funding applications. Other projects relating to the Beechy Precinct in planning include Youth Club Redevelopment, Central Reserve Oval redevelopment and the Old Beechy Rail Trail. Detailed planning for the Bluewater Fitness Centre will occur once timing of Federal funding is confirmed. | Recreation, Arts and Culture | 30/06/2011 |    |
| 6.1.1.21 Develop an Open Space Strategy.                                                                                                                                                                                                                                                           | Consultant appointed and project has commenced. Literature review, demographic analysis and industry trends review currently being undertaken.                                                                                                                                                                                                                                                    | Recreation, Arts and Culture | 30/06/2011 |    |
| 6.1.1.22 Develop a Bicycle Strategy.                                                                                                                                                                                                                                                               | Development of Project Brief underway. Intention is to apply for funding from VicRoads in 2011-12 as the funding program is currently closed.                                                                                                                                                                                                                                                     | Recreation, Arts and Culture | 30/06/2011 |  |
| 6.1.1.23 Implement Council's Recreation Strategy.                                                                                                                                                                                                                                                  | Council continues to implement the recommendations from the Strategy. A review of recommendations will be undertaken early 2011 to determine relevant focus and guide future Strategy development.                                                                                                                                                                                                | Recreation, Arts and Culture | 30/06/2011 |  |
| 6.1.1.26 Review and implement the Council Community Grants Program Guidelines.                                                                                                                                                                                                                     | The majority of grants have been paid to recipients for the 2010/11 program. Council's Community Grants Program guidelines have been reviewed and presented to a Council workshop. Revised guidelines will go to January 2011 Council meeting for endorsement.                                                                                                                                    | Recreation, Arts and Culture | 30/06/2011 |  |
| <b>Council Plan Strategy:</b>                                                                                                                                                                                                                                                                      | 6.1.2 Promote and facilitate cultural and community events throughout the municipality.                                                                                                                                                                                                                                                                                                           |                              |            |                                                                                       |






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Colac Otway Shire Council






QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                               | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                                                                                                                                 | BUSINESS UNIT                                                                                                        | COMP DATE  | PROGRESS                                                                              |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------|
| 6.1.2.1 Implement the Arts and Cultural Strategy.                                                                    | Many of the recommendations have been actioned or are ongoing. A review of recommendations will occur in early 2011 to guide Council's future focus.                                                                                                                                                                                                                               | Recreation, Arts and Culture                                                                                         | 30/06/2011 |    |
| 6.1.2.3 Implement the Festival and Events Strategy.                                                                  | The Festival and Events Strategy concludes June 2011. The majority of the recommendations have been actioned or are ongoing. A review of the Strategy's recommendations to determine status will occur in early 2011 to guide Council's future focus for Events and Festivals.                                                                                                     | Recreation, Arts and Culture                                                                                         | 30/06/2011 |    |
| 6.1.2.10 Work with event organisers and community groups to develop a broad range of community festivals and events. | This action is ongoing and implemented through Council's Festivals and Events funding program and the E Team process. Support and guidance has been provided to new proposed events such as the Gillet Ride along the Great Ocean Road. The Events Unit is researching new events to be attracted to the Shire particularly where there are currently gaps in the events calendar. | Recreation, Arts and Culture                                                                                         | 30/06/2011 |    |
| <b>Council Plan Strategy:</b>                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                    | 6.1.3 Adopt a partnership approach to addressing the current and future health and wellbeing needs of the community. |            |                                                                                       |
| 6.1.3.23 Implement and promote the Municipal Public Health Plan.                                                     | Ongoing conversation with a large number of community groups and organisations to complete the draft document before it goes to Council in February 2011 for adoption.                                                                                                                                                                                                             | Health and Community Services                                                                                        | 30/06/2011 |  |
| 6.1.3.24 Implement the Positive Ageing Strategy.                                                                     | Kanyana Centre is approaching completion. Commenced conversations with seniors on a potential project called Improving Liveability for Older People (ILOP).                                                                                                                                                                                                                        | Health and Community Services                                                                                        | 30/06/2011 |  |



Colac Otway Shire Council

QUARTERLY COUNCIL PLAN PROGRESS REPORT (Oct to Dec)

| ACTION                                                                                                                | EXECUTIVE COMMENTS                                                                                                                                                                                                                                                     | BUSINESS UNIT                 | COMP DATE  | PROGRESS                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------|---------------------------------------------------------------------------------------|
| 6.1.3.25 Develop and implement an Early Years Plan.                                                                   | Ongoing conversations with kindergarten committees, early years providers, Maternal and Child Health nurses and other early years professionals.                                                                                                                       | Health and Community Services | 30/06/2011 |    |
| 6.1.3.26 Develop and implement an Access, Equity and Inclusion Plan.                                                  | Completing conversations with community in early 2011.                                                                                                                                                                                                                 | Health and Community Services | 30/06/2011 |    |
| <b>Council Plan Strategy:</b> 6.1.4 Support local communities to develop, grow and be great places to live.           |                                                                                                                                                                                                                                                                        |                               |            |                                                                                       |
| 6.1.4.1 Liaise with local Real Estate Industry to monitor the local market and encourage diversity in housing choice. | Business visits to Real Estate agents planned for January/February 2011.                                                                                                                                                                                               | Economic Development          | 30/06/2011 |    |
| 6.1.4.1 Work with Developers and Housing Associations to create liveable, affordable and sustainable housing.         | Officers work closely with permit applicants to achieve building designs that are livable, affordable and sustainable on an on-going basis.                                                                                                                            | Planning & Building Services  | 30/06/2011 |    |
| 6.1.4.2 Participate in local and regional Affordable Housing task groups.                                             | The G21 Group has not convened at all in 2010. Since the establishment of a relationship with an Affordable Housing Association in Geelong there appears to be no action that is immediate. A planned conference on Affordable Housing has been deferred indefinitely. | Economic Development          | 30/06/2011 | No Progress                                                                           |
| 6.1.4.6 Implement the Transport Connections Strategy.                                                                 | Phase 2 was completed in December 2010. Planning for 2011 has commenced with initial conversations amongst the Local Advisory Group.                                                                                                                                   | Health and Community Services | 30/06/2013 |  |



## Half Year Project Update

| ID | Task Name                                                                   | % Complete | Resource Names  | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
|----|-----------------------------------------------------------------------------|------------|-----------------|------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1  | Queen Street - Shoulder Widening                                            | 75%        | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 2  | <b>Sealed Roads Reconstruction Program</b>                                  | 54%        | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 3  | Barham River Road - Pavement Rehabilitation                                 | 80%        | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 4  | Larbert Road Stage 2 - Pavement Rehabilitation                              | 100%       | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 5  | Ferrier Drive - Pavement Rehabilitation                                     | 20%        | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 6  | Marrowie Road - Pavement Rehabilitation                                     | 60%        | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 7  | Horde Vale Road - Pavement Rehabilitation                                   | 20%        | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 8  | ✓ Camwood St Final Seal                                                     | 100%       | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 9  | Swan Marsh Road Final Seal                                                  | 0%         | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 10 | Deans Creek Rd Final Seal                                                   | 0%         | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 11 | Irrewillipe Rd Final Seal at Foxens Rd Int'n                                | 0%         | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 12 | ✓ Colac Lorne Final Seal                                                    | 100%       | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 13 | Irrewillipe Rd Final Seal                                                   | 0%         | Peter Dohnt     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 14 | Local Roads CosWork (Prog 10) Reseals Capital                               | 60%        | Adam Lehmann    | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 15 | Sealed Roads Aggregate Capital - CosWorks                                   | 80%        | Greg Anderton   | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 16 | Road Drainage Renewal Programme                                             | 45%        | Greg Anderton   | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 17 | Asphalt Overlay Program                                                     | 10%        | Adam Lehmann    | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 18 | Sealed Roads Rehab Program                                                  | 80%        | Greg Anderton   | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 19 | Local Roads CosWork (Prog 3) Unsealed Roads Capital                         | 75%        | Greg Anderton   | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 20 | Refurbishment of the Enhanced Library Service and Accommodation for the Lit | 0%         | Clive Brooker   | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 21 | Footpaths CosWork (Prog 9) Capital                                          | 40%        | Adam Lehmann    | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 22 | Bridge Rehabilitation Program                                               | 20%        | Adam Lehmann    | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 23 | Slip Rehabilitation Program                                                 | 40%        | Adam Lehmann    | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 24 | <b>Building Renewal Programme</b>                                           | 40%        | Rob Harrowfield | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 25 | Colac Memorial Square Refurda                                               | 0%         | Rob Harrowfield | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 26 | Beech Forest Hall                                                           | 30%        | Clive Brooker   | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 27 | Youth Club Hall (Stage 1)                                                   | 25%        | Adam Lehmann    | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 28 | Apollo Bay Customer Service Centre                                          | 10%        | Rob Harrowfield | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 29 | Colac VIC                                                                   | 0%         | Rob Harrowfield | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 30 | Rae Street Office                                                           | 95%        | Rob Harrowfield | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 31 | Apollo Bay Senior Citizen Centre                                            | 100%       | Rob Harrowfield | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 32 | Central Reserve Renewal                                                     | 100%       | Rob Harrowfield | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 33 | Old Beechy Rail Trail Signage Programme 2010-2011 (Year 1)                  | 65%        | Jodie Fincham   | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 34 | ✓ DNS Compactus                                                             | 100%       | Rick Morrow     | Self | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |

## Half Year Project Update

| ID | Task Name                                                          | % Complete | Resource Names   | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
|----|--------------------------------------------------------------------|------------|------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 35 | Colac Litter Bins & Surrounds                                      | 0%         | Janet Forbes     |          |          |          |          |          |          |          |          |          |          |
| 36 | IT Equipment Renewal - Capital                                     | 20%        | Rick Morrow      |          |          |          |          |          |          |          |          |          |          |
| 37 | Furniture & Equipment                                              | 5%         | Brett Exelby     |          |          |          |          |          |          |          |          |          |          |
| 38 | BWFC New/Replacement E equipment for Gymnasium                     | 70%        | Tristan Read     |          |          |          |          |          |          |          |          |          |          |
| 39 | ECM System Implementation                                          | 50%        | Rick Morrow      |          |          |          |          |          |          |          |          |          |          |
| 40 | Old Beechy Rail Trail Maintenance, Signage & Upgrades              | 15%        | Peter Dohrt      |          |          |          |          |          |          |          |          |          |          |
| 41 | Carpark Improvement Programme - Pascoe Street Carpark Construction | 20%        | Doug McNeill     |          |          |          |          |          |          |          |          |          |          |
| 42 | Establishment of Library Annex                                     | 100%       | Clive Brooker    |          |          |          |          |          |          |          |          |          |          |
| 43 | Apollo Bay Urban Growth Review                                     | 10%        | Don Lewis        |          |          |          |          |          |          |          |          |          |          |
| 44 | Colac Olway Shire Public Open Space Strategy                       | 9%         | Ian Seuren       |          |          |          |          |          |          |          |          |          |          |
| 45 | Civic Hall Upgrade                                                 | 81%        | Karen Patterson  |          |          |          |          |          |          |          |          |          |          |
| 46 | Timber Roads Old Beach Forest Road                                 | 0%         | Adam Lehnmann    |          |          |          |          |          |          |          |          |          |          |
| 47 | Apollo Bay Harbour - Planning Scheme Amendment                     | 4%         | Doug McNeill     |          |          |          |          |          |          |          |          |          |          |
| 48 | Timber Roads Pipeline Road                                         | 0%         | Adam Lehnmann    |          |          |          |          |          |          |          |          |          |          |
| 49 | Colac Skate Park Redevelopment                                     | 60%        | Jodie Fincham    |          |          |          |          |          |          |          |          |          |          |
| 50 | Switchboard Upgrade Program                                        | 50%        | Clive Brooker    |          |          |          |          |          |          |          |          |          |          |
| 51 | Colac Livestock Selling Centre - Business Plan Development         | 0%         | Greg Anderson    |          |          |          |          |          |          |          |          |          |          |
| 52 | Colac Commercial Strategy                                          | 0%         | Don Lewis        |          |          |          |          |          |          |          |          |          |          |
| 53 | G21 Regional Land Use Strategy                                     | 15%        | Doug McNeill     |          |          |          |          |          |          |          |          |          |          |
| 54 | Main Drainage Review - Apollo Bay                                  | 20%        | Paula Gardiner   |          |          |          |          |          |          |          |          |          |          |
| 55 | Retreatment of Meeunga Landfill - On-site Works                    | 1%         | Ranjani Jha      |          |          |          |          |          |          |          |          |          |          |
| 56 | Neighbourhood Safer Places                                         | 5%         | Wendie Fox       |          |          |          |          |          |          |          |          |          |          |
| 57 | Emergency Recovery Management Planning                             | 0%         | Stewart Anderson |          |          |          |          |          |          |          |          |          |          |
| 58 | Heavy Vehicle Route                                                | 25%        | Neil Allen       |          |          |          |          |          |          |          |          |          |          |
| 59 | Service Level Review/Business Excellence                           | 10%        | Colin Hayman     |          |          |          |          |          |          |          |          |          |          |
| 60 | Lake Colac Cultural Heritage Management Plan                       | 0%         | Mike Barrow      |          |          |          |          |          |          |          |          |          |          |
| 61 | Road Safety Program                                                | 10%        | Peter Dohrt      |          |          |          |          |          |          |          |          |          |          |
| 62 | Standpipe Upgrade Programme                                        | 10%        | Wendie Fox       |          |          |          |          |          |          |          |          |          |          |
| 63 | School Bus Route Safety Improvements                               | 30%        | Adam Lehnmann    |          |          |          |          |          |          |          |          |          |          |
| 64 | Rail Crossing Upgrade Programme                                    | 10%        | Peter Dohrt      |          |          |          |          |          |          |          |          |          |          |
| 65 | Apollo Bay Library Design Costs contribution                       | 10%        | Colin Hayman     |          |          |          |          |          |          |          |          |          |          |
| 66 | Lawn Area Shade                                                    | 100%       | Tristan Read     |          |          |          |          |          |          |          |          |          |          |
| 67 | Disaster Recovery Data Centre                                      | 100%       | Rick Morrow      |          |          |          |          |          |          |          |          |          |          |
| 68 | Apollo Bay Transfer Station and Assoc Rd Infrastructure            | 52%        | Ranjani Jha      |          |          |          |          |          |          |          |          |          |          |

## Half Year Project Update

| ID  | Task Name                                                        | % Complete | Resource Names   | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
|-----|------------------------------------------------------------------|------------|------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 69  | Colac Marketing Strategy                                         | 0%         | Mike Barrow      |          |          |          |          |          |          |          |          |          |          |
| 70  | Lake Colac Projects                                              | 15%        | Stewart Anderson |          |          |          |          |          |          |          |          |          |          |
| 71  | Dry Lake Colac Activities                                        | 5%         | Mick Cosgriff    |          |          |          |          |          |          |          |          |          |          |
| 72  | Small Town Entrance Signs                                        | 5%         | Rick Morrow      |          |          |          |          |          |          |          |          |          |          |
| 73  | Disaster Recovery Plan - Technical Requirements                  | 100%       | Bernie Cotter    |          |          |          |          |          |          |          |          |          |          |
| 74  | RLCIP Grant - Round 2                                            | 73%        | Bernie Cotter    |          |          |          |          |          |          |          |          |          |          |
| 75  | - Water Tank Installation - Blue Water                           | 90%        | Bernie Cotter    |          |          |          |          |          |          |          |          |          |          |
| 76  | - Water Tank Installation - Central Reserve                      | 90%        | Bernie Cotter    |          |          |          |          |          |          |          |          |          |          |
| 77  | Colac VIC (Campover)                                             | 100%       | Mick Cosgriff    |          |          |          |          |          |          |          |          |          |          |
| 78  | Apollo Bay Mechanics Hall Road (Campover)                        | 50%        | Bernie Cotter    |          |          |          |          |          |          |          |          |          |          |
| 79  | RLCIP Grant - Round 3                                            | 10%        | Brian Shields    |          |          |          |          |          |          |          |          |          |          |
| 80  | Slipway (Campover)                                               | 95%        | Brian Shields    |          |          |          |          |          |          |          |          |          |          |
| 81  | Rearranging                                                      | 27%        | Ranjani Jha      |          |          |          |          |          |          |          |          |          |          |
| 82  | Central Activity Area - Masterplan - UDF                         | 0%         | Mike Barrow      |          |          |          |          |          |          |          |          |          |          |
| 83  | Small Town Improvement Program                                   | 25%        | Mick Cosgriff    |          |          |          |          |          |          |          |          |          |          |
| 84  | Beac Windmill Park                                               | 90%        | Mick Cosgriff    |          |          |          |          |          |          |          |          |          |          |
| 85  | Apollo Bay Harbour Boom gate                                     | 0%         | Brian Shields    |          |          |          |          |          |          |          |          |          |          |
| 86  | Old Beechy Rail Trail - Ditchley to Dinnant                      | 10%        | Peter Dohnt      |          |          |          |          |          |          |          |          |          |          |
| 87  | Kanyana Club Redevelopment                                       | 90%        | Rob Harrowfield  |          |          |          |          |          |          |          |          |          |          |
| 88  | Kerbside Bin Replacement 2010                                    | 100%       | Janet Forbes     |          |          |          |          |          |          |          |          |          |          |
| 89  | Colac & Apollo Bay Car Parking Study                             | 80%        | Doug McNeill     |          |          |          |          |          |          |          |          |          |          |
| 90  | Apollo Bay Transfer Station - Land Purchase                      | 90%        | Ranjani Jha      |          |          |          |          |          |          |          |          |          |          |
| 91  | Free2a - Programme 2010 & 2011                                   | 91%        | Vicki Jeffrey    |          |          |          |          |          |          |          |          |          |          |
| 92  | Tiger Rail Trail                                                 | 100%       | Mick Cosgriff    |          |          |          |          |          |          |          |          |          |          |
| 93  | Beechy Precinct - Central Reserve Developments (Federal Funding) | 10%        | Ian Seuren       |          |          |          |          |          |          |          |          |          |          |
| 94  | Beechy JTL - Income & Expenditure                                | 0%         | Colin Hayman     |          |          |          |          |          |          |          |          |          |          |
| 95  | Beechy Precinct Project                                          | 0%         | Colin Hayman     |          |          |          |          |          |          |          |          |          |          |
| 96  | Planning Scheme Review                                           | 100%       | Doug McNeill     |          |          |          |          |          |          |          |          |          |          |
| 97  | Rural Living Strategy                                            | 80%        | Adam Lehmann     |          |          |          |          |          |          |          |          |          |          |
| 98  | Asset Data Capture System                                        | 0%         | Adam Lehmann     |          |          |          |          |          |          |          |          |          |          |
| 99  | Asset Data Collection Project                                    | 0%         | Adam Lehmann     |          |          |          |          |          |          |          |          |          |          |
| 100 | Working From Heights Safety Audit (Stage 1 of 2)                 | 0%         | Rob Harrowfield  |          |          |          |          |          |          |          |          |          |          |
| 101 | Meeting Place - Project Expenses                                 | 0%         | Greg Fletcher    |          |          |          |          |          |          |          |          |          |          |
| 102 | Risk Manage - Cressy Sheild Roadside Rehab                       | 0%         | Travis riches    |          |          |          |          |          |          |          |          |          |          |

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## Half Year Project Update

| ID  | Task Name                                                     | % Complete | Resource Names   | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
|-----|---------------------------------------------------------------|------------|------------------|-----|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 103 | Purchase of Lakeside Estate                                   | 0%         | Neil Allen       | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 104 | Apollie Bay Transfer Station - Construction                   | 96%        | Ranjan Jha       | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 105 | Lakeside Estate (Bruce Street Landfill) EPA Requirements      | 0%         | Neil Allen       | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 106 | Forest Landfill Remediation Design                            | 50%        | Ranjan Jha       | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 107 | Maverajo Landfill Rehabilitation Design                       | 60%        | Ranjan Jha       | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 108 | Old Beechy Trail Signage                                      | 42%        | Jodie Fincham    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 109 | Eastern Reserve Netball Facilities Redevelopment - ADDITIONAL | 100%       | Jodie Fincham    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 110 | Bluewater Fitness Centre - Electrical Switchboard             | 75%        | Tristan Read     | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 111 | COPACQ - Technical Equipment Purchases                        | 100%       | Karen Patterson  | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 112 | STP - Birregurra Park Upgrade                                 | 90%        | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 113 | Disability Action Plan (Carry Over)                           | 0%         | Greg Fletcher    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 114 | Ageing Population (Carry Over)                                | 0%         | Greg Fletcher    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 115 | Early Years Plan (Carry over)                                 | 0%         | Greg Fletcher    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 116 | GIS Implementation - Cemeteries (Carry Over)                  | 0%         | Rick Morrow      | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 117 | Apollie Bay Coastal Trail (Carry Over)                        | 100%       | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 118 | Eco Develop - Lions & VIC Parks Masterplan (Carry Over)       | 50%        | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 119 | Skene Creek Master Plan                                       | 50%        | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 120 | Colac VIC - Upgrade (Carry Over)                              | 100%       | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 121 | Old Beechy Rail Trail (Carry Over)                            | 10%        | Peter Doherty    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 122 | Lake Colac Redevelopment - Stage 2 (Carry Over)               | 10%        | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 123 | Lake Colac - Stockland St Pathway (Carry Over)                | 10%        | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 124 | Botanic Gardens Pathway (Carry Over)                          | 60%        | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 125 | Bannockburn Old School Grounds Stage 2                        | 25%        | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 126 | Lavers Hill Hall Upgrade                                      | 30%        | Mick Cosgriff    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 127 | Gelibrand Landfill Rehab & monitoring Boreholes (Carry Over)  | 10%        | Ranjan Jha       | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 128 | Birregurra Forest Structure Plan (Carry Over)                 | 80%        | Doug McNeill     | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 129 | Health Plan (Carry Over)                                      | 0%         | Greg Fletcher    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 130 | Environment Control - Bush Tender Covenant (Carry Over)       | 50%        | Stewart Anderson | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 131 | Environment Control - Deadend Reserve Management (Carry Over) | 90%        | Stewart Anderson | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 132 | Environment Control - CILEI Grant (Carry Over)                | 100%       | Stewart Anderson | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 133 | Universal Access for Kindergartens                            | 0%         | Greg Fletcher    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 134 | Headwave Strategy (carry over)                                | 0%         | Greg Fletcher    | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 135 | Weed Control - SWPRG                                          | 20%        | Stewart Anderson | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
| 136 | Music Equipment Purchase - Frezza - Victoria Rocks            | 0%         | Ian Seuren       | alt | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |

Half Year Project Update

| ID  | Task Name                                        | % Complete | Resource Names | Q1    | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half | 1st Half | 2nd Half |
|-----|--------------------------------------------------|------------|----------------|-------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 137 | Upgrades to Colac Youth & Recreation Centre 2010 | 10%        | Ian Sauren     | Qtr 2 | Qtr 3    | Qtr 4    | Qtr 1    | Qtr 2    | Qtr 3    | Qtr 4    | Qtr 1    | Qtr 2    | Qtr 3    |
| 138 | Lavers Hill Pod Contribution                     | 0%         | Colin Hayman   |       |          |          |          |          |          |          |          |          |          |

|                                      |          |                 |                    |
|--------------------------------------|----------|-----------------|--------------------|
| Project: Project1<br>Date: 7/01/2011 | Task     | Milestone       | External Tasks     |
|                                      | Split    | Summary         | External Milestone |
|                                      | Progress | Project Summary | Deadline           |



**CONSENT CALENDAR****OFFICERS' REPORT**

D = Discussion

W = Withdrawal

| ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                      | D | W |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|
| <b><u>SUSTAINABLE PLANNING AND DEVELOPMENT</u></b><br><br><b><u>OM112701-6 DRAFT RURAL LIVING STRATEGY<br/>AND CONTEXT REPORT FOR<br/>COMMUNITY CONSULTATION</u></b><br><br>Department: Sustainable Planning and Development<br><br><b><u>Recommendation(s)</u></b><br><br><i>That Council endorses the draft Rural Living Strategy and<br/>Context Report for public consultation for a minimum<br/>period of six weeks commencing in February 2011.</i> |   |   |

**Recommendation**

*That recommendations to items listed in the Consent Calendar, with the exception of items  
....., be adopted.*

**MOVED** .....

**SECONDED** .....





**OM112701-6****DRAFT RURAL LIVING STRATEGY AND CONTEXT  
REPORT FOR COMMUNITY CONSULTATION**

|             |                                       |           |                                     |
|-------------|---------------------------------------|-----------|-------------------------------------|
| AUTHOR:     | Anne Sorensen                         | ENDORSED: | Jack Green                          |
| DEPARTMENT: | Sustainable Planning<br>& Development | FILE REF: | GEN00451 - Rural<br>Living Strategy |

**Purpose**

To present the draft Rural Living Strategy and Context Report for resolution by Council to commence public consultation in February 2011.

**Declaration of Interests**

The Manager for Planning and Building has declared an indirect interest under the *Local Government Act 1989* in this project due to the ownership of some properties in rural parts of the shire by members of his extended family. The officer has not had direct control for the management of the project, his role has been limited to overseeing the project in a general sense as part of the Strategic Planning program which falls under his responsibility.

**Background**

In August 2009 Council appointed consultants CPG Australia to undertake the Rural Living Strategy and the Birregurra and Forrest Structure Plans. Given the strong linkages between the two projects, they have so far been developed concurrently to ensure that the strategic directions of the Rural Living Strategy are reflected in the structure plans which were presented to Council at the October 2010 Council meeting for public consultation. Community consultation commenced in October/November 2010 for the Birregurra and Forrest Structure Plans, however, it is noted that Council has now resolved to extend the exhibition period for the Birregurra Structure Plan until 30 June 2011, and defer consideration of the plan until such time as a Neighbourhood Character Study is completed for Birregurra Township.

The purpose of the Rural Living Strategy is to develop an integrated land use framework to guide current and future rural residential development within the Shire. The strategy has reviewed boundaries and zones within small towns throughout the Shire as well as reviewing appropriate locations for rural residential development. The project comprises of two key documents; (1) Context Report and (2) Draft Strategy.

Community consultation was undertaken in the early stages of the project, in November 2009, prior to the preparation of the Context Report, for the purposes of informing the community about the project and to identify relevant key issues as well as providing an opportunity for community input.

Consultation was also undertaken with a range of key stakeholders including Barwon Water, Wannon Water, Country Fire Authority and the Department of Planning and Community Development in the preparation of the Context Report and strategy document.

The Context Report prepared as part of the project identifies opportunities and constraints across the Shire and informs the draft Rural Living Strategy. The draft strategy has been developed taking into account initial feedback from the community and recommendations have been developed that are consistent with the relevant State planning policy and Ministerial Direction No. 6 for Rural Living Strategies.

**Council Plan / Other Strategies / Policy**

The Council Plan 2009-13 states for Land Use and Development that *“Council will engage, plan and make decisions about land use and development that takes into account the regulatory role of Council, its diverse geography, social, community, economic and environmental impacts for current and future generations”*.

In relation to ‘managing the demand for rural residential lifestyle’ the Council Plan identifies the following as a ‘specific challenge’:

*“Preservation of productive rural areas for agriculture and direct rural residential development to defined areas and the preservation of scenic and cultural landscapes.”*

Clause 21.03-9 of the Planning Scheme recognises the need to prepare a rural living strategy to identify appropriate locations for rural residential development across the Shire and 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.

Council also completed a Rural Land Strategy in 2007. The strategy involved a review of all rural land within the municipality and sought to inform new rural policy and the implementation of new State-wide Rural Zones. The suite of new rural zones was introduced into the Victorian Planning Provisions via Amendment VC24 in July 2004 and included new Farming, Rural Conservation, Rural Activity and Rural Living Zones and came into effect in the Colac Otway Shire in 2006.

The Rural Land Strategy identified that there is an increasing demand for rural lifestyle opportunities within the Shire and that at the time of the strategy there were no areas zoned for Rural Living. It was suggested that this demand for rural lifestyle properties has led to *de facto* rural living in the Farming Zone.

To better manage this growing demand and more effectively protect farming areas for agriculture, the final Rural Land Strategy included a recommendation that Council undertake a Rural Living Strategy to identify candidate areas for the application of the Rural Living Zone, including an evaluation as per Ministerial Direction No. 6, as well as to review the appropriateness of each of the towns. This recommendation was supported by the Panel for Amendment C55 which incorporated the outcomes of the Rural Land Strategy in the Planning Scheme and was subsequently adopted by Council.

It is considered that the completion of the Rural Living Strategy will assist in the achievement of the above priority.

**Issues / Options**

The draft Rural Living Strategy is presented in two parts, a Context Report and the Strategy. The Context Report provides important background including planning policy, existing conditions, environmental constraints and opportunities. The Strategy is informed by the research contained within the Context Report as the basis for providing the strategic directions and recommendations for rural living. The following is a summary of the key issues contained in both reports.

**1. Context Report**

The Context Report essentially provides detailed background on a range of issues that influence the strategic directions presented in the draft Strategy. The report is divided into the following four key themes:

- Context
- Planning Policy Context
- Strategic Influences
- Land Supply and Demand

### Context

This section of the report provides background in relation to the historical settlement pattern that has influenced the current pattern of development today and the increasing demand for rural living lifestyle opportunities across the Shire.

The Context Report has identified 76 settlements across the Shire and categorised each settlement according to a settlement hierarchy generally consistent with the settlement framework of the State Government's Victorian Coastal Strategy. The categorisation distinguishes between Regional Centres, District Towns, Towns, Villages, Clusters or Localities. The categorisation is generally based on the level of services, facilities and infrastructure found in each of the settlements. As would be expected, Colac and Apollo Bay are the principal centres for higher order services for many of the outer lying settlements and are defined as a Regional Centre and District Town respectively.

### Planning Policy Context

A range of State and Local planning policies that are relevant to this project are detailed under this section of the Context Report. Both State and Local planning policies reinforce the need to protect agricultural land from unplanned loss and highlight the importance of the contribution this sector makes to the economy of the Shire and Victoria.

The State Government's Ministerial Direction No. 6 – Rural Living is a key policy that provides a framework for assessing land proposed for rural living. This direction contains criteria that must be met before the State Government will consider supporting any proposed rezoning of land for rural living development.

### Strategic Influences

This section of the Context Report identifies the strategic influences and environmental constraints that have a bearing on the suitability of land for rural living opportunities. Some of the key influences and constraints are identified below:

- Productive agricultural land is a key influence in assessing the suitability of land for rural living. The north-west quadrant of the Shire is identified as being land of 'farmland of strategic significance' and together with other land in the northern and central parts of the Shire is regarded as high value agricultural land. It is important that settlement boundaries are established around settlements within these areas to ensure the protection from ad hoc housing being allowed within the surrounding agricultural area;
- Fire Risk – The majority of the southern portion of the Shire is identified as being in a wildfire risk area and until further confirmation is provided by State Government the Rural Living Strategy must take a precautionary approach towards promoting further expansion of settlements located in areas of extreme bushfire risk;

- Special water supply catchments – There are six proclaimed Special Water Supply Catchments Areas in the Shire. These cover a substantial portion of the southern part of the Shire and recent State Government policies have introduced a one dwelling per 40 hectare benchmark for the approval of dwellings in water catchment areas. This policy limits the opportunity for further growth of settlements within the water catchment areas;
- Land Stability – Landslides are a significant hazard in the southern portion of the Shire where the geology, steeper terrain and climate combined to make areas susceptible to landslip. Areas where landslides are considered most common include the Otway Ranges, the valleys of the Barwon and Gellibrand Rivers, the Hordern Vale -Glenaire area, Lavers Hill-Johanna area and Kwararren-Yeodene area.
- Significant landscapes – The Shire contains various landscapes which have been recognised as important to protect for their environmental, cultural, social and economic significance. These landscapes are located along the coast and inland around Dreeite and Barongarook in the volcanic plains.

### Land Supply and Demand

An analysis of land supply and demand shows that there is sufficient land within the Shire to cater for the demand for rural living although anecdotal evidence suggests that much of the demand is for lifestyle properties along the coast and in the undulating landscape south of the Princes Highway. In contrast to the demand, much of the existing supply is found in Colac and other smaller settlements including Beeac in the northern portion of the Shire.

## **2. Draft Strategy**

The draft Strategy has been informed by the research undertaken in the Context Report and details the strategic directions, objectives and recommendations to implement a framework for the future management of rural living opportunities and rural settlements. The draft Strategy is designed to be read in conjunction with the Context Report.

The Strategy has divided the Shire into four key geographic areas based on land use and environmental constraints with a view of understanding potential for growth versus constraints. A set of criteria has been used to assess the suitability of each of the settlements in each geographic area for rural living.

The four geographic areas are summarized below:

- The north-western portion of the Shire is identified as being ‘moderately constrained’ as this area is identified as “Farmland of Strategic Significance” having ‘high’ agricultural capability. Growth for rural living in this area is restricted due to the protection of high value agricultural land being the primary land use objective at both State and local planning policy levels.
- The north-eastern portion of the Shire is identified as being ‘least constrained’ indicating that the settlements in this area are not highly constrained by environmental factors and are able to accommodate future growth for rural living development if required.

- The southern part of the Shire includes the Otway Ranges and is identified as being 'highly constrained' indicating that the settlements are highly impacted by environmental factors as this is an area subject to high wildfire risk, location of declared water supply catchments and areas of erosion/land instability. As noted earlier, until further direction is provided by the State Government, it is crucial that the Rural Living Strategy take a precautionary approach towards encouraging further growth of settlements located in areas of extreme wildfire risk.
- Colac, and to a lesser extent, Apollo Bay townships have been identified as 'growth areas' as these two townships are the principle places for residential development and currently offer the necessary infrastructure and services to support further population growth.

The Strategy has assessed 76 settlements/clusters and placed each into one of the four categories discussed above.

A detailed assessment of each of the settlements/clusters was undertaken to ascertain their role, hierarchy and capacity to accommodate rural living development. This entailed identifying the level of existing services and infrastructure, proximity to larger settlements, existing land supply and environmental constraints.

From this analysis, it is evident that the majority of growth for rural living development will be directed to Colac/Elliminyt and this is supported by the Colac Township Structure Plan that has identified areas south-west and south-east of Colac adjacent to existing residential areas for rural living development. The Strategy also recommends the back zoning of an isolated parcel of land opposite the Colac Golf Course from Low Density Residential Zone to Farming Zone.

The Strategy identifies the following smaller settlements as having the capacity for moderate growth:

- Beeac
- Birregurra
- Coragulac
- Cororooke

These four settlements are located within 'least' or 'moderate' constrained geographic regions of the Shire and have the capacity to accommodate some growth for rural living development.

A draft structure plan is currently being prepared for Birregurra Township and will provide direction for future land use as this structure plan develops. It is intended that whilst the Draft Structure Plan is included in the document the Rural Living Strategy will incorporate the findings of the final version Birregurra Structure Plan when it is adopted.

All other settlements including Gellibrand, Forrest, Lavers Hill and Beech Forrest have been identified as having low growth potential for rural living development. No substantial change is recommended for the majority of these settlements however there are a small number of settlements where some limited rezoning is proposed including Lavers Hill and Forrest, primarily to reflect existing development patterns. A small area of new development is shown north of Forrest as recommended by the draft Structure Plan for that town.

The Rural Land Strategy 2007 identified seven candidate areas for investigation as part of this study. Of the seven candidate areas, Lavers Hill, Barongarook – Bushbys Road, Barongarook – Everett Crescent, Forrest and Kwarren candidate areas have been supported for zoning changes that include a mechanism to delineate the extent of the

settlement or cluster from the rural land surrounding it. The remaining candidate areas did not satisfy the criteria established as part of this strategy therefore no changes are proposed for the area to the west of Gellibrand and the area south of Beech Forest.

The strategy identifies a number of areas that are described as 'clusters'. These clusters have essentially been created as a result of historical ad hoc subdivision approvals and reflect de facto rural living clusters. These clusters do not meet State Government planning policy for rural living and would be unlikely to gain support if subdivision of the land in this manner was being proposed as part of this strategy. The strategy proposes to recognize these areas for what they are and recommends that they be rezoned with a 'cluster' boundary placed around the area in order to delineate these clusters and prevent any future encroachment into adjoining agricultural land. The planning controls will be designed in this circumstance to prevent any new subdivision potential of the existing lots.

These clusters are:

- Barongarook – Bushbys Road
- Barongarook – Robinsons Road
- Barongarook – Everett Crescent
- Birregurra – Cape Otway Road
- Cororooke – Langdons Lane
- Kwarren
- Irrewarra – Pyles Road
- Warncoort

In most cases, the development potential of the clusters has been close to fully realized and although it is recommended that the cluster be recognized through a change in zone, it is not anticipated that this will lead to any additional infrastructure and/or services being provided to these clusters.

A detailed demand and supply analysis shows that within the Shire there is sufficient land supply to cater for the perceived demand for rural living lifestyle opportunities. In estimating land supply the benchmark minimum lot size of one hectare has been used to calculate potential supply. This is based on a conservative measure recommended by the Environment Protection Authority, State Environment Protection Policy (SEPP) policy for containing waste-water on-site within property boundaries. In reality, it should be recognised that the land supply for rural living development may even be greater given that lots less than one hectare may be possible depending on individual site assessments.

Based on the research, it appears that the areas to the south of the Princes Highway and to the north-west of Colac-Ballarat Road are geographic regions that are sought after for rural lifestyle opportunities due to the landscape and coastal qualities of these areas. These areas are also constrained due to the high value agricultural land, high wild fire risk and location of declared water catchments making them less suitable and desirable for rural living opportunities given the policy directions of the State Government.

In support of the findings of this strategy, a draft planning policy for Housing and Subdivision in Rural Areas has been prepared and included as Attachment 2 in the Strategy. This policy will apply to planning applications for new dwellings and/or subdivision of land in the Farming Zone and the Rural Conservation Zone and be used to guide decision making on such planning applications.

This policy builds on the current State and Local planning policies that seek to protect agricultural land from ad hoc housing and fragmentation through small lot subdivisions. The

policy will provide increased guidance on circumstances when applications will or will not be supported for such use and development.

The review of township boundaries and identification of preferred locations for rural living opportunities will provide greater clarity about those areas that are suitable for rural living and the areas that must be protected from rural living development for their agricultural, landscape or environmental values.

### Implementation

The strategy recommends a range of planning policy changes that may include changes to the Municipal Strategic Statement at Clause 21 of the Planning Scheme, introduction of a local planning policy and zoning changes. To implement the recommendations of the strategy a planning scheme amendment will be prepared separately to the strategy process and will provide a further opportunity for community input on the form and content of changes proposed by the amendment.

### Options

Council has the options of:

1. Supporting public exhibition of the draft Strategy and Context Report;
2. Requiring further work to be undertaken to the draft Strategy prior to public exhibition; or;
3. Not supporting exhibition of the draft strategy and context report and ceasing the project.

Given the significant work that has been undertaken in preparing the draft Strategy and Context Report and the priority in the Council Plan for such a strategy document to provide direction for rural living opportunities it is recommended that the first option be supported by Council and the draft Strategy and Context Report be made available for public consultation. A further report will be provided to Council after the conclusion of the consultation process that responds to the submissions and makes further recommendations on the adoption of a final Strategy. The project has been part funded by the State Government, and Council has an obligation to complete the project.

### **Proposal**

It is proposed that Council resolve to publicly exhibit the draft Rural Living Strategy and Context Report.

### **Financial and Other Resource Implications**

The Rural Living Strategy has been undertaken in accordance with the budget allocation for this project. As noted earlier, the State Government has contributed \$30,000 to the project through a grant.

### **Risk Management & Compliance Issues**

Council can only consider strategic directions for land use in the Shire that aligns with the broader State Government planning policies including Ministerial Direction No. 6 – Rural Living. The draft Rural Living Strategy has been developed to implement the broader strategic objectives for the protection of agricultural land and rural living and to provide the best opportunity of being successfully implemented into the Planning Scheme at a later date. Any changes proposed to the draft Strategy would need to satisfy State planning policy or risk not being supported by the Planning Minister through a planning scheme amendment.

**Environmental and Climate Change Considerations**

As part of the research undertaken for the Context Report, consideration has been given to the range of environmental factors influencing this project including wildfire, landslip, water catchments, landscape qualities and biodiversity constraints. These are discussed in detail in the Context Report.

**Community Engagement**

The community engagement strategy will follow the recommendations of the Colac Otway Shire Council Community Engagement policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

‘Consult’ has been chosen as the method of engagement and has involved a number of public meetings held in November 2009 at different locations across the Shire to elicit input and feedback on issues early in the development phase of the project.

An opportunity will be provided for ratepayers and members of the public to attend information sessions relating to the draft Strategy and Context Report that will be held in various locations within the Shire.

Following Council consideration of the draft Strategy and Context Report, officers will commence the public exhibition process by sending a Community Bulletin to all land owners in the rural areas of the Shire and placing advertisements in the local media. Copies of the documents will be available for viewing in Colac, Apollo Bay and on Council's website. The exhibition period will be for a minimum of 8 weeks within which time written submissions may be received.

**Implementation**

The public consultation will be implemented as outlined above and will commence in February 2011.

At the conclusion of the consultation period, all written submissions and comments received will be reviewed by Council officers and modifications may be made to the draft strategy, as appropriate.

The project Steering Committee will consider the submissions and any proposed changes to the draft strategy prior to the matter being reported to Council.

Once the strategy has been adopted by Council a Planning Scheme Amendment will be prepared for authorisation by the State Government with the view of incorporating the strategy and other policy changes into the Planning Scheme.

**Conclusion**

The Rural Living Strategy will provide direction for the location of rural living development within the Shire and the future growth of the 76 settlements/clusters detailed in the strategy. The strategy will also provide direction and certainty for the protection of agricultural land and significant landscapes from the encroachment of urban development and ad hoc housing.

The proposed consultation process will enable members of the community to provide valuable input into the process at this stage and comment on the recommendations contained in the draft Strategy.

It should be noted that recommendations contained within the draft Strategy have been guided by the issues identified within the Context Report and by the State and Local planning policies, in particular the State Government's Ministerial Direction No. 6 Rural Living. State Government support for the draft Rural Living Strategy will be important in



achieving the ultimate implementation of the strategy through the Planning Scheme Amendment process.

**Attachments**

1. Draft Rural Living Strategy
2. Context Report

**Recommendation(s)**

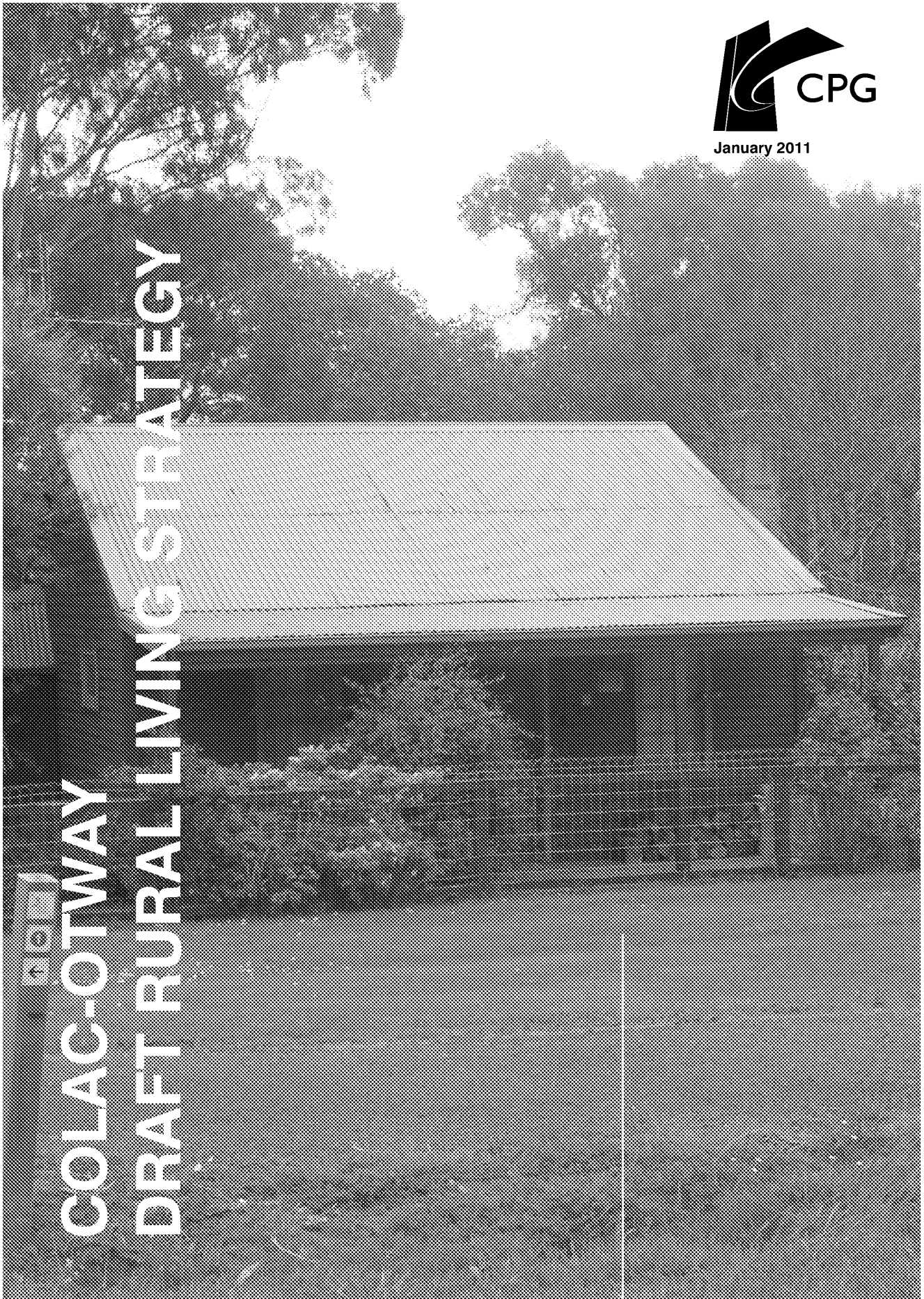
***That Council endorses the draft Rural Living Strategy and Context Report for public consultation for a minimum period of eight weeks commencing in February 2011.***

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January 2011

COLAC-OTWAY DRAFT RURAL LIVING STRATEGY



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EXECUTIVE SUMMARY

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Colac Otway Shire is an attractive place to live, work and play, providing a diverse range of lifestyle opportunities as a result of the diverse landscapes, topographical characteristics, rural localities and larger settlements, and magnificent coastline running parallel with the Great Ocean Road.

Increasing pressure for rural living lifestyle opportunities within the Shire and the findings of the Rural Land Strategy have been the impetus for the preparation and development of a Rural Living Strategy that will provide future guidance for the location of rural living opportunities to ensure that the highly valued agricultural land and scenic landscapes are protected and not impinged upon in an ad hoc manner for housing.

CPG Australia (formally Coomes Consulting Group) have been engaged by Colac Otway Shire Council to prepare a Rural Living Strategy for the Shire, the purpose of which is to provide a land use framework to guide current and future management of rural living and rural settlements throughout the Shire.

As the project has evolved a set of principles were borne out of the research undertaken and the planning policy directions of the State Government in regard to protection of 'high value agricultural land' and 'sustainable communities'. In essence, these principles seek to protect productive agricultural land from urban encroachment, minimize conflict between agricultural activities and lifestyle housing, recognize and consolidate existing settlements and direct rural living opportunities to existing settlements that have the necessary infrastructure and services to support additional population growth.

The project documents are presented in two parts:

Context Report: The Context Report essentially provides detailed background on a range of issues that influence the strategic directions presented in the Rural Living Strategy. This report provides discussion on such issues as: State Government planning policy directions and how these policies influence and guide decision making for the location of rural living lifestyle

opportunities; the candidate areas identified in the Rural Land Strategy 2007; the importance of agriculture to the Shire; the physical constraints and opportunities of the landform, including the recognition that 50% of the Shire is identified as having high wildfire risk, the water catchment areas and policy directions of the water authorities, the classification and identification of 76 settlements/clusters in the Shire that have varying levels of infrastructure and services, the role and hierarchy of these settlements/clusters within the Shire, and an analysis of demand for rural living opportunities in context of existing supply of land available for rural living development.

The Context Report identifies that the majority of land within the Shire is rural and located within the Farming Zone (generally the northern portion of the Shire) or the Rural Conservation Zone (generally the southern portion of the Shire). The purpose of these zones is primarily to protect the land for agricultural activities and the environmental/landscape values, as applicable. The settlements scattered throughout the Shire generally contain land that is within the Township Zone and available for housing. Colac and Apollo Bay townships have land that is within the Residential 1 Zone which encourages a range of housing types and densities. Colac Township is the only location that includes land within the Rural Living Zone or Low Density Zone, currently providing for rural living opportunities.

State Government planning policy including Ministerial Direction No. 6 plays a significant role in assessing and determining appropriate locations for rural living opportunities. State Government planning policy seeks as a priority to protect rural land for agricultural activities and direct rural living opportunities to locations that have a connection to existing settlements that can provide the necessary social and physical infrastructure. Land proposed for rezoning to Rural Living or Low Density Residential Zone must demonstrate that it meets the requirements of State Government planning policy including Ministerial Direction No. 6 as the tests contained within the State Government policy cannot be varied by Council.

Rural Living Strategy: The purpose of the Rural Living Strategy is to provide direction for rural living opportunities based on the analysis contained within the Context Report and translate this into strategic objectives and strategies as well as recommendations to guide the preferred location for rural living opportunities.

Consultation

As part of the preparation of the Context Report and draft Rural Living Strategy, community consultation was undertaken in November 2009 and a series of public workshops were held at Cororooke, Lavers Hill, Birregurra and Forrest providing an opportunity for issues and opportunities to be identified by community members. A total of 44 written submissions were received. These submissions have been considered as part of the development of the draft strategy and are summarized within each of the settlements/clusters, as appropriate.

Strategy recommendations

The Strategy has divided the Shire into four key geographic areas based on land use and environmental constraints as seen in Figure 1 with a view of understanding potential for growth versus constraints. A set of criteria has been used to assess the suitability of each of the settlements in each geographic area for rural living.

The north-western portion of the Shire is identified as being 'moderately constrained' as this area is identified as "Farmland of Strategic Significance" having 'High' agricultural capability. Growth for rural living in this area is restricted due to the protection of high value agricultural land being the primary land use objective at both State and local planning policy levels.

The north-eastern portion of the Shire is identified as being 'least constrained' indicating that the settlements in this area are not highly constrained by environmental factors and are able to accommodate future growth for rural living development if required.

The southern part of the Shire includes the Otway Ranges and is identified as being 'highly constrained' indicating that the settlements are highly impacted by environmental factors as this is an area subject of high wildfire risk, location of declared water supply catchments and areas of erosion/land instability.

Until further direction is provided by State Government, it is crucial that the Rural Living Strategy take a precautionary approach towards encouraging further growth of settlements located in areas of extreme wildfire risk.

Colac, and to a lesser extent, Apollo Bay townships have been identified as 'growth areas' as these two townships are the principle places for residential development and currently offer the necessary infrastructure and services to support further population growth.

The Strategy has assessed 76 settlements/clusters and placed each into one of the four categories discussed above.

A detailed assessment of each of the settlements/clusters was undertaken to ascertain their role, hierarchy and capacity to accommodate rural living development. This entailed identifying the level of existing services and infrastructure, proximity to larger settlements, existing land supply and environmental constraints.

From this analysis, it is evident that the majority of growth for rural living development will be directed to Colac/Elliminyt and this is supported by the Colac Township Structure Plan that has identified areas south-west and south-east of Colac adjacent to existing residential areas for rural living development. The Strategy also recommends the back zoning of an isolated parcel of land opposite the Colac Golf Course from Low Density Residential Zone to Farming Zone.

The Strategy identifies the following smaller settlements as having the capacity for moderate growth:

- Beeac
- Birregurra
- Coragulac
- Cororooke

These four settlements are located within 'least' or 'moderate' constrained geographic regions of the Shire and have the capacity to accommodate some growth for rural living development.

A draft structure plan is currently being prepared for Birregurra Township and will provide direction for future land use as this structure plan develops. It is intended that the Rural Living Strategy will incorporate the findings of the Birregurra Structure Plan as it progresses.

All other settlements including Gellibrand, Forrest, Lavers Hill and Beech Forrest have been identified as having low growth potential for rural living development. No substantial change is recommended for the majority of these settlements however there are a small number of settlements that rezoning is proposed including Lavers Hill and Forrest, primarily to reflect existing development patterns. A small area of new development is shown north of Forrest as recommended by the draft Structure Plan for that town.

The Rural Land Strategy 2007 identified seven candidate areas for investigation as part of this study. Of the seven candidate areas, Lavers Hill, Barongarook – Bushbys Road, Barongarook – Everett Crescent, Forrest and Kawarren candidate areas have been supported for zoning changes that include a mechanism to delineate the extent of the settlement or cluster from the rural land surrounding it. The remaining candidate areas did not satisfy the criteria established as part of this strategy therefore no changes are proposed for the area to the west of Gellibrand and the area south of Beech Forest.

The strategy identifies a number of areas that are described as 'clusters'. These clusters have essentially been created as a result of historical ad hoc subdivision approvals and reflect de facto rural living clusters. These clusters do not meet State Government planning policy for rural living and would be unlikely to gain support if subdivision of the land in this manner was being proposed as part of this strategy. The strategy proposes to recognize these areas for what they are and recommends that they be rezoned with a 'cluster' boundary placed around the area in order to delineate these clusters and prevent any future encroachment into adjoining agricultural land. The planning controls will be designed in this circumstance to prevent any new subdivision potential of the existing lots.

These clusters are:

- Barongarook – Bushbys Road
- Barongarook – Robinsons Road
- Barongarook – Everett Crescent
- Birregurra – Cape Otway Road
- Cororooke – Langdons Lane
- Kawarren
- Irrewarra – Pyles Road
- Warncoort

In most cases, the development potential of the clusters has been close to fully realized and although it is recommended that the cluster be recognized through a change in zone, it is not anticipated that this will lead to any additional infrastructure and/or services being provided to these clusters.

A detailed demand and supply analysis shows that within the Shire there is sufficient land supply to cater for the perceived demand for rural living lifestyle opportunities. In estimating land supply the benchmark of one hectare has been used to calculate potential supply. This is based on a conservative measure recommended by the Environment Protection Authority, State Environment Protection Policy (SEEP) policy for containing waste-water on-site within property boundaries. In reality, it should be recognized that the land supply for rural living development may even be greater given that lots less than one hectare may be possible depending on individual site assessments.

Based on the research, it appears that the areas to the south of the Princes Highway and to the north-west of Colac-Ballarat Road are geographic regions that are sought after for rural lifestyle opportunities due to the landscape and coastal qualities of these areas. These areas are also constrained due to the high value agricultural land and high wild fire risk making them less suitable and desirable for rural living opportunities given the policy directions of State Government.

In support of the findings of this strategy, a draft Housing and Subdivision in rural areas planning policy has been prepared and included as Attachment 2 in the strategy. This policy will apply for planning applications for new dwellings and/or subdivision of land in the Farming Zone and the Rural Conservation Zone and be used to guide decision making on such planning applications.

This policy builds on the current State and local planning policies that seek to protect agricultural land from ad hoc housing and fragmentation through small lot subdivisions. The policy will provide increased guidance on circumstances when applications will or will not be supported for such uses and development.

The review of township boundaries and identification of preferred locations for rural living opportunities will provide greater clarity about those areas that are suitable for rural living and the areas that must be protected from rural living development for their agricultural, landscape or environmental values.

Implementation

The strategy recommends a range of planning policy changes that may include changes to the Municipal Strategic Statement at Clause 21 of the Planning Scheme, introduction of a local planning policy and zoning changes. To implement the recommendations of the strategy a planning scheme amendment will be prepared separately to the strategy process and will provide a further opportunity for community input on the form and content of changes proposed by the amendment.

1 INTRODUCTION

Managing future rural living opportunities is a key strategic issue in the Colac Otway Shire. The amenity of a dramatic and attractive landscape, extensive forests and coastal views, as well as proximity to urban centres, such as Geelong and Warrnambool, make it an attractive option for lifestyle, retirement or vacation.

However, often the preferred locations for housing in the Shire are also areas that are remote from settlements, suitable for productive agricultural purposes or endowed with environmental assets that should not be compromised by subdivision and development.

CPG Australia (formally Coomes Consulting Group) has been engaged by Colac Otway Shire Council to prepare a Rural Living Strategy for the Shire. The purpose of this Strategy is to provide a landuse framework to guide current and future management of rural living and rural settlements throughout the Colac Otway Shire.

The Project is presented in two parts:

1. Context Report: This document provides the contextual information to the current status and influences on settlements in the Shire.

2. Settlement Strategy (this document): Details the objectives, strategy and recommendations to implement the preferred approach to management of future rural living opportunities and rural settlements.

For the sake of brevity, the detail of the context report is not repeated in the Strategy document however this information is used in the justification of the settlement specific recommendations in the settlement appraisals.

It is noted that the Strategy follows on from the Colac Otway Rural Land Strategy 2007 which identified the need to provide rural residential development in planned locations, and recommended an assessment of suitable areas be undertaken. Seven candidate areas for rural living were nominated in this report, each of these have been assessed on their merits and the recommendations are discussed in more detail in the relevant settlement appraisals.

The strategy is based upon a series of strategic principles from which objectives and strategies have been structured to recognise their contribution to social, economic and environmental outcomes.

1.1 Study Area

The Rural Living Strategy focuses on the rural area, rural localities and settlements of the municipality beyond the urban areas, effectively meaning beyond Apollo Bay and Colac. The structure plans for Colac and Apollo Bay Townships provide detailed guidance for the direction of residential development including rural living opportunities. It is noted however that a separate study is currently underway for Apollo Bay township to determine the suitability of specific locations for residential growth. The townships of Wye River, Kennett River, Separation Creek and Skenes Creek have been acknowledged in the study but excluded from detailed recommendations as Structure Plans have recently been completed for these settlements.

The Rural Living Strategy does not propose to review the application of the Rural Activity Zone throughout the Shire as this work sits outside the scope of what is essentially a rural settlement strategy.

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1.2 Principles

The following principles have been derived from the contextual research and State Government policy directions regarding settlements in rural areas. It is expected that these principles will drive the overall strategy and provide direction for individual settlements in Colac Otway Shire.

1) Protecting High Value Agricultural Land

- Protection of rural land for agricultural use and associated activities.
- Clear and consistent distinction between the roles and function of settlements and rural areas when considering decisions about housing and settlement.
- Minimise potential conflicts between agriculture and other land uses.
- Strongly discourage discretionary approval for settlement and housing in agricultural areas except where there is a demonstrated need to live on the land to conduct an effective agricultural use.

2) Importance of Sustainable Communities

- Need for consolidation of existing settlements through clearly defined settlement boundaries around strategically identified locations deemed suitable for residential and rural lifestyle growth. These settlements should be where a base framework of infrastructure community services and facilities already exists.
- Direct development to settlements and locations where demand exists and growth can most effectively be accommodated taking into account issues such as water catchments, land instability, agricultural values and wildfire threat.

2 METHOD

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2.1 Format of Report

The scope of recommended social and settlement strategies are detailed in the following plans, diagrams and attachments.

- Table 1 summarises the total of existing zoned land (in hectares), and the estimated number of vacant lots potentially available for development in each settlement.
- Table 1 also indicates the potential number of available Township Zone lots if a 1ha minimum lot size were to be applied. Potential lot vacancies for both Low Density Zone, Residential Zone and Rural Living Zone are also indicated, taking into consideration estimated occupied titles and the minimum subdivision size for each settlement area. For further detail regarding these lot sizes refer to Section 2.3.2.
- Table 3 details the recommended future role (hierarchy) of settlements and specifies the recommended relative capacity of settlements to accommodate growth (growth potential).
- Attachment 1 provides a detailed appraisal of each settlement against a consistent framework of considerations. It advances recommendations for the future role of the settlement, the intended outcomes for the settlement, changes to be made to the planning scheme and boundaries to be set for the containment and growth of each settlement.

In some settlements a suitable effluent management plan has been recommended prior to any further growth that stipulates the minimum lot size for the development of a dwelling. This is provided as an option to address longer term effluent management.

The management of housing in the rural areas, outside settlements, is addressed under the heading of economic objectives and strategies.

2.2 Identified Settlements

A total of 76 settlements have been identified and assessed. These settlements are generally based on townships/localities that have land that is already zoned Township, Low Density Residential or Rural Living or includes land zoned Farming which has historically been nominated as a settlement.

An exception to the above is the identification of a number of clusters which have essentially been created as a result of ad hoc subdivision approvals over the last couple of decades which have no demonstrable connection to existing settlements that can provide the required infrastructure or services necessary to support the residents. A key principle emerging from the research is the protection of rural land from this type of development so that there will be no further erosion of rural land in this manner.

The clusters in question are:
Barongarook – Bushbys Road
Barongarook – Robinson Drive
Barongarook - Everett Crescent
Birregurra - Cape Otway Road
Cororooke - Langdons Lane
Irrewarra - Pyles Road
Irrewillipe - Swan Marsh Road
Warncoort

In each case, a planning approval has, in effect, created a development expectation that has not yet been fully implemented. Given that the recommended strategy of this study is more restrictive on the establishment of houses on smaller lots in agricultural areas, it is necessary that the development potential attached to those decisions is respected.

Accordingly, Attachment 1 includes those select approved subdivisions as "clusters" for the purposes of this strategy. To mitigate a contradiction with the objectives of the Farming Zone, depending on average lot size, it is recommended the 'exception' clusters are re-zoned to Rural Living, and a cluster boundary adopted. Although there are a number of other areas identified as 'clusters', it is not proposed to change the planning controls for those clusters as they do not reflect a pattern of rural living development.

2.3 Choice and diversity of lots, housing opportunities and vacant land

2.3.1 Vacant and available land

The analysis of zoned and vacant land in Table 1 clearly illustrates that the potential supply of zoned land does not represent a constraint. The analysis should be treated as a considered estimate rather than a definitive and accurate summation.

To arrive at these figures it has been necessary to make various assumptions that zoned land would be brought to the market. This estimate is further qualified by the limitations of a comparative analysis of recent aerial photographs with the cadastral base plan; an allowance has been made for sheds and outbuildings.

It is evident that Colac Otway is no different than most of regional Victoria. While theoretically there is a substantial amount of vacant developable land, this land is not all available to the market. Anecdotal evidence indicates that in some cases families who hold vast tracts of this land do not have any desire or intention to bring it forward for sale and development. This does not necessarily mean that additional land should be rezoned to counteract this circumstance. Land should only be made available for rural living development if it meets the criteria developed as part of this strategy and State and local government planning policies.

2.3.2 Lot sizes and density

Outside of the identified settlements, the rural land is characterized by a diverse range of lot sizes with approximately 90% of all lots in the Farming Zone 40 hectares or smaller, with the smaller lots scattered amongst larger farming lots. The take up of many of the smaller lots for rural living lifestyle presents a threat to the viability of further farming. Some settlements were identified for residential growth many decades ago which has left a legacy of small lots unsuitable for housing due to environmental constraints. Pirron Yallock and Irrewillipe – Swan March Road are two examples of such settlements where this has occurred. The strategy acknowledges the need to provide for a diverse range of household types and structures, age and lifestyle

groups to ensure that people can age in place within their respective communities. Conventional subdivision and detached housing, smaller lots and medium density housing, nursing homes and retirement villages would be expected to be satisfied in those settlements where there is land zoned Residential 1 and Township and reticulated services are provided. Colac and Apollo Bay, as major settlements would be expected to cater for the majority of housing demand of all types.

Where reticulated sewerage is not provided the benchmark of 1 hectare has been applied in estimating the potential land supply for rural living development. It is acknowledged that higher density levels may be achieved after the appropriate assessment and analysis of environmental constraints for each specific site had been undertaken, however, this strategy proposes that a pre-cautionary approach to estimating lot density in unsewered Township Zones is taken. This approach provides the basis for analysis in Table 1 and is considered in the relevant settlement appraisals in Attachment 1, particularly those within Declared Water Supply Catchments.

Both planning policy and environmental guidelines strongly support the provision of reticulated wastewater treatment, with the 2008 Environmental Protection Authority (EPA) guidelines stating that reticulated services should seriously be considered for lots less than 1 ha.

As a risk threshold, CPG have applied this 1ha minimum size to all land currently unsewered in Colac Otway Shire as there is potential that such land may be unable to retain all domestic wastewater on site. This concern is particularly compounded, given the majority of this land is also located within a declared water supply catchment, and therefore the potential for pollution from non-functioning septic systems is high.

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> Settlements Capacity and Role

| | Residential 1 | | | | | | | | | | Residential 2 | | | | | | | | | | Low Density Res. | | | | | | | | | | Rural Living | | | | | | | | | | Rural Conservation Land | | | | | | | | | | Farming | | | Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | Total No. titles w exist dwellings | | No. vacant titles with potential for dwellings | | Total Area (ha) | | Total No. titles | | Total No. titles w exist dwellings | | No. Vacant Titles | | No. vacant titles with development potential | | Total vacant titles (excluding titles w development potential) | | Area of developable titles (ha) | | Additional No. potential lots (applying 1ha min sub size to unsewered developable land) | | Additional No. potential lots (applying 0.4ha min sub size to sewerred developable land) | | Total Area (ha) | | Total No. titles | | Total No. titles w exist dwellings | | No. Vacant Titles | | No. vacant titles with development potential | | Total vacant titles (excluding titles w development potential) | | Area of developable titles (ha) | | Additional No. potential lots (applying 1.2ha min sub size to developable land) | | Total No. titles | | Total No. titles w exist dwellings | | No. vacant titles with potential for dwellings | | Total Titles | | | No. Vacant lots (excluding titles w development potential) | | | No. potential lots (applying min sub size) | | | Total Existing Supply | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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[illegible]

1. Colic figures are taken from the Colic Structure Plan (2007). Total existing dwellings is outside the scope of this proposal.
2. Wye River, Separation Creek and Kennett River vacant lots assessments based on 2005 data (from Structure Plans)
3. The min subdivision size for Township Zone is based on non-sewered settlement requirements.
4. Lot counts unavailable for land zoned Rural Conservation

2.4 Role, hierarchy and growth of settlements

In selecting and advancing the recommended role and hierarchy of settlements and the preferred locations to direct growth, a series of options and influences have been considered.

– Location and demand

The study has identified that the primary focus for demand and growth is in proximity to Colac and particularly the coastal region near Apollo Bay. Some of the larger inland towns and service centres exhibit some incremental growth and renewal potential, but not of the same order of the former region.

– Established infrastructure and settlements

The established patterns of larger settlements, with their extended range of services which most importantly include reticulated sewer, are an important influence in identifying the higher order centres and the location where growth should be directed.

The evidence of inadequate performance of septic services in some locations where the size and density of lots and the attributes of soils do not enable effective absorption (resulting in odour and environmental degradation), is a clear warning about the unsustainable patterns and terms of development that have characterised the recent past.

The location of housing demand, established settlements and the presence of appropriate and necessary reticulated services are not consistent or integrated. In recognition, the recommended hierarchy of settlement and the preferred locations to direct growth have identified one settlement as having “deferred growth” potential pending the investigation and commitment to a town-specific effluent management strategy. The development of an effluent management strategy would be a priority piece of work before any change in planning policy, including rezoning the land before further housing could take place.

Where a settlement is identified for deferred growth based on waste management, a series of options should be identified and evaluated for their cost benefit in addressing wastewater management in the context of longer-term growth.

It does not follow that in all locations reticulated services must be provided, as options such as larger, restructured lot sizes and other technical and localised treatment solutions should be among the matters considered. It is intended that incremental growth that has characterised and contributed to the current problems in a cumulative manner, needs to be managed in the short term and properly addressed for the longer term so that settlements can fulfil their intended role without unsustainable outcomes.

– Settlement Hierarchy

The Victorian Coastal Strategy (2008) provides a useful framework to understand the status of settlements and to categorise their capacity and suitability for growth.

The State Coastal Strategy provided for:

- Colac to be a regional centre – with a high growth capacity
- Apollo Bay to be a district town – with a moderate growth capacity
- Wye River / Separation Creek, Kennett River and Skenes Creek were also identified as having low growth capacity. Colac Otway Shire has completed structure plans for these settlements which have determined that future growth is to be highly constrained.

This Report has adopted and extended the framework of the Coastal Strategy to apply to all identified settlements. As such, the framework can be used to illustrate and compare the status of relevant settlements based on a consideration of the services and infrastructure they offer. This categorisation distinguishes between Regional Centres, District Towns, Towns, Villages, Clusters or Localities. The definitions for each of these settlement types are provided in Table 3.

This Report also adopts and extends the categorisation of settlement by growth capacity (as set out in the Victorian Coastal Strategy) to express the growth capacity or constraints of settlements in Colac Otway Shire.

Table 2 distinguishes the growth capacity of settlements based on the following definitions.

- **High Growth Capacity** - accommodating large scale residential development within and beyond existing zoned land.
- **Moderate Growth Capacity** - providing some potential growth beyond existing urban zoned land and through infill but within defined settlement boundaries.
- **Low Growth Capacity** - growth contained within existing urban or appropriately zoned land primarily through infill capacity and renewal within defined settlement boundaries.
- **Deferred growth** - A number of settlements have been identified as having 'deferred growth' potential pending the investigation and commitment to a town-specific effluent management strategy.

Table 2 > Settlement Hierarchy

| Hierarchy | Definition |
|-----------------|--|
| Regional Centre | Main service centre for the region. Fully connected to all utilities and provides substantial employment opportunities and higher order services to settlements within a wide reaching commutable distance (<1.5hrs). |
| District Town | Connected to all utilities, and provides a specific level of services to settlements within a commutable distance (<40mins). Opportunities for employment revolve around several key industries and provision of services. |
| Town | Connected to most utilities and provides basic services to residents located within a short distance of the settlement. |
| Village | A collection of houses with a centrally located general store and possibly police and CFA facilities. Generally limited connection to utilities. |
| Cluster | A cluster of houses within a central location with limited or no services and no connection to utilities. |
| Locality | A scattering of houses across a district with no centrally located shops or facilities and no connection to utilities. |

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2.5 Settlement Boundaries

The concept of a settlement boundary, applied throughout the recommendations provided in Attachment 1 of this document, is based upon the idea of Coastal Settlement Boundary planning provision, an outcome of the Victorian Coastal Strategy (2008).

Settlement boundaries intend to clearly define the allowable area for residential (rural living) use and development and aim to serve a medium to longer term planning purpose, clearly indicating the extent of zoned land and the expanse of settlements.

The planning intent is that growth in population and housing is to be by consolidation within, rather than beyond, boundaries.

Rezoning beyond boundaries should be strongly discouraged and if it was to occur, it would be in exceptional circumstances where a clear strategic justification and overall community benefit has been identified.

A settlement boundary has been defined where appropriate. This is illustrated in Attachment 1.

Cluster boundaries have also been developed for the existing 'clusters' identified throughout the Shire (Section 2.2.1) The cluster boundary operates in a similar manner to the settlement boundary but recognises that the existing subdivisions are isolated clusters not established settlements. This is illustrated in Attachment 1.

Table 3 > Recommended Future Role and Growth Potential

| | Total Existing Supply | | | | Growth Potential | | | | Future Settlement Role | | | | | |
|--------------------------------|-----------------------|---|--|--------------------------|------------------|----------|-----|----------|------------------------|---------------|------|---------|---------|----------|
| | Total Titles | No. Vacant lots
(excluding titles w
development
potential) | No. potential lots
(applying min sub
size) | Total Existing
Supply | High | Moderate | Low | Detested | Regional Centre | District Town | Town | Village | Cluster | Locality |
| Aire Valley | | | | | | | | | | | | | | |
| Alvie | 29 | 4 | 0 | 4 | | | | | | | | | | |
| Apollo Bay | 0 | 0 | 0 | 0 | | | | | | | | | | |
| Balintore | 2 | 0 | 0 | 0 | | | | | | | | | | |
| Barongarook - Bushbys Rd | 86 | 12 | 0 | 12 | | | | | | | | | | |
| Barongarook - Robinson Rd | 28 | 4 | 0 | 4 | | | | | | | | | | |
| Barongarook - Everett Crescent | 36 | 5 | 0 | 5 | | | | | | | | | | |
| Barpinba | 1 | 0 | 0 | 0 | | | | | | | | | | |
| Barramunga | 7 | 3 | 0 | 3 | | | | | | | | | | |
| Barunah Plains | 1 | 0 | 0 | 0 | | | | | | | | | | |
| Barwon Downs | 81 | 11 | 3 | 14 | | | | | | | | | | |
| Beeac | 222 | 74 | 1 | 75 | | | | | | | | | | |
| Beech Forest | 173 | 64 | 6 | 70 | | | | | | | | | | |
| Birregurra - Cape Otway Road | 420 | 54 | 11 | 65 | | | | | | | | | | |
| Bungador | 2 | 0 | 0 | 0 | | | | | | | | | | |
| Cape Otway | | | | | | | | | | | | | | |
| Carlisle River | 24 | 4 | 0 | 4 | | | | | | | | | | |
| Chapple Vale | 1 | 0 | 0 | 0 | | | | | | | | | | |
| Colac | 0 | 1760 | n/a | 1760 | | | | | | | | | | |
| Coragulac | 59 | 21 | 0 | 21 | | | | | | | | | | |
| Cororooke | 93 | 15 | 1 | 16 | | | | | | | | | | |
| Cororooke - Langdons Lane | 25 | 3 | 0 | 3 | | | | | | | | | | |
| Corunnun | 9 | 3 | 0 | 3 | | | | | | | | | | |
| Cressy | 195 | 186 | 36 | 222 | | | | | | | | | | |
| Cundare | 2 | 0 | 0 | 0 | | | | | | | | | | |
| Dreeite | 3 | 0 | 0 | 0 | | | | | | | | | | |
| Dreeite South | 2 | 0 | 0 | 0 | | | | | | | | | | |
| Elliminyt | 435 | 72 | 120 | 192 | | | | | | | | | | |
| Eurack | 6 | 0 | 0 | 0 | | | | | | | | | | |
| Ferguson | 1 | 0 | 0 | 0 | | | | | | | | | | |
| Forrest | 171 | 49 | 13 | 62 | | | | | | | | | | |
| Gellibrand | 75 | 17 | 1 | 18 | | | | | | | | | | |
| Gellibrand Lower | 0 | 0 | 0 | 0 | | | | | | | | | | |
| Gerangamete | 82 | 80 | 0 | 80 | | | | | | | | | | |
| Glenaire | | | | | | | | | | | | | | |
| Grey River | | | | | | | | | | | | | | |
| Hordern Vale | | | | | | | | | | | | | | |
| Irrewarra | 16 | 4 | 0 | 4 | | | | | | | | | | |
| Irrewarra - Pyles Road | 36 | 15 | 0 | 15 | | | | | | | | | | |
| Irrewillipe | 2 | 0 | 0 | 0 | | | | | | | | | | |
| Irrewillipe - Swan Marsh Road | 92 | 90 | 0 | 90 | | | | | | | | | | |
| Kawarren | 6 | 0 | 0 | 0 | | | | | | | | | | |
| Kennett River | 66 | 20 | 0 | 20 | | | | | | | | | | |
| Larport | 188 | 19 | 0 | 19 | | | | | | | | | | |
| Lavers Hill | 2 | 0 | 0 | 0 | | | | | | | | | | |
| Marengo - Alice Court | 91 | 31 | 0 | 31 | | | | | | | | | | |
| Marengo | | | | | | | | | | | | | | |
| Mount Sabine | 0 | 0 | 0 | 0 | | | | | | | | | | |
| Murroon | 2 | 0 | 0 | 0 | | | | | | | | | | |
| Nalangil | 15 | 13 | 0 | 13 | | | | | | | | | | |

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| | Total | | | | Growth Potential | | | | Future Settlement Role | | | | | |
|--------------------|--------------|---|--|--------------------------|------------------|----------|-----|----------|------------------------|---------------|------|---------|---------|----------|
| | Total Titles | No. Vacant lots
(excluding titles w
development
potential) | No. potential lots
(applying min sub
size) | Total Existing
Supply | High | Moderate | Low | Deferred | Regional Centre | District Town | Town | Village | Cluster | Locality |
| Ombersley | 0 | 0 | 0 | 0 | | | | | | | | | | |
| Ondit | 15 | 8 | 0 | 8 | | | | | | | | | | |
| Pennyroyal | 3 | 0 | 0 | 0 | | | | | | | | | | |
| Petticoat Creek | | | | | | | | | | | | | | |
| Pirron Yallock | 136 | 120 | 0 | 120 | | | | | | | | | | |
| Separation Creek | 127 | 10 | 20 | 30 | | | | | | | | | | |
| Skenes Creek | 278 | 15 | 0 | 15 | | | | | | | | | | |
| Skenes Creek North | | | | | | | | | | | | | | |
| Stonyford | 1 | 0 | 0 | 0 | | | | | | | | | | |
| Sugarloaf | | | | | | | | | | | | | | |
| Swan Marsh | 28 | 3 | 0 | 3 | | | | | | | | | | |
| Tanybryn | | | | | | | | | | | | | | |
| Warncoort | 17 | 10 | 0 | 10 | | | | | | | | | | |
| Warrior | 73 | 48 | 0 | 48 | | | | | | | | | | |
| Weeaproinah | 5 | 0 | 0 | 0 | | | | | | | | | | |
| Weering | 1 | 0 | 0 | 0 | | | | | | | | | | |
| Whoorel | 4 | 0 | 0 | 0 | | | | | | | | | | |
| Wingeel | 3 | 0 | 0 | 0 | | | | | | | | | | |
| Wongarra | | | | | | | | | | | | | | |
| Wool Wool | 3 | 0 | 0 | 0 | | | | | | | | | | |
| Wye River | 273 | 56 | 0 | 56 | | | | | | | | | | |
| Wyelangta | 18 | 14 | 0 | 14 | | | | | | | | | | |
| Yeo | 2 | 0 | 0 | 0 | | | | | | | | | | |
| Yeodene | 4 | 0 | 0 | 0 | | | | | | | | | | |
| Yuulong | 1 | 0 | 0 | 0 | | | | | | | | | | |

Notes

1. Colac figures are taken from the Colac Structure Plan (2007). Total existing dwellings is outside the scope of this pro
2. Wye River, Separation Creek and Kennett River vacant lots assessments based on 2005 data (from Structure Plans)
3. 1ha min subdivision size for Township Zone is based on non-sewered settlement requirements.
4. Lot counts unavailable for land zoned Rural Conservation.

3 STRATEGY

The purpose of the Rural Living Strategy is to provide a land use framework to guide current and future management of rural living and rural settlements throughout the Shire.

The findings and recommendations contained in this strategy are based on the substantial research that has been undertaken which is presented in the Context Report.

In arriving at the recommendations contained in this strategy, the methodology used included dividing the Shire into four geographic areas as shown in Figure 1. The geographic regions are defined by key environmental constraints or opportunities, such as high value agricultural land or high wildfire risk. Other environmental constraints including water catchment areas, land instability and vegetation cover have also influenced the findings of this strategy.

An analysis of 76 settlements/clusters (including the candidate areas identified in the Rural Land Study 2007) has been undertaken. These settlements/clusters have been assessed against a set of criteria that reflect expected components of sustainable communities and form the basis for the following four categories:

- Growth areas
- Least Constrained settlements
- Moderately Constrained settlements
- Highly Constrained settlements

This information is shown in Attachment 1 – Settlement Appraisals.

A demand and supply analysis of land for rural living has been undertaken. The findings of this analysis have revealed that overall there is sufficient land available to meet the demand for rural living development for the next 20 years. However, it is acknowledged that the supply of land available for rural living may not necessarily be in the higher demand areas which tend to be along the coast or in the north-west quadrant of the Shire. The majority of land available for rural living is located in the Colac Township.

As part of the demand and supply analysis, an estimate of land available for rural living opportunities has been undertaken for each of the settlements/clusters. The findings of this analysis are contained in Table 3 – Recommended Future Role and Growth Potential. The analysis has focused on the settlements/clusters and has not attempted to assess rural land outside of these areas. Detailed assessment and recommendations for each settlement/cluster are contained in the next section of this document. This includes discussion of submissions received as part of the community consultation undertaken in November 2009 and receipt of written submissions.

Given the above, the strategy has been developed more to reflect and consolidate the existing areas where dwellings are concentrated and could effectively be perceived as 'Rural Living' properties rather than identifying new rural living land.

Thus much of the strategy is about recognising existing development and recommending rezoning to reflect the prevailing development conditions rather than identifying new development opportunities. In some locations the Strategy seeks to constrain further development in light of substantial environmental issues.

A structure plan for Birregurra and Forrest townships are currently being prepared and will provide detailed strategic directions as part of the development of each of those structure plans. This Strategy will rely on and incorporate the findings of the structure plans as they are developed.

Broadly, opportunities have been identified relative to the constraints, taking into account the role of the town in terms of the settlement hierarchy. Principal opportunities for rural living have been identified in Colac and to a lesser degree in Beeac, Birregurra, Coragulac and Cororooke, which are identified for moderate growth.

With the exception of Colac, the four settlements identified above are located within 'least' or 'moderate' constrained geographic regions of the Shire and have the capacity to accommodate some growth for rural living development.

All other settlements including Gellibrand, Forrest, Lavers Hill and Beech Forrest have been identified as having low growth potential for rural living development. No substantial change is recommended for the majority of these settlements however there are a small number of settlements that for which rezoning is proposed including Lavers Hill and Forrest, primarily to reflect existing development patterns.

The Rural Land Strategy 2007 identified seven candidate areas for investigation as part of this study. Of the seven candidate areas, Lavers Hill, Barongarook – Bushbys Road, Barongarook – Everett Crescent, Forrest and Kawarren candidate areas have been supported for zoning changes that include a mechanism to delineate the extent of the settlement or cluster from the rural land surrounding it. The remaining candidate areas did not satisfy the criteria established as part of this strategy and therefore no changes are proposed for the area to the west of Gellibrand and the area south of Beech Forest.

The strategy identifies a number of areas that are described as 'clusters'. These clusters have essentially been created as a result of historical ad hoc subdivision approvals and reflect de facto rural living clusters. These clusters do not meet State Government planning policy for rural living and would not be supported if subdivision of the land was proposed for rural living as part of this strategy. The strategy proposes to recognize these areas for what they are and recommends that they be rezoned with a 'cluster' boundary placed around the area in order to delineate these clusters and prevent any future encroachment into adjoining agricultural land. The planning controls will be designed in this circumstance to prevent any further subdivision or additional dwelling rights of the existing lots.

These clusters are:

- Barongarook – Bushbys Road
- Barongarook – Robinsons Road
- Barongarook – Everett Crescent
- Birregurra – Cape Otway Road
- Cororooke – Langdons Lane
- Kawarren
- Irrewarra – Pyles Road
- Warncoort

In most cases, the development potential of the clusters has been close to fully realized and although it is recommended that the cluster be recognized through a change in zone, it is not anticipated that this will lead to any additional infrastructure and/or services being provided to these clusters.

Demand in non major towns is 15 dwellings per annum, hence the supply of Rural Living represents approximately 6 years supply in the non-urban areas.

Table 4 > Proposed Rural Living in Colac Otway Shire

| Settlement /Cluster | No. of lots | No. vacant |
|------------------------------|--------------------|-------------------|
| Barongarook - Bushbys Road | 76 | 12 |
| Barongarook - Everett Cres | 29 | 6 |
| Barongarook - Robinsons Road | 22 | 3 |
| Birregurra - Cape Otway Road | 10 | 4 |
| Colac | N/A | 1760 |
| Coragulac | 15 | 7 |
| Cororooke - Langdons Lane | 36 | 21 |
| Irrewarra - Pyles Road | 36 | 11 |
| Kawarren | 65 | 20 |
| Lavers Hill | 28 | 9 |
| Warncoort | 14 | 4 |
| TOTAL | 331 | 1854 |

Refer to Figure 1 for the overall growth potential recommendations for the Shire.

The strategy discourages rural living development outside of the nominated settlements and a draft local planning policy has been prepared to provide guidance for assessing proposals for dwellings in rural land outside of existing settlements. The draft Housing and Subdivision in rural areas policy has been prepared and included as Attachment 2 in the strategy. This policy will apply for planning applications for new dwellings and/or subdivision of land in the Farming Zone and the Rural Conservation Zone and be used to guide decision making on such planning applications.

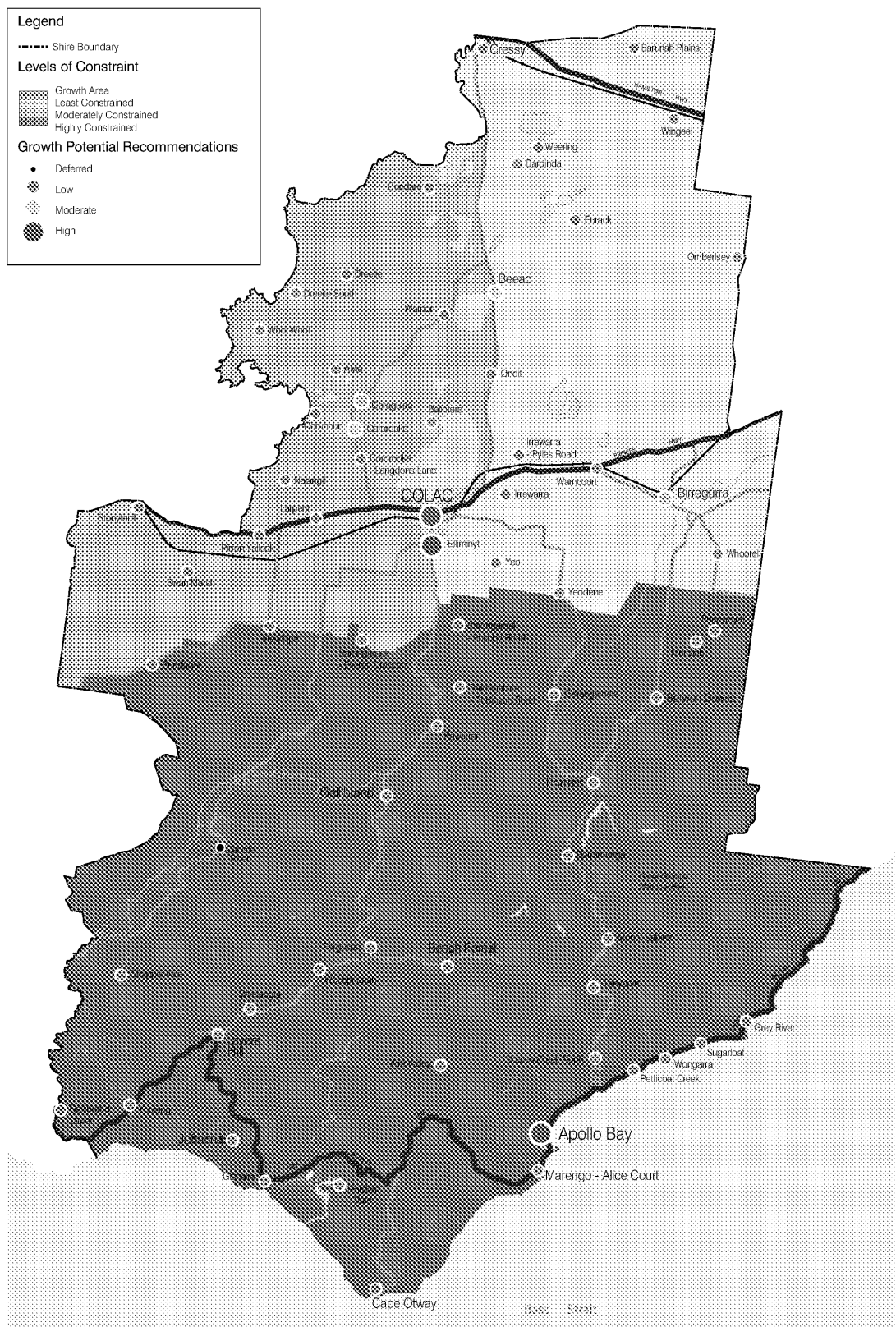
This policy builds on the current State and local planning policies that seek to protect agricultural land from ad hoc housing and fragmentation through small lot subdivisions. The policy will provide increased guidance on circumstances when applications will or will not be supported for such uses and development.

The review of township boundaries and identification of preferred locations for rural living opportunities will provide greater clarity about those areas that are suitable for rural living and the areas that must be protected from rural living development for their agricultural, landscape or environmental values.

Implementation

The strategy recommends a range of planning policy changes that may include changes to the Municipal Strategic Statement at Clause 21 of the Planning Scheme, introduction of a local planning policy and zoning changes. To implement the recommendations of the strategy a planning scheme amendment will be prepared separately to the strategy process and will provide a further opportunity for community input on the form and content of changes proposed by the amendment.

Figure 1 > Growth Potential Recommendations



3.1 Social and settlement

Objectives

- To provide clear direction on where population growth and rural residential living will be encouraged to establish in rural areas and settlements.
- To ensure that rural living opportunities are available in locations where population growth and new economic development are anticipated.
- To establish a strategically justified basis for future infrastructure investment in utility and community services.
- To manage residential growth and development in the rural areas with a view to enhancing the community's access to convenient local services.
- To provide a framework for more sustainable communities in the longer term.
- To provide for diversity and choice in residential land that span from compact accommodation to extensive lifestyle based properties.
- To maintain and enhance the distinct character of settlements.

Overview of Recommendations

Town specific recommendations are provided in Attachment 1, in accordance with the overview strategy for growth in the Shire (Figure 1).

3.2 Economic

Objectives

- To prevent further and progressive fragmentation of rural areas through the subdivision and development of land for residential purposes where this development has limited or no association with the productive use of the land.
- To minimise the prospect of conflict between rural housing and settlement and primary production.
- To recognise and protect the rural areas of the shire as being among the most valued and versatile in the state for a diverse range of primary production.
- To foster the economic base of the region, and provide for the protection and growth of employment.
- To address longer term effluent management, particularly in settlements located within Special Water Supply Catchments.

Overview of Recommendations

Colac Otway Shire is fairly representative of many rural municipal areas within the Western District as it has inherited, and may have contributed to, a rural landscape that may appear as a relatively uniform plain of expansive open fields and pastures to the north, but which is underlaid by a pattern of land subdivision and tenure with complexity, diversity and expectations that are not evident in the planning framework. For example, old and inappropriate subdivisions of small lots in grid patterns for whole towns exist in parts of the Shire.

Over time, houses have been permitted to be established on parts of this patchwork of subdivisions across Colac Otway. In many cases the houses were established with a legitimate and unquestionable relationship to the land and to the farming of that land. More recently permits have been granted for houses with a lifestyle intent.

The current basis for the approval of houses in rural zones is set out in the provisions and schedules to the Farming Zone and Rural Conservation Zone, and the policies of the planning scheme that provide guidance on the exercise of discretion when assessing planning applications for dwellings and subdivision in the Farming Zone and Rural Conservation Zone. In the Colac Otway Planning Scheme the minimum area for subdivision and for which a permit is required to establish a house on Farming Zone land is generally 40 hectares, except for land north of the Princes Hwy on the eastern side of Colac-Ballarat Rd where an 80ha minimum applies.

As a matter of principle, it is recommended that this Rural Living Strategy should give clear direction that the relative random fragmentation of rural land with residential living is strongly discouraged throughout the study area.

This stance should not be interpreted to mean that there is not a place for the farmhouse in the future however, at a time when the evidence indicates that rural holdings are getting larger and the number of farms is reducing; it is worth revisiting the need and basis upon which approval might be granted for houses in rural zones.

There is no need to vary the minimum subdivision controls in the rural zones. The control of subdivision needs to be understood and applied in terms of an evolving and changing agriculture sector under the influence of climate change and commercial and structural changes in dairy, horticulture and forestry. It is beyond the brief of this project to advise on that issue, but it is important to understand that the minima set for subdivision is not and does not define a viable farm unit.

A draft policy for Housing and Subdivision in Rural Areas of Colac Otway Shire is provided in Attachment 2.

3.3 Environmental

Objectives

- To protect the scenic rural landscapes and forms of the region for their aesthetic beauty and contribution to the tourism and lifestyle appeal of the area.
- To enhance safety for the community in the face of increased wildfire risks associated with climate change.
- To protect key environmental values such as Declared Water Supply Catchments and Farmland of Strategic Significance.
- To ensure residential development is steered away from locations of higher quality productive agricultural land.
- To protect features of the natural environment including significant flora and fauna.

Overview of Recommendations

Until further confirmation of State Government position is provided on the promotion of settlement growth in locations of extreme bushfire risk, it is crucial the Rural Living Strategy takes a precautionary approach. No further growth can be recommended in the Declared Water Supply Catchments in Colac Otway Shire. In the interests of net community benefit and sustainable development, the cumulative risks to this vital resource are considered to outweigh the benefits of future development in the area.

ATTACHMENT 1: SETTLEMENT APPRAISALS

Each Settlement/Cluster has been appraised against a consistent framework of considerations. Recommendations for the future role of the settlement, the intended outcomes for the settlement, changes to be made to the planning scheme (including text and zone amendments) and boundaries to be set for the containment and growth of each settlement are outlined on the following pages.

The settlements/clusters have been colour coded into four categories ranging from least constrained through to highly constrained. This assessment is based primarily on their location within the Shire, as illustrated in Figure 2.

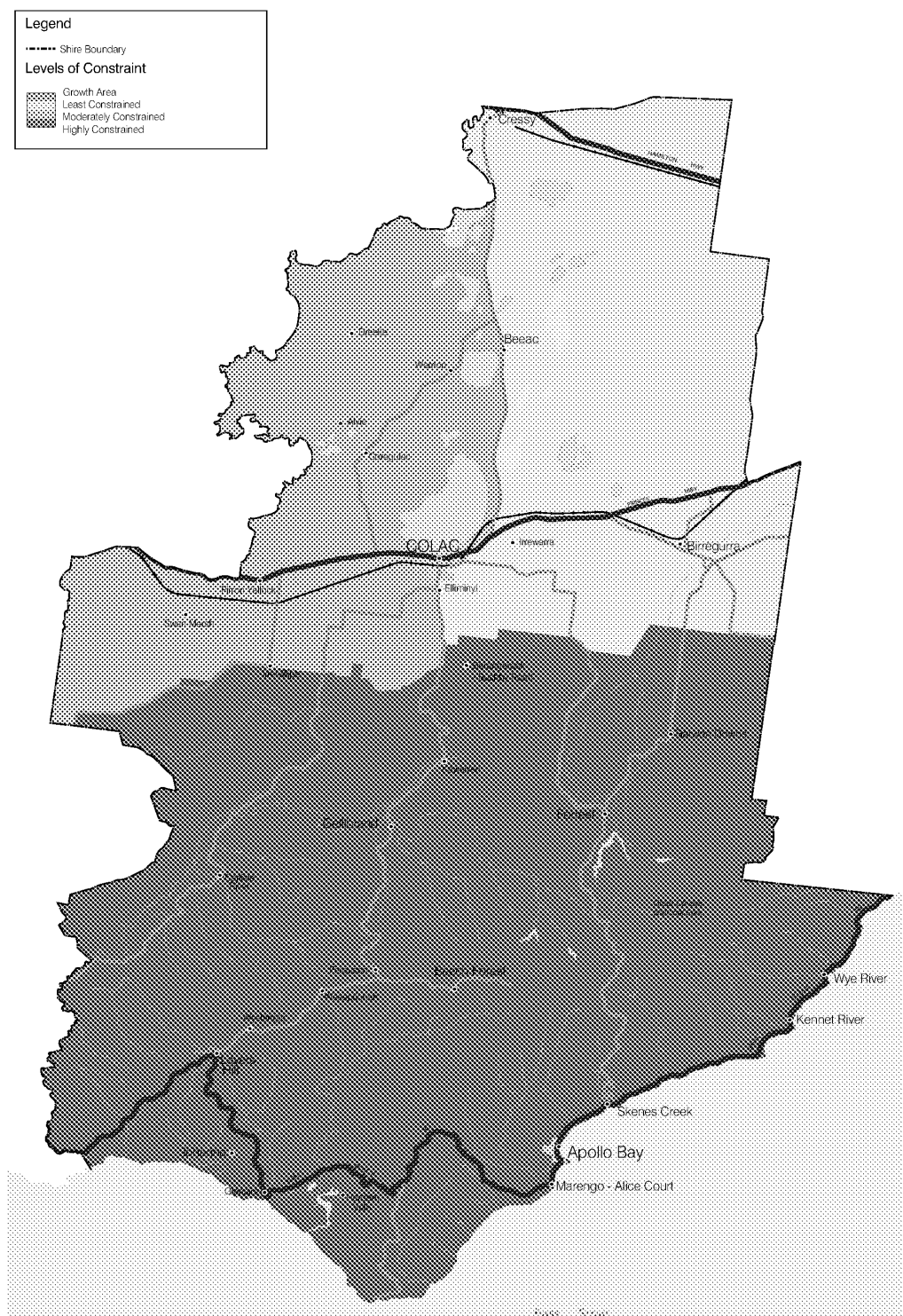
To aid location of settlements/clusters, an A3 fold out page has been provided on the last page of the document, to be read with the settlement/cluster appraisals.

| Settlement | Page No. |
|--------------------------------|----------|
| Colac / Elliminyt | 98 |
| Barpinba | 58 |
| Barunah Plains | 63 |
| Beeac | 70 |
| Birregurra | 80 |
| Cressy | 120 |
| Eurack | 130 |
| Irrewarra | 157 |
| Irrewarra - Pyles Road | 159 |
| Murroon | 190 |
| Ombersley | 194 |
| Ondit | 196 |
| Pennyroyal | 198 |
| Warncoort | 217 |
| Weering | 227 |
| Whoorel | 229 |
| Wingeel | 231 |
| Yeo | 239 |
| Yeodene | 241 |
| Alvie | 32 |
| Balintore | 43 |
| Barongarook - Everett Crescent | 50 |
| Bungador | 86 |
| Coragulac | 104 |
| Cororooke | 111 |
| Cororooke - Langdons Lane | 115 |
| Corumnun | 118 |

| | |
|-------------------------------|-----|
| Cundare | 124 |
| Dreelite | 126 |
| Dreelite South | 128 |
| Irrewillipe | 163 |
| Irrewillipe - Swan Marsh Road | 165 |
| Larcent | 175 |
| Natangil | 192 |
| Pirron Yallock | 202 |
| Stonyford | 208 |
| Swan Marsh | 212 |
| Warrton | 221 |
| Wool Wool | 235 |
| App Valley | 30 |
| Apollo Bay - Marengo | 37 |
| Barongarook - Bunbye Rd | 45 |
| Barongarook - Robinson Rd | 54 |
| Barrernunga | 60 |
| Barwon Downs | 65 |
| Beach Forest | 74 |
| Cape Otway | 90 |
| Carlisle River | 92 |
| Chapple Vale | 96 |
| Ferguson | 132 |
| Forrest | 134 |
| Gellibrand | 142 |
| Gellibrand Lower | 145 |
| Gerangamate | 149 |
| Glenaire | 151 |
| Grey River | 153 |
| Hordern Vale | 155 |
| Johanna | 167 |
| Kawarren | 170 |
| Lavers Hill | 177 |
| Marengo - Alice Court | 186 |
| Mount Sabine | 188 |
| Petticoat Creek | 200 |
| Skenas Creek North | 206 |
| Sugarloaf | 210 |
| Tanybryn | 215 |
| Waeaprinah | 225 |
| Wongara | 233 |
| Wyalangra | 237 |
| Yulung | 243 |

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Figure 2 > Identification of Constraints



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GROWTH AREAS

As illustrated in Figure 2, Colac has been shaded in green. This indicates that it is considered least constrained and an identified growth area in the Shire. An existing Structure Plan for Colac provides further analysis on how this growth will be managed into the future.

| Components of Sustainable Communities | Analysis | Sustainability Criteria Satisfied? |
|--|--|------------------------------------|
| Shelter | These growth areas provide a high range of lifestyle opportunities with a diverse variety of lots sizes and dwelling types. | ✓ |
| Safety | Given the existing infrastructure and level of development it is considered the safety criterion of sustainable communities is sufficiently met. | ✓ |
| Space | Open space within these towns is provided in the form of recreation facilities and parks. | ✓ |
| Energy | At present this component is not heavily promoted in these settlements. However, there is potential for growing emphasis on renewable energy in the future. | ✓ |
| Linkage / Connection | Due to the existing scale of these settlements they currently host a number of public transport linkages and opportunities for connection with a range of services. | ✓ |
| Conservation | Colac is located within the Farmland of Strategy significance and is therefore constrained to a certain level by the conservation of high agricultural value land. However, this constraint is tempered by the ability of agricultural activities to be carried out in such close proximity to a town of this size. Apollo Bay is similarly constrained by the Otway foothills which provide a scenic, undeveloped backdrop to the town. | ✓ |
| Community Services & Facilities | Due to the existing scale of these settlements they currently host a range of community services and facilities including medical services, schools, SES, CFA, police and ambulance services. | ✓ |
| Economic Wellbeing | Colac and Apollo Bay (including associated settlements of Elliminyt and Marengo) currently play the key economic supporting roles to the Shire. Given the location of these settlements on the Princes Highway and the Great Ocean Road, it is expected that this role will continue to grow into the future. | ✓ |
| Utility Services | Utility services such as water, sewer, wastewater management and electricity are provided to these towns. | ✓ |

LEAST CONSTRAINED SETTLEMENTS

As illustrated in Figure 2, the north-east segment of the Shire has been shaded in yellow. This indicates that settlements within this area are not highly constrained by environmental factors, and are therefore able to further accommodate future growth if required.

| Components of Sustainable Communities | Analysis | Sustainability Criteria Satisfied? |
|--|--|------------------------------------|
| Shelter | Housing opportunities within this area are mostly restricted to single storey detached dwellings on residential lots within existing townships. | X |
| Safety | Settlements within the north-east segment of the Shire are not located within the Wildfire Management Overlay nor are they located within a Special Water Supply Catchment. | ✓ |
| Space | Given the lower demand for land within this area of the Shire, there is a considerable amount of open space and vacant lots available for development within existing townships. | ✓ |
| Energy | At present this component is not heavily promoted in these settlements. However, there is potential for growing emphasis on renewable energy in the future. | ✓ |
| Linkage / Connection | Linkages and connection between settlements in the north-east of the Shire are primarily limited to a seasonal bus service which runs from Colac to Lorne via Birregurra during summer time. No further public bus services are offered to the north of Princes Highway, with residents reliant solely on private vehicle usage. South of the Princes Highway, V/line operate a train service between Melbourne and Warrnambool which stops at Birregurra three times daily. | X |
| Conservation | Based on existing overlays, there appears to be few conservation constraints on land in this area. | ✓ |
| Community Services & Facilities | Given the sparseness of existing settlements within the north-east segment of the Shire, community services and facilities are somewhat limited and reliant on Colac. | X |
| Economic Wellbeing | Economic services in this area are limited to Beeac and Birregurra which provide a service role to surrounding settlements. Colac also provides a source of employment or commercial service to these outlying settlements. | X |
| Utility Services | Utility services such as water, waste management and electricity are available to a limited number of settlements within this area, dependent on existing size. Reticulated sewerage is soon to be provided to Birregurra, the only settlement in this area. The remaining settlements are all reliant on septic tanks – a clear limitation on substantial future growth. | X |

MODERATELY CONSTRAINED SETTLEMENTS

As illustrated in Figure 2, the north-west segment of the Shire has been shaded in orange. This is indicative of the Farmland of Strategic Significance which is primarily located to the north of Princes Highway and west of Beeac. Growth within this area is restricted due to the protection of high value agricultural land.

| Components of Sustainable Communities | Analysis | Sustainability Criteria Satisfied? |
|--|---|------------------------------------|
| Shelter | Housing opportunities within this area are mostly restricted to single storey detached dwellings on residential lots within existing townships. | X |
| Safety | Settlements within the north-east segment of the Shire are not located within the Wildfire Management Overlay nor are they located within a Special Water Supply Catchment. | ✓ |
| Space | Open space is provided within these townships in the form of recreational facilities and surrounding rural land. | ✓ |
| Energy | At present this component is not heavily promoted in these settlements. However, there is potential for growing emphasis on renewable energy in the future. | ✓ |
| Linkage / Connection | Linkages and connection between settlements in the north-west segment of the Shire are limited to private vehicle usage. The only public transportation available is the V/Line coach which stops at the Pirron Yallock hotel on Sundays. | X |
| Conservation | Growth of settlements in the north-west segment of the Shire is constrained based on the need to conserve and protect land of high agricultural value. | X |
| Community Services & Facilities | Given the size of existing settlements within the north-west segment of the Shire, community services and facilities are somewhat limited and reliant on Colac. However a number of local clubs / community groups associated with settlements in the area provide a range of opportunities for residents to become involved in community life. | X |
| Economic Wellbeing | The economic sustainability of settlements in this area relies primarily on the supporting role of Colac. Employment opportunities and the majority of commercial services are provided in Colac rather than in these settlements. | X |
| Utility Services | Utility services such as water, waste management and electricity are available to a limited number of settlements within this area, dependent on existing size. Reticulated sewerage is not currently provided to any settlements within this area. | X |

HIGHLY CONSTRAINED SETTLEMENTS

As illustrated in Figure 2, the southern segment of the Shire has been shaded in red. This indicates that settlements within this area are highly constrained due to high wildfire risk, location of declared water supply catchments and/or landslip risks.

Until further direction is provided by State Government, it is crucial that the Rural Living Strategy take a precautionary approach towards encouraging further growth of settlements located in areas of extreme wildfire risk.

In a similar manner, the precautionary approach is being applied state-wide to development within Special Water Supply Catchments. Unless development meets the 1:40ha dwelling density, it is considered that the cumulative risks to this vital resource outweigh the benefits of future development in the area.

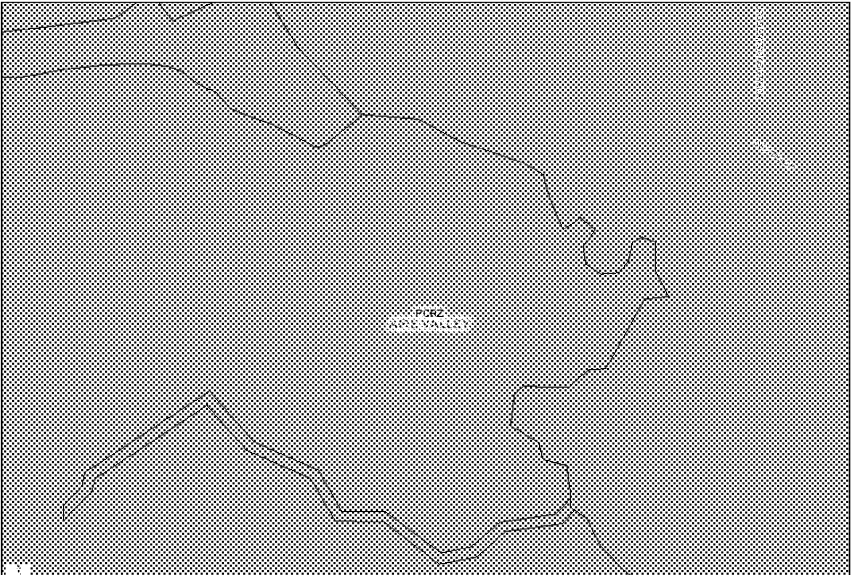
| Components of Sustainable Communities | Analysis | Sustainability Criteria Satisfied? |
|--|---|------------------------------------|
| Shelter | Housing opportunities within this area are mostly restricted to single storey detached dwellings on residential lots within existing townships. | ✗ |
| Safety | The Wildfire Management Overlay extends over the entirety of this area indicating high risk to personal property and safety. Similarly special water supply catchments are located within this area, with increased risks to water quality present from a reliance on septic tanks. | ✗ |
| Space | Open space is provided within these townships in the form of recreational facilities and surrounding forested public land. | ✓ |
| Energy | At present this component is not heavily promoted in these settlements. However, there is potential for growing emphasis on renewable energy in the future. | ✓ |
| Linkage / Connection | Linkages and connections between settlements in the South of the Shire are limited to private care usage. However a trial Wednesday Bus service has been operating from Colac to Apollo Bay via Barwon Downs and Forrest. V/line also provides a coach service from Melbourne to Warrnambool along the Great Ocean Road, with stops at Wye River, Kennett River, Skenes Creek and Apollo Bay. | ✗ |
| Conservation | Conservation of environmental values within this area is of utmost importance, as indicated by the large area of public land contained within the Great Otway National Park. As such growth in settlements within close proximity is constrained by the protection of these values. | ✗ |
| Community Services & Facilities | Given the size of existing settlements in the south of the Shire, community services and facilities are somewhat limited and reliant on Colac and Apollo Bay. However a number of local clubs / community groups associated with settlements in the area provide a range of opportunities for residents to become involved in community life. | ✗ |
| Economic Wellbeing | The economic sustainability of settlements in this area relies primarily on the supporting roles of Colac and Apollo Bay. Employment opportunities and the majority of commercial services are provided in Colac and Apollo Bay rather than in these settlements. | ✗ |
| Utility Services | Utility services such as water, waste management and electricity are available to a limited number of settlements within this area, dependent on existing size. Reticulated sewerage is not currently provided to any settlements within this area. | ✗ |

AIRE VALLEY

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Relatively isolated locality with few houses. – No access to services. – Located off Morris Track, north of Lavers Hill. – Heavily vegetated. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. |
| Zones / overlays | <ul style="list-style-type: none"> – All land zoned Public Conservation and Recreation. – Land covered by Erosion Management Overlay (EMO1) and Wildfire Management Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Given the isolation, lack of services and distance to existing settlement, further residential development in Aire Valley cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. |
| Wildfire Risk | <ul style="list-style-type: none"> – Heavily vegetated area with potential fire risks as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible identifiable demand. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no change. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Aire Valley Existing Zoning Map



DRAWING KEY

Public Conservation
and Resource Zone

ALVIE

| Role | Village |
|------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established settlement on Corangamite Lake Road, approximately 18km north of Colac. – Small rural community consisting of approximately 20 dwellings, a primary school, netball courts, recreation reserve and club rooms. – Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming. – Limited service provision with no reticulated sewerage or gas. However, Alvie is connected to town water and receives weekly waste collection services. – With the exception of the Alvie Consolidated School and Red Rock Winery, the township is a residential community only, with no commercial premises or general store. – Most lots in the Township Zone are already developed with approximately 8 vacant lots remaining. Ownership patterns suggest that a number of the vacant Township Zone lots actually form part of larger agricultural landholdings and have not yet come online for residential development. – Majority of existing development fronts Corangamite Lake Road with lots ranging in size from 1,000 to 5,000sqm. – 7 existing dwellings on small residential lots of between 1,000 and 2,000sqm line both sides of Corangamite Lake Road at the eastern entrance to town. This area is not included in the Township Zone and is separated from the core residential precinct by the Red Rock Winery. – The town is at the foot of Red Rock which is included in a Significant Landscape Overlay that seeks to preserve the landscape features of the volcanic lakes and craters area. – Council, in partnership with community and user groups, have recently completed a major redevelopment of facilities at the Alvie Recreation Reserve. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development encourages rural residential growth and development in established settlements with access to key services and infrastructure. – The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007) and has a high agricultural capability. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. – Colac Otway Heritage Study (2003) details the establishment and expansion of Alvie and nominates a number of locally significant heritage sites. |

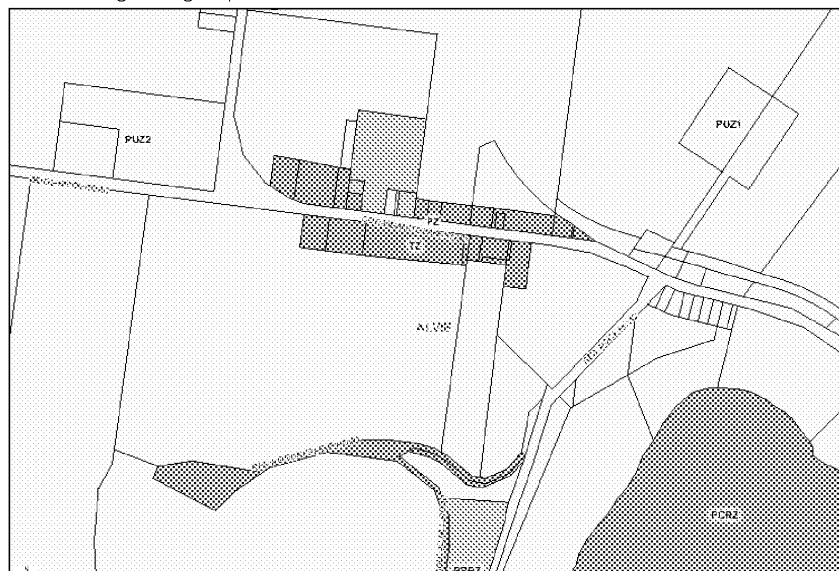
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| Zones / overlays | <ul style="list-style-type: none"> – Majority of existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming. – The Red Rock lookout and reserve is included in the Public Conservation and Resource Zone. – The Public Use Zone applies to the Alvie Consolidated School and the Barwon Water storage facility at 1086 Corangamite-Lake Road. – The Heritage Overlay has been applied to the Red Rock Reserve (HO3), Coragulac House and Washington Palm (HO1) and Glen Alvie (HO2). – The Significant Landscape Overlay (SLO1) – Valleys, Plains and Landscapes Precinct applies to lots on the southern side of Corangamite-Lake Road. – All land within the town is covered by the Environmental Significance Overlay (ESO1) – Warrion Groundwater Overlay and Environmental Significance Overlay (ESO2) – Lakes, Wetlands and Watercourses. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are limited to infill on a limited number of vacant lots in the Township Zone and subdivision of vacant lots currently forming part of larger agricultural landholdings. – The settlement is within easy commuting distance to Colac and is likely to attract people seeking a rural lifestyle. – The settlement already has a basic level of social and physical infrastructure, with a full range of services and resources available close by in Colac. |
| Constraints on development | <ul style="list-style-type: none"> – The subdivision is surrounded on all sides by high quality agricultural land which is included in the area nominated as 'Farmland of Strategic Significance' by the Rural Land Strategy (2007). – The lack of reticulated sewerage requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the township would result in a net loss of productive agricultural land. – Development to the south of Corangamite-Lake Road surrounding Red Rock lookout is subject to a Significant Landscape Overlay (SLO1). Any development in this area must be designed and sited in a manner that does not detract from landscape views associated with the volcanic plains and craters area. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |

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| Residential demand / supply | <ul style="list-style-type: none"> – An analysis of recent permit approvals would suggest that demand in Alvie is low. However, the town's development potential has been constrained by the fact that most vacant land forms part of larger agricultural landholdings which have not yet come online for residential development. – Considerable rural residential demand is evident in the neighbouring settlement of Coragulac suggesting that it is this lack of opportunity which is restricting further growth of the township. – Future supply is limited to approximately 8 vacant lots within the Township Zone. – Subdivision of the Township Zone land which forms part of the larger agricultural lots may be possible, provided issues associated with land capability and wastewater management are addressed. |
| Growth Potential | <ul style="list-style-type: none"> – Low |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots and unsubdivided farming properties that form part of the township. – The settlement's inclusion in the Township zone is supported as it reflects current and historical land use patterns and the extent of existing residential development. – There are 7 existing dwellings on lots fronting Corangamite-Lake Road at the western entrance to town which are currently zoned Farming. The associated lots range in size from 1,000-2,000sqm. The current inclusion of these lots in the Farming zone is considered inappropriate as it fails to acknowledge the established residential land use, the extent of existing township development and the fact that the land was long ago removed from agricultural production. Whilst the growth potential of the township is constrained, it is considered appropriate to include these lots in the Township Zone and proposed settlement boundary to better reflect existing development patterns. – Further expansion of the township, beyond that outlined above, is to be discouraged due to the high value of surrounding agricultural land. – Introduce a settlement boundary around all Township Zoned land to provide a defined boundary to restrict future residential growth and development. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Expand the coverage of the Township Zone to include land at 1088, 1082, 1077, 1075 and 1073 Corangamite-Lake Road and 1 Red Rock Reserve Road. – Introduce new local policies into the MSS discouraging further residential growth that would result in the loss or fragmentation of agricultural land. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |

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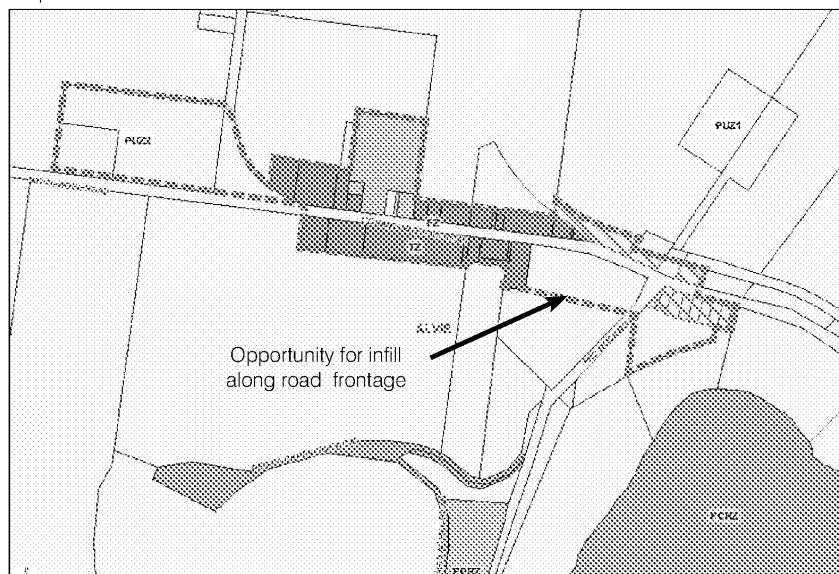
Alvie Existing Zoning Map



DRAWING KEY

- Township Zone
- Farming Zone
- Public Use Zone One - Service and Utility
- Public Use Zone Two - Education
- Public Park and Recreation Zone
- Public Conservation and Resource Zone

Proposals / Alvie



DRAWING KEY

- Proposed Settlement Boundary
- Rezoning to Township

Alvie



APOLLO BAY / MARENGO

The work on Apollo Bay/Marengo was prepared by Colac Otway Shire

| Role | Town |
|---------------|---|
| Main features | <ul style="list-style-type: none"> – Apollo Bay is a major coastal settlement situated on the Great Ocean Road between Lorne and Port Fairy, all of which are identified as "district towns" in the Victorian Coastal Strategy 2008 (VCS). – Apollo Bay is the second largest town for the Shire and provides commercial, community facilities and services, recreation and transport infrastructure of a regional nature. – Marengo is separated from Apollo Bay by a floodplain and situated about 2 km from the centre of the commercial centre of Apollo Bay. – Apollo Bay is a small coastal settlement which has a permanent resident population of around 1,164 people (2006 census) with 50% of the population employed in local businesses. – Apollo Bay has in the order of 1,215 dwellings, this includes a mix of detached dwellings, townhouses and units. At the 2006 census over 57% of all dwelling stock were unoccupied. – There has been little population growth over the last 10 years, however, Apollo Bay is a popular tourist destination in the summer period with transient population swelling to 10,000 people or more during this period. – Retail primarily fronts to the Great Ocean Road from Nelson Street to the north of Hardy Street and to the west to Pascoe Street. A large proportion of the commercial activity along the Great Ocean Road is tourism focused, with a mix of cafes/restaurants, accommodation, surf shops, real estate and gift shops and two small supermarkets. – Community facilities include a hospital, health and community services centre, medical clinics, schools, churches and recreational facilities. Recreation areas include the foreshore, playgrounds, 9 hole golf course, bowls, football and tennis facilities and a pony club. – A small industrial precinct is located to the west of the town centre and contains the waste transfer station. – The Apollo Bay harbour is a working harbour that is also a key tourist attractor and located within walking distance of the main commercial precinct. – The Apollo Bay airfield is located close to Marengo, south of the Ocean Park Drive low-density residential area. It currently caters for single engine aircraft which have limited carry capacity for passengers. – Future residential development is currently limited to infill and a number of small estates including Marriners View since the abandonment of the Great Ocean Green amendment. |

Policy / strategy references

- The Apollo Bay Structure Plan April 2007 provides a 20 year framework for future development of Apollo Bay, Marengo and Skenes Creek and was implemented into the planning scheme by Amendment C55 in June 2009. The structure plan establishes a settlement boundary and identifies an investigation area to the west for future long term rural residential growth.
- Apollo Bay is identified as having "moderate growth" capacity in the Victorian Coast Strategy 2008 with some growth potential beyond existing urban zoned land or through infill but within defined settlement boundaries.
- The Victorian Coastal Strategy 2008 also discourages 'ribbon' development between settlements.
- Great Ocean Road Landscape Assessment Study has been undertaken that identifies significant landscapes for protection.
- Victorian Coastal Acid Sulphate Soils Strategy identifies potential acid sulphate soils around Apollo Bay.
- A Master Plan has been prepared for the Apollo Bay Harbour and a planning scheme amendment will follow to incorporate the master plan into the planning scheme once additional technical reports have been completed.
- Council is currently undertaking an Apollo Bay Settlement Boundary and Urban Design Review in response to the Minister for Planning direction subsequent to the abandonment of the Great Ocean Green planning scheme amendment. The study will include updating supply and demand forecasts and identify urban design initiatives for the Apollo Bay township.
- Ministerial Direction No. 6 – Rural Residential Development encourages rural residential growth and development in established settlements with access to key services and infrastructure.
- The Rural Land Strategy (2007) and Clause 21.03-9 identifies that the only land zoned for rural living purposes is in the Colac/Elliminyt township. The Rural Living objective in the MSS is to provide opportunities for rural residential style development in appropriate locations that do not negatively impact on the ability to farm.
- The Colac Otway Heritage Study (2003) identifies individually significant sites and precincts.
- Council adopted the following Planning Scheme Amendment C55 Panel recommendations:
 - Extend the application of Design and Development Overlay – Schedule 6 in Apollo Bay north to Cawood Street.
 - Extend the Rural Activity Zone to the west of Apollo Bay to the south to include existing tourism ventures and adjoining land.

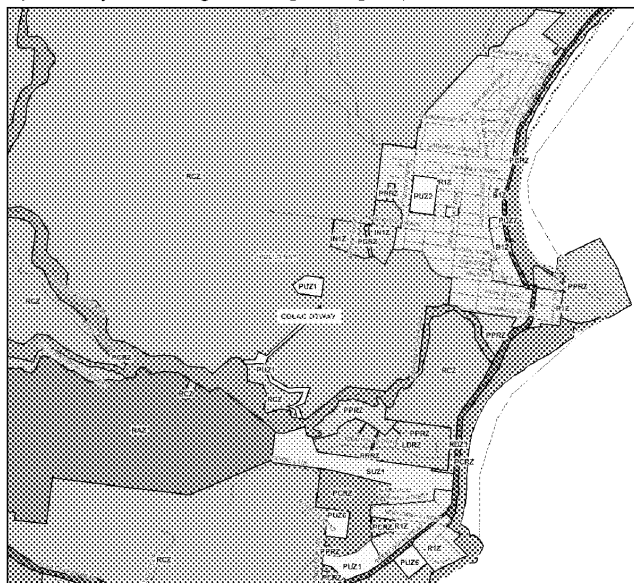
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| Zones / overlays | <ul style="list-style-type: none"> – The Business 1 Zone extends along Great Ocean Road generally from Nelson to just north of Hardy Street and from Great Ocean Road to Pascoe Street to the west. – The Industrial 1 Zone has been applied to the industrial precinct to the west of the commercial centre at Costin Street and includes a new industrial estate at Arthur Court where the transfer station has been relocated to. – The existing residential development surrounding the commercial precinct to the north, west and south is included in the Residential 1 Zone. – On the north side of Marengo there is a low density residential estate on the north side of the airfield. The balance of the residential development in Marengo is included in the Residential 1 Zone. – An area to the south-west of the township has been included in the Rural Activity Zone to encourage tourist related development. – The residential areas of Apollo Bay and Marengo are included in the Design and Development Overlay which separates the residential areas into three distinct character precincts. The commercial centre of is included in a DDO for high density, the area immediately surrounding the commercial precinct is included in a DDO for medium density and the outer lying residential areas, including Marengo are included in a DDO for lower residential densities. – The Land Subject to Inundation Overlay generally applies to the floodprone area between Apollo Bay and Marengo. – The Environmental Significant Overlay has been applied to the area surrounding the Apollo Bay, Marengo and Skenes Township and implements the objectives of GORRLAS. – The Erosion Management Overlay covers the southern parts of the township and revised mapping supplied by CCMA will result in partial removal of the overlay when a planning scheme amendment is prepared. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities exist for further green field subdivision of residential zoned land and infill development within the existing settlement boundaries. |
| Constraints on development | <ul style="list-style-type: none"> – GORLASS and the Victorian Coastal Strategy 2008 recommend that no development be supported beyond the 40 metre contour mark and settlement boundary. – Apollo Bay is nestled in the valley at the foothills of the Otway Ranges. The landscape is recognised as a significant landscape. – Upgrades to the current water supply will be required to support future urban growth and cater for the influx of tourists during summer period. |

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| Wildfire Risk | <ul style="list-style-type: none"> – The township area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – The Apollo Bay Structure Plan identified that in 2006/07 there was a total of 431 residential lots available for development. – Great Ocean Green development proposal has been abandoned. The development proposal was estimated to generate around 540 residential dwellings. |
| Growth Potential | <ul style="list-style-type: none"> – Medium – The Apollo Bay Structure Plan identified that in 2006/07 there was around 25 hectares of land available for residential development. This land is expected to generate 314 residential lots. This does not include the Great Ocean Green proposal or the proposed subdivision of 40 Mariners Lookout Road. – The Apollo Bay Structure Plan estimates that the existing residential land supply is likely to meet demand for around 12 based on a take up rate of 50 dwelling approvals per year. – The Apollo Bay Settlement Boundary and Urban Design Review will explore opportunities for urban growth within the existing settlement boundaries. |
| Recommended Outcomes | <ul style="list-style-type: none"> – Apollo Bay continues to provide opportunities for infill residential development and urban expansion within existing zoned land. – Confirm the settlement boundaries for the township and highlight future potential of land for residential development. |
| Planning Scheme Changes | <ul style="list-style-type: none"> – It is recommended that the recommendations of the Apollo Bay Structure Plan and the Apollo Bay Settlement Boundary and Urban Design Review be supported. |

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Apollo Bay & Marengo Existing Zoning Map



DRAWING KEY

- Residential Zone 1
- Low Density Residential Zone
- Business Zone 1
- Public Conservation & Resource Zone
- Public Parks & Recreation Zone
- Rural Activity Zone
- Public Use Zone
- Industrial Zone 1
- Road Zone 1
- Rural Conservation Zone

Apollo Bay / Marengo



BALINTORE

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – A few scattered houses located on the north-west banks of Lake Colac. – Mainly farming land. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All land within the Farming Zone. – Land covered by Environmental Significance Overlay (ESO1), to protect the Warrion Groundwater Area. |
| Opportunities for development | <ul style="list-style-type: none"> – No identified opportunities for development. |
| Constraints on development | <ul style="list-style-type: none"> – The lack of services and relative isolation mean that it does not satisfy the criteria of Ministerial Direction #6 for rural residential development. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. – The area's inclusion in the Farming Zone and 'Farmland of Strategic Significance' effectively prohibits any further subdivision of existing lots. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible identifiable demand. |
| Growth Potential | <ul style="list-style-type: none"> – Low |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Balintore Existing Zoning Map



BARONGAROOK – BUSHBYS ROAD

| Role | Cluster |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established rural residential subdivision on Bushbys Road, approximately 8km south of Colac. – Existing subdivision comprises 76 lots ranging in size from 1 – 12.8ha. – Majority of the lots have been developed with only 12 vacant lots remaining. – Located on the edge of the Otway's, the area has high amenity value and is characterised by established native vegetation and a picturesque rural outlook. – A sand quarry operates on a 13.3ha lot between Gardiners and Bushbys Road and is surrounded by existing rural residential development. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007). – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage any further development on lots less than 40ha within water catchment areas. – The Rural Land Strategy (2007) identified Barongarook as a potential 'rural residential candidate area'. This identification was primarily based on existing subdivision pattern; amount of existing dwelling development (i.e. dwelling density); proximity to a town; and low to moderate agricultural capability. It was recommended that more detailed analysis be provided through the Rural Living Strategy. This is provided below. |
| Zones / overlays | <ul style="list-style-type: none"> – The existing subdivision and surrounding land is zoned Farming. – All land within the subdivision is covered by the following overlays: Erosion Management Overlay; Wildfire Management Overlay; Environmental Significance Overlay (ESO3) - Declared water supply areas; Significant Landscape Overlay Schedule (SLO1) – Valleys, hills and plains landscape precinct; and Vegetation protection Overlay (VPO1) – Significant and remnant vegetation. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are primarily restricted to infill on existing vacant lots. |

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| Constraints on development | <ul style="list-style-type: none"> – The areas inclusion in the Farming Zone and Farmland of Strategic Significance effectively prohibits any further subdivision of existing lots. – The subdivision sits within a declared water catchment area restricting dwelling density and development potential. – The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the cluster would result in a net loss of productive agricultural land and would conflict with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area is heavily vegetated and located within close proximity to the northern perimeter of the Otway's National Park. – In 2009 the CFA identified Barongarook as one of the 52 highest fire risk communities in Victoria. |
| Residential demand / supply | <ul style="list-style-type: none"> – The area's inclusion in the Farming Zone restricts its future development potential and effectively prohibits any further subdivision. – The current supply is limited with approximately 6 vacant lots remaining within the existing subdivision. – Demand in this area is consistent, largely because of the area's proximity to Colac and its high amenity values. However, future demand is likely to be constrained by a shortage of vacant lots. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further growth or subdivision within this cluster is to be discouraged due to its isolated location, a lack of services/infrastructure, its inclusion in a declared water catchment area, the high agricultural value of surrounding land and extreme bushfire risk. – The cluster's current inclusion in the Farming zone is considered inappropriate as it fails to acknowledge the established rural residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. – Whilst it is recommended that no further growth or subdivision can occur within or around this subdivision, it is considered appropriate to rezone the subdivision to Rural Living to better reflect existing development patterns. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Establish a defined Cluster Boundary recognising the subdivision as a cluster rather than an established settlement. – Rezone the existing subdivision from Farming to Rural Living Zone. – Introduce a minimum lot size of 8ha in the Schedule to Rural Living Zone to prevent any further subdivision of existing lots. – Introduce new local policies into the MSS discouraging further residential growth and development in this area. |

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Submissions

- A single submission was received requesting the rezoning of land on Bushbys Road from Farming to Rural Living Zone to facilitate further subdivision and residential development. The requested rezoning is supported. However, it is considered that further subdivision and development of the lot would be undesirable given the high fire risk associated with this area. To address this, a minimum lot size is to be inserted into the Schedule to the RLZ to restrict future development to a single dwelling on all existing lots within the cluster.
- Four submissions were also received relating to land in the surrounding area. This included submissions seeking the rezoning of lots in Shorts Road, Colac Lavers Hill Road, Barongarook Road and Barrys Road from Farming Zone to Rural Living to facilitate residential use and development. While there are a number of smaller lots that contain dwellings scattered in and around Barongarook, it is considered that their proximity to the cluster of rural residential development at Bushbys Road and the lack of services and infrastructure precludes a rezoning to Rural Living.

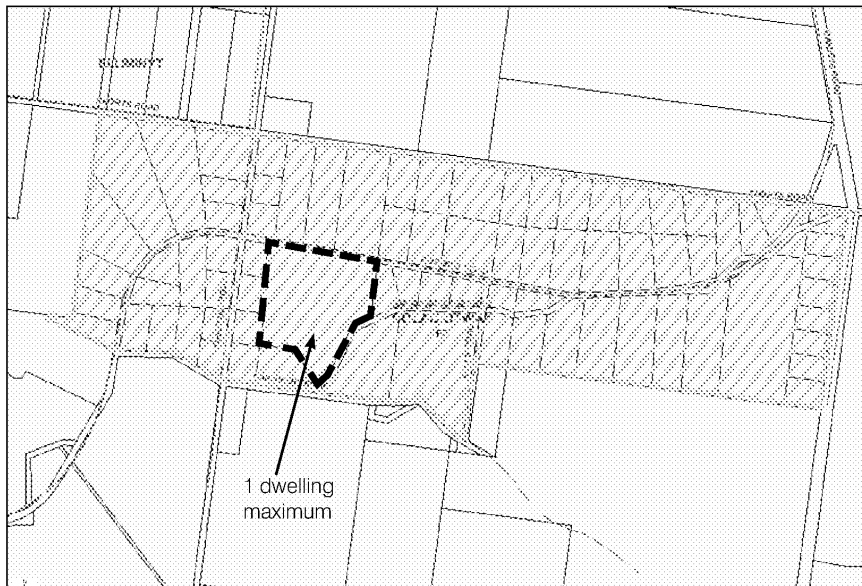
Barongarook - Bushbys Road Existing Zoning Map



DRAWING KEY

□ Farming Zone

Proposals / Barongarook - Bushbys Road



DRAWING KEY

--- Proposed Cluster Boundary

▨ Rezone to Rural Living

DRAFT

Barongarook - Bushbys Road

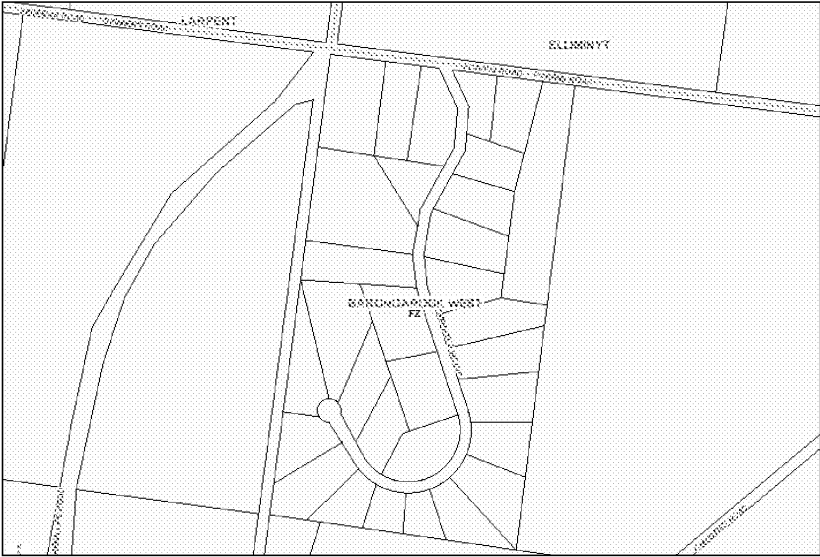


BARONGAROOK - EVERETT CRESCENT

| Role | Cluster |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Established rural residential subdivision at the intersection of Everett Crescent and Forans Road, approximately 9km south of Colac. – Subdivision comprises a cul-de-sac of 31 lots ranging in size from 0.5 – 3.1ha. – Largely built out with existing dwellings on approximately 29 lots. – The settlement is a residential community only, with no commercial premises, general store or social infrastructure. – Limited service provision with no gas, reticulated sewerage or water. – Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming. – The area has high amenity values and is characterised by sweeping vistas and a picturesque rural outlook. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007) and has a high agricultural capability. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The Rural Land Strategy (2007) identifies the cluster as one of seven candidate areas for rural living throughout the Shire based on the subdivision pattern and proximity to Colac. |
| Zones / overlays | <ul style="list-style-type: none"> – Existing subdivision and all surrounding land is included in the Farming Zone. – All lots are covered by the Significant Landscape Overlay (SLO1) – Valleys Hills and Plains Precinct. – All lots are included in the Erosion Management Overlay and potentially subject to landslip risk. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are limited to infill on a small number of existing vacant lots. – The cluster is within easy commuting distance to Colac and is likely to attract people seeking a rural lifestyle. – The cluster is within close proximity to a range of services and facilities available in Colac and Elliminyt. |

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| Constraints on development | <ul style="list-style-type: none"> – The areas current inclusion in the Farming Zone effectively prohibits any further subdivision of existing lots. – The cluster's isolated location and the lack of existing services/infrastructure suggest that intensification or expansion would not satisfy Ministerial Direction # 6. – Lack of reticulated sewerage restricts subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – The area has a high agricultural capability as identified by the Rural Land Strategy (2007) and any further expansion of the cluster would result in a net loss of productive agricultural land. – Potential landslip risks as identified by the Erosion Management Overlay. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Historically there has been consistent demand for rural residential development in this area due to obvious amenity values and relatively close proximity to Colac. This demand is evidenced by the take up of lots within the existing subdivision. – Limited supply remaining given the subdivision is almost fully developed with only 2 or 3 vacant lots remaining. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further growth or subdivision within this cluster is to be discouraged due to its isolated location, a lack of services/infrastructure and the high agricultural value of surrounding land. – The cluster's current inclusion in the Farming zone is considered inappropriate as it fails to acknowledge the established rural residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. – Whilst it is recommended that no further growth or subdivision can occur within or around this subdivision, it is considered appropriate to rezone the subdivision to Rural Living to better reflect existing development patterns. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Establish a defined cluster boundary recognising the subdivision as a cluster rather than an established settlement. – Rezone from Farming to Rural Living Zone. – Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots. – Introduce new local policies into the MSS discouraging further residential growth and development within this area. |
| Submissions | <ul style="list-style-type: none"> – A submission was received relating to a vacant piece of land in Irrewillipe Road – Barongarook West, approximately 3.5km south of the Everett Crescent subdivision. The submission is seeking the rezoning of a small single lot from Farming to Rural Living. Given the lot's isolated location, lack of services and surrounding agricultural uses it is considered that the proposed rezoning cannot be supported. |

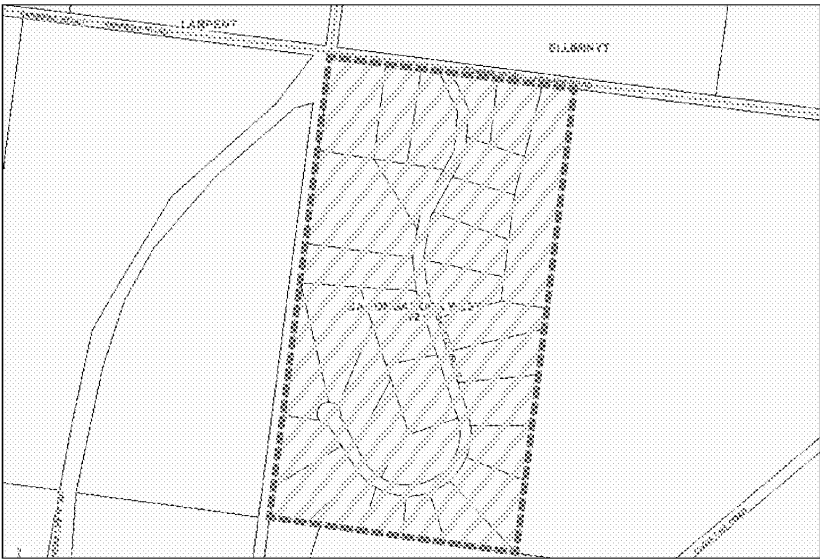
Barongarook - Everett Crescent Existing Zoning Map



DRAWING KEY

□ Farming Zone

Proposals / Barongarook - Everett Crescent



DRAWING KEY

--- Proposed Cluster Boundary

▨ Rezoned to Rural Living

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Barongarook - Everett Crescent



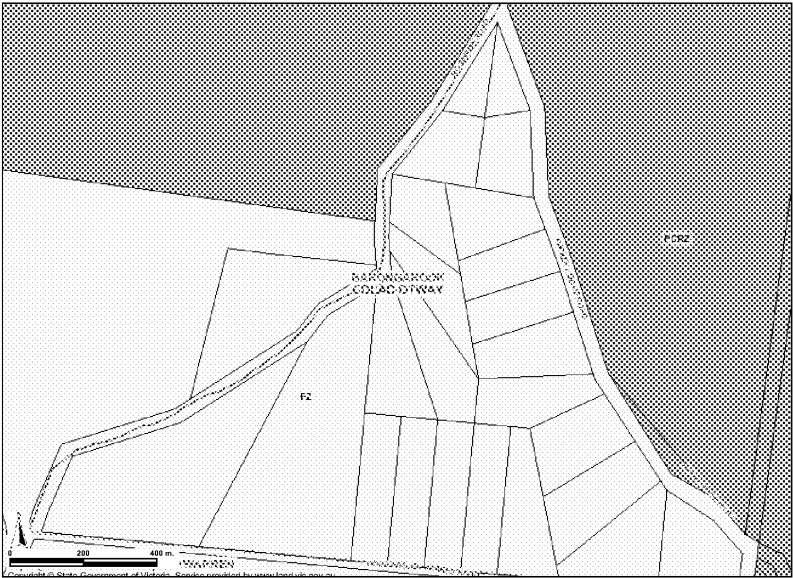
BARONGAROOK – ROBINSON ROAD

| Role | Cluster |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Established rural residential subdivision at the intersection of Robinson Road and Parkes-Lodge Road, approximately 13km south of Colac. – Existing subdivision comprises 22 lots ranging in size from 1.5 – 4.9ha. – Majority of the lots have already been developed with only 3 vacant lots remaining. – Located on the edge of the Otway's, the subdivision directly abuts the national park, is heavily vegetated and has high amenity values. – The area is characterised by dense native vegetation and a picturesque rural outlook. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The recommendations of the Bushfire Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. |
| Zones / overlays | <ul style="list-style-type: none"> – All land within the Farming Zone. – All land covered by Erosion Management Overlay (EMO1), Wildfire Management Overlay (WMO) and Significant Landscape Overlay (SLO1) - valleys, hills and plains landscape precinct. – Some of the lots are also covered by Environmental Significance Overlay (ESO3), protecting declared water supply catchments. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on a limited number of existing vacant lots. |
| Constraints on development | <ul style="list-style-type: none"> – The subdivision is bounded on three sides by the Otway's National Park which serves to restrict future rural residential expansion. – The area's inclusion in the Farming Zone effectively prohibits any further subdivision of existing lots. – The majority of the subdivision sits within a declared water catchment area restricting dwelling density and development potential. – The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the cluster would result in a net loss of productive agricultural land and would conflict with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. – The settlement has an extreme bushfire risk rating and any future growth or development must be assessed against this known risk to life and property. |

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| Wildfire Risk | <ul style="list-style-type: none"> – The area is heavily vegetated and located within close proximity to the northern perimeter of the Otway's National Park. – The settlement has high potential risks from wildfire and any future growth or development must be assessed against this known risk to life and property. |
| Residential demand / supply | <ul style="list-style-type: none"> – The cluster's current inclusion in the Farming Zone restricts its future development potential and effectively prohibits any further subdivision. – The current supply is limited with only 3 heavily vegetated vacant lots remaining within the existing subdivision. – Demand in this area is consistent, largely because of the area's proximity to Colac and its high amenity values. However, future demand is likely to be constrained by a shortage of vacant lots. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further growth or subdivision within this cluster is to be discouraged due to its isolated location, a lack of services/infrastructure, its inclusion in a declared water catchment area, the high agricultural value of surrounding land and extreme bushfire risk. – The cluster's current inclusion in the Farming zone is considered inappropriate as it fails to acknowledge the established rural residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. – Whilst it is recommended that no further growth or subdivision can occur within or around this subdivision, it is considered appropriate to rezone the subdivision to Rural Living to better reflect existing development patterns. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Establish a defined cluster boundary recognising the subdivision as a cluster rather than an established settlement. – Rezone the existing subdivision from Farming to Rural Living Zone. – Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots. – Introduce new local policies into the MSS discouraging further residential growth and development within this area. |

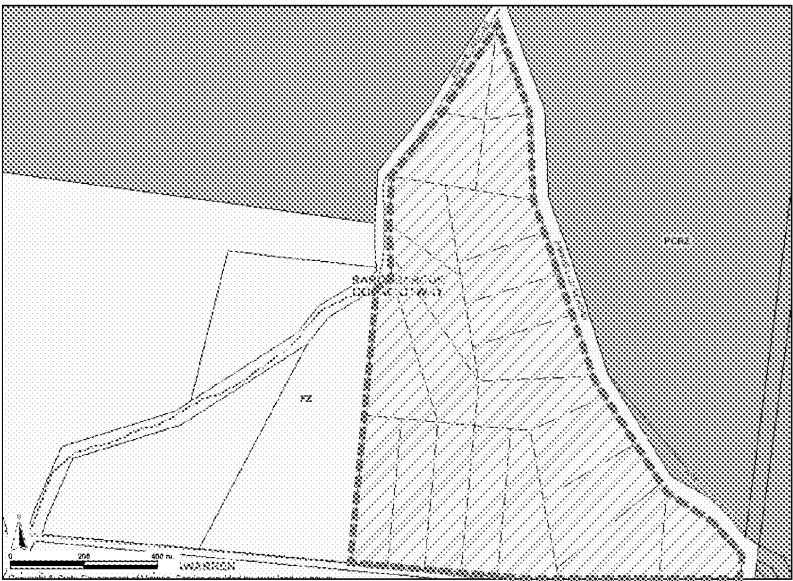
Barongarook - Robinson Road Existing Zoning Map



DRAWING KEY

- Farming Zone
- Public Conservation and Resource Zone

Proposals / Barongarook - Robinson Road



DRAWING KEY

- Proposed Cluster Boundary
- Rezoned to Rural Living

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Barongarook - Robinson Road



57 133585 Rural Living Strategy www.fairfax.gov.au

BARPINBA

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Large lots used for farming. – 1 dwelling on Barpinba Road. – Negligible services. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All land in Farming Zone. – No overlays on land east of Ballarat-Colac Road. – Land 200m west of Ballarat-Colac Road covered by Environmental Significance Overlay ESO2 protecting lakes, wetlands and watercourses, and is also covered by the Land Subject to Inundation Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Further expansion of Barpinba cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Additional growth in this locality would result in a loss of agricultural land, conflicting with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible identifiable demand. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Barpinba Existing Zoning Map



BARRAMUNGA

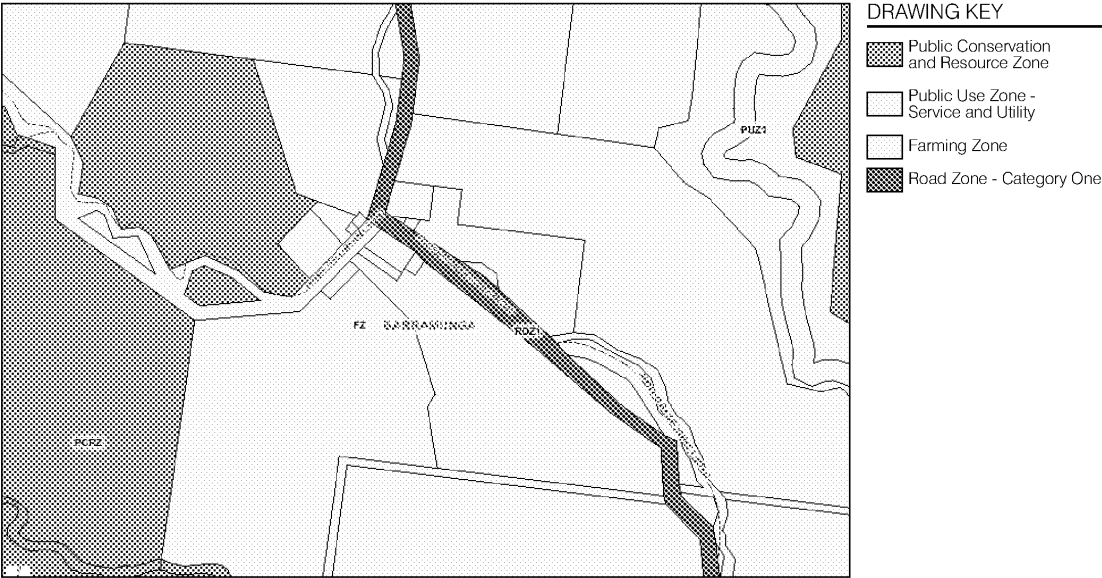
| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Located on Forrest-Apollo Bay Road. – Approximately 8 smaller lots with 2 or 3 existing dwellings. |
| Policy / strategy references | <ul style="list-style-type: none"> – Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the beginning of Barramunga Township from the 1860s. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage any further development on lots less than 40ha within water catchment areas. |
| Zones / overlays | <ul style="list-style-type: none"> – Developed land in Farming Zone – Land to west and east of the locality zoned Public Conservation and Resource Zone, also Public Use Zone – Service and Utility. – Land covered by Erosion Management and Wildfire Management Overlays. – Land to the south-east of Upper Gellibrand Road (all land on Forrest-Apollo Bay Road) also subject to Environmental Significance Overlay ESO3, protecting declared water supply catchments. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Given the isolation, lack of services and distance to existing settlement, further residential development in Barramunga cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. |
| Wildfire Risk | <ul style="list-style-type: none"> – Heavily vegetated area with high fire risk as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – There is evidence that residential demand exists in this area, however it is generally located on isolated blocks on the outskirts of the cluster. – Given the potential fire risks in the area and direction for State Government around consolidation of settlements, such development is not recommended. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Submissions

- A submission was received requesting the rezoning of a lot on Colac Forrest Road between Apollo Bay and Colac from Farming to Rural Activity Zone to allow for the establishment of tourism and recreational facilities. The application of the Rural Activity Zone is beyond the scope of the Rural Living Strategy and this will need to be considered as part of Council's future strategic work program.
- A second submission was received in relation to a vacant piece of land on Upper Gellibrand Road, Barramunga seeking its rezoning from Farming to Rural Living. Whilst it is acknowledged that the lot was long ago removed from agricultural production, it is considered that it's isolated location and lack of supporting services and infrastructure precludes a rezoning to Rural Living as it would not satisfy Ministerial Direction # 6.

Barramunga Existing Zoning Map



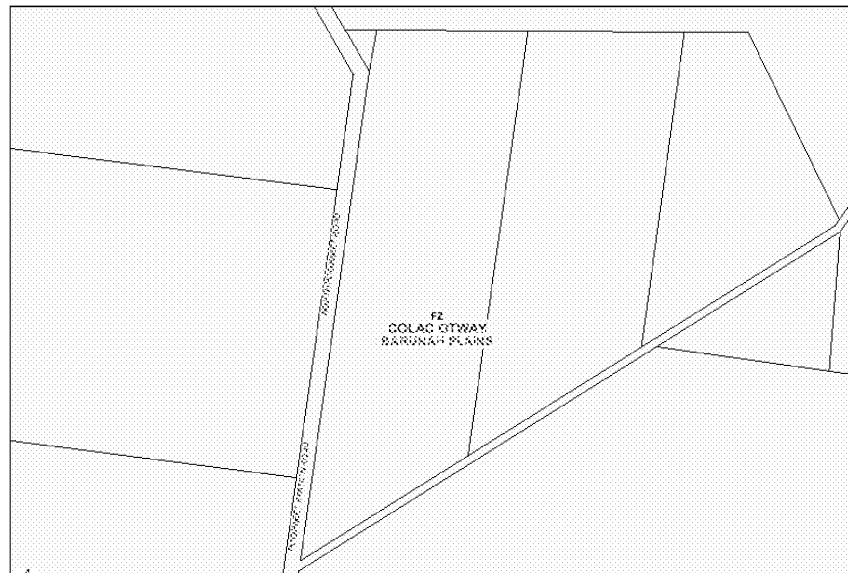
Barramunga



BARUNAH PLAINS

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Scattering of houses within the locality associated with farming activities. – Situated at the northern boundary of the Colac Otway Shire. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All land within Farming Zone. – No overlays. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – The lack of services and relative isolation mean that it does not satisfy the criteria of Ministerial Direction #6 for rural residential development. – Further expansion of this locality would result in a loss of agricultural land, conflicting with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – No changes are proposed to the Planning Scheme. |

Barunah Plains Existing Zoning Map



DRAWING KEY

 Farming Zone

BARWON DOWNS

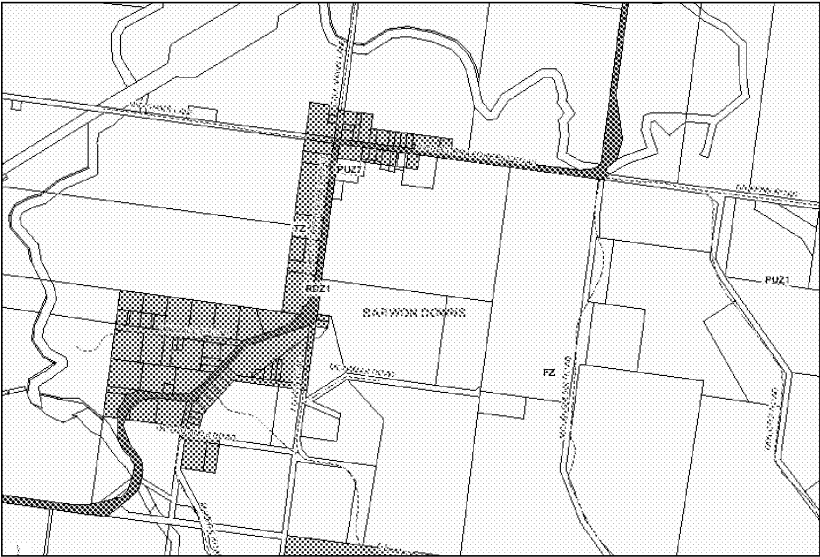
| Role | Town |
|------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established township on Birregurra-Forrest Road, approximately 8km north of Forrest and 17km south of Birregurra. – Existing township comprises approximately 86 lots ranging in size from 1,000sqm – 2ha. – Most lots are already developed with approximately 15 vacant lots remaining. – Majority of residential development fronts Birregurra-Forrest Road with some larger lots of between 1 – 2ha extending along Wallace Road at the southern entrance to town. – Serviced by a public hall, tennis and netball courts, playground, CFA shed and a general store. – The area to the north of town is largely cleared and provides a picturesque rural outlook for properties fronting the northern side of Birregurra-Forrest Road. – Land to the south of town is characterised by pockets of dense, native vegetation abutting the northern perimeter of the Great Otway National Park. |
| Policy / strategy references | <ul style="list-style-type: none"> – Barwon Downs Township Master Plan was completed in 2006 and identifies a range of priority infrastructure and public realm improvements. – Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. It also includes a strategy to restrict the expansion of communities in areas of high landslip and fire risk. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. |
| Zones / overlays | <ul style="list-style-type: none"> – Majority of existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming. – The Public Use Zone 7 – Other Public Use applies to the former school site and public hall. – The Heritage Overlay has been applied to the Presbyterian Church at 1560 Forrest Birregurra Road (HO45) and Blackwood House at 1630 Forrest Birregurra Road (HO46). – All land within the township is covered by the Erosion Management Overlay, Wildfire Management Overlay and Environmental Significance Overlay (ESO3) – Declared Water Supply Catchments. |

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| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on a limited number of existing vacant lots. |
| Constraints on development | <ul style="list-style-type: none"> – The settlement is bounded on three sides by productive agricultural land which serves to restrict future rural residential expansion. – Recent landslide susceptibility mapping undertaken by the CCMA and Council suggests that landslide risk is limited to the southern edge of the township around the creek. – Land to the south of town is constrained by established native vegetation that links up with the northern perimeter of the Great Otway National Park. – The township and surrounding farmland is located within a declared water catchment area restricting dwelling density and development potential. – The lack of existing services/infrastructure suggests that further expansion would not satisfy Ministerial Direction # 6. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the township would result in a net loss of productive agricultural land and would conflict with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. – The settlement has an extreme bushfire risk rating and any future growth or development must be assessed against this known risk to life and property. |
| Wildfire Risk | <ul style="list-style-type: none"> – Land to the south of the township is heavily vegetated and abuts the northern perimeter of the Great Otway National Park. – In 2009 the CFA identified Barwon Downs as one of the 52 highest fire risk communities in Victoria. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand in this area is low, demonstrated by a slow take up of remaining vacant lots within the Township Zone. – Future supply is limited to approximately 15 vacant lots within the Township Zone, some of which would likely be undevelopable due to environmental and land capability constraints. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |

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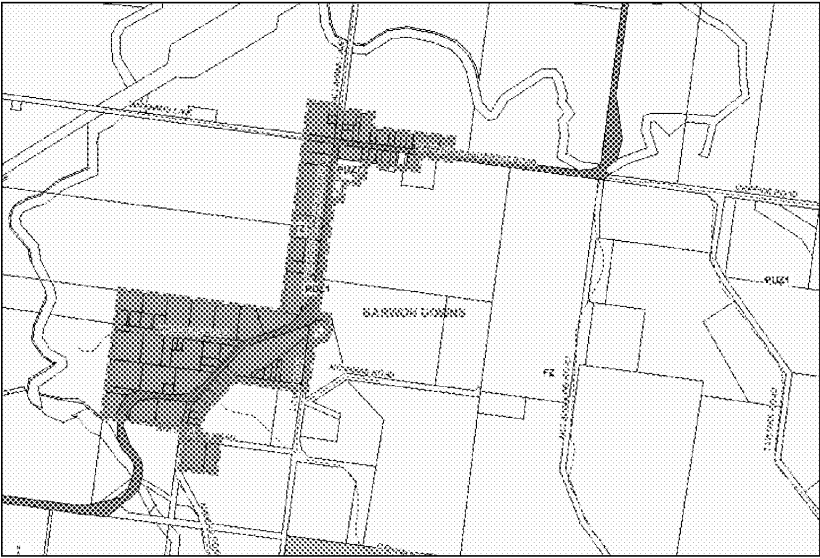
| | |
|-------------------------|--|
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further expansion of the township is to be discouraged due to a lack of services/ infrastructure, its inclusion in a declared water catchment area, the agricultural and environmental value of surrounding land and the area's extreme bushfire risk. – The township's inclusion in the Township zone is supported as it accurately reflects current and historical land use patterns and the extent of existing residential development. – There are 3 small residential lots adjacent to the existing township, which are currently zoned Farming. The lots range in size from 1,000-2,000sqm and have all been developed for residential purposes. The current inclusion of these lots in the Farming zone is considered inappropriate as it fails to acknowledge the established residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. Whilst the growth potential of the township is severely constrained, it is considered appropriate to include these lots in the Township Zone and proposed settlement boundary to better reflect existing development patterns. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. – Introduce a settlement boundary around all Township Zoned land to provide a clear boundary to restrict future residential growth and development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Expand the coverage of the Township Zone to include land at 1609 and 1615 Birregurra-Forrest Road and 7 Loves Road. – Introduce new local policies into the MSS discouraging further residential growth and development within this area. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |
| Submissions | <ul style="list-style-type: none"> – A submission was received relating to an existing lot in Necks Track requesting that the land be rezoned from Farming to Rural Living to facilitate a 2 lot subdivision. Whilst some fragmentation and rural residential development has occurred in the area between Barwon Downs and Pennyroyal, it is considered that the lots relatively isolated location 2km west of Barwon Downs precludes a rezoning to rural living as it would not satisfy Ministerial Direction # 6. |

Barwon Downs Existing Zoning Map



| DRAWING KEY | |
|-------------|---|
| | Township Zone |
| | Farming Zone |
| | Road Zone - Category One |
| | Public Use Zone One - Service and Utility |
| | Public Use Zone Seven - Other Public Use |
| | Public Conservation and Resource Zone |

Proposals / Barwon Downs



| DRAWING KEY | |
|-------------|------------------------------|
| | Proposed Settlement Boundary |
| | Rezoned to Township |

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Barwon Downs



BEEAC

| Role | Town |
|------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Established township located on Colac-Ballarat Road approximately 20km north of Colac and 81km south of Ballarat. – Situated on the eastern edge of Lake Beeac, the community consists of approximately 74 dwellings and has an estimated permanent population of 200 people. – Existing commercial development occupies the western side of Main Street and presents as a largely intact heritage streetscape. – The majority of residential development is clustered between Main Street and Lake Beeac along Coulstone, Weston and Wallace Streets. More recently, a number of new dwellings have been constructed around the southern entrance to town. – Council has recently approved a residential subdivision which has resulted in the creation of 15 new lots fronting Main St and Mingawalla Rd. It has also provided an area of open space fronting Main St which has been developed as a windmill tourist park. – Residents have access to a limited but vital range of services including; a primary school, rural service centre, pub, post office, police station, CFA shed and a recreation reserve with associated clubrooms. – Surrounding land in all directions is used for agricultural purposes, predominantly dairy farming. – Limited service provision with no reticulated sewerage or gas. However, Beeac is connected to town water and receives weekly waste collection services. – There is a considerable amount of vacant, developable land in the existing Township Zone area. |
| Policy / strategy references | <ul style="list-style-type: none"> – The Beeac Urban Design Framework Plan completed in 2002 and updated in 2007, identifies a range of priority infrastructure and public realm improvements. – Ministerial Direction # 6 – Rural Residential Development encourages growth and development close to existing settlements with key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. – The proposed Salinity Management Overlay (SMO) would cover land on the western edge of town along the perimeter of Lake Beeac. – Colac Otway Heritage Study (2003) details the establishment and expansion of Beeac and nominates a number of locally significant heritage sites and precincts. |

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| Zones / overlays | <ul style="list-style-type: none"> – Majority of existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming. – Lake Beeac abuts the western edge of town and is included in the Public Conservation and Resource Zone. – The Public Use Zone applies to four sites including the primary school, CFA shed and Council depot. – The Heritage Overlay has been applied to seven individual sites and the entire commercial precinct. – The Land Subject to Inundation Overlay applies to Lake Beeac and to flood prone land approximately 450m east of Main St along Mingawalla Road. – The Environmental Significance Overlay (ESO1) – Warrion Groundwater Area applies to all land west of Colac-Ballarat Road. |
| Opportunities for development | <ul style="list-style-type: none"> – Considerable opportunities for infill development with approximately 74 vacant lots within the Township Zone area. – The settlement is within commuting distance to Colac and Ballarat and would be attractive to people seeking an affordable rural lifestyle. – The settlement already has a basic level of social and physical infrastructure, with a full range of services and resources available close by in Colac. – Land to the east of main Road is not classified as 'farmland of strategic significance' and sits outside of the Warrion Groundwater area. |
| Constraints on development | <ul style="list-style-type: none"> – The township is surrounded on all sides by farmland and further residential expansion would result in a net loss of productive agricultural land. – The lack of existing services/infrastructure suggests that further expansion would not satisfy Ministerial Direction # 6. – The absence of reticulated sewerage restricts infill and subdivision potential and requires all landowners to treat and dispose of wastewater onsite. This is made more problematic by the town's location on the Warrion Groundwater Aquifer and the need to minimise impacts on water quality. – Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage further fragmentation of productive agricultural land and seek to preserve the Shire's agricultural base. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – There is currently 38 ha of Township Zone land that includes an estimated 241 lots, of which approximately 70 are vacant. – Historically, residential demand in Beeac has been low, as evidenced by the extremely slow take up of vacant land in the Township Zone. – However, it appears that demand is increasing with the recent construction of a number of new dwellings around the southern entrance to town. Further infill is also anticipated on the newly created lots fronting Mingawalla Rd and Main Rd. |
| Growth Potential | <ul style="list-style-type: none"> – Moderate. |

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| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – The settlement's inclusion in the Township zone is supported as it reflects current and historical land use patterns and the extent of existing residential development. – Land west of Main Road is constrained by the physical boundary presented by Lake Beeac and is also included in the Warrion groundwater area and 'farmland of strategic significance'. – Given the number of vacant, undeveloped lots within the Township Zone and generally low take up rates, it is not considered appropriate or necessary to expand the existing residential area at this time. – However, it is recommended that land west of Main Road between Mingawalla Rd and the northern boundary of 90 Main St be identified as a long term candidate area for future residential expansion. This site is not classified as 'farmland of strategic significance', sits outside of the Warrion groundwater area and represents the most logical option for future residential expansion. The timing and extent of any future rezoning would be subject to further investigation and would need to be justified by future land supply and demand. – Introduce a settlement boundary around all Township Zoned land to provide a defined boundary to restrict future residential growth and development. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further residential growth that would result in the loss or fragmentation of agricultural land. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |

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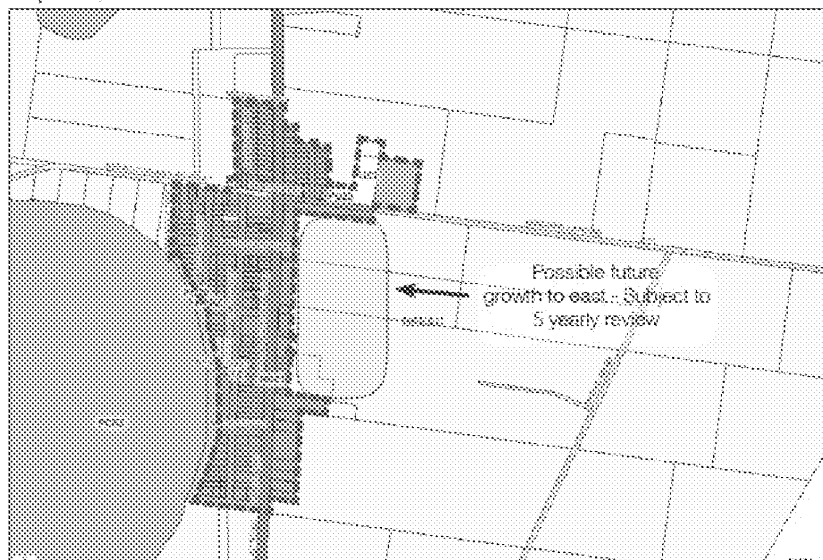
Beeac Existing Zoning Map



DRAWING KEY

- Township Zone
- Farming Zone
- Public Use Zone One - Service and Utility
- Public Use Zone Two - Education
- Public Use Zone Three - Health Community
- Public Use Zone Six - Local Government
- Road Zone - Category One
- Public Park and Recreation Zone
- Public Conservation and Resource Zone

Proposals / Beeac



DRAWING KEY

- Proposed Settlement Boundary

Beeac



BEECH FOREST

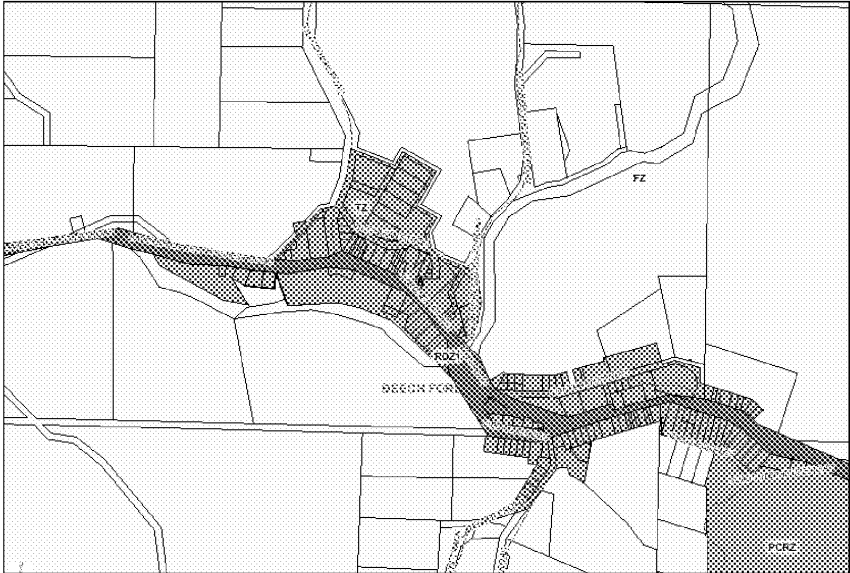
| Role | Town |
|------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established township on Beech Forest-Lavers Hill Road, approximately 44km south of Colac and 17km northeast of Lavers Hill. – Existing Township Zone area comprises approximately 148 lots ranging in size from 500sqm – 3.6ha. Most lots are already developed with approximately 49 vacant lots remaining. – The majority of residential development fronts Beech Forest-Lavers Hill Road with some larger rural residential lots extending south along Denherths Track and north along Old Coach Road and Old Colac Road. Ranging in size from 1 to 6ha, the majority of these lots are in separate ownership with many already developed for rural residential purposes. – Serviced by a public hall, recreation reserve, CFA shed, pub, café, accommodation providers and maternal and child health centre. – The township is located on a ridge line which provides sweeping views of forest and rural farmland in all directions. – Surrounding land is partially cleared, with some large pockets of remnant native vegetation, and predominantly used for agriculture, grazing and rural residential development. – The Great Otway National Park abuts the eastern edge of town. |
| Policy / strategy references | <ul style="list-style-type: none"> – The Beech Forest Township Master Plan was completed in 2004 and identifies a range of priority infrastructure and public realm improvements. – Referenced in Clause 23.03-8 (Smaller Townships) which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. It also includes a strategy to restrict the expansion of communities in areas of high landslip and fire risk. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage any further development on lots less than 40ha within water catchment areas. – The Rural Land Strategy (2007) identified land south of Beech Forest as one of seven potential 'rural residential candidate areas'. This identification was primarily based on existing subdivision pattern; amount of existing dwelling development (i.e. dwelling density); proximity to a town; and low to moderate agricultural capability. |

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| Zones / overlays | <ul style="list-style-type: none"> – Majority of existing residential development is included in the Township Zone with surrounding land to the north, south and west zoned Farming. – The Public Conservation and Resource Zone applies to the Great Otway National Park to the east of the township. – The Heritage Overlay has been applied to 11 individual sites/precincts throughout the township. – The Environmental Significance Overlay (ESO3) – Declared Water Supply Catchments applies to all land north of Beech Forest Lavers Hill Road. – All land within the township is covered by the Erosion Management Overlay and Wildfire Management Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on a limited number of existing vacant lots. – Ministerial Direction #6 encourages rural residential development adjacent to existing settlements with access to a range of services and infrastructure and where agricultural land is considered to be less valuable. |
| Constraints on development | <ul style="list-style-type: none"> – The settlement is bounded on three sides by agricultural land which to some extent serves to restrict future rural residential expansion. However, the agricultural value and capability of the land is limited by fragmented ownership patterns, steep topography and the extent of native vegetation. – There is a significant landslide risk associated with land in and around Beech Forest. – Land to the east of town is constrained by established native vegetation and the Great Otway National Park. – All land north of Beech Forest-Lavers Hill road is located within a declared water catchment area restricting dwelling density and development potential. Recent VCAT precedents and ongoing discussions with water authorities suggest that further growth or subdivision within the declared water catchment areas will not be supported. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – The settlement is subject to extreme bushfire risk and any future growth or development must be assessed against this known risk to life and property. |
| Wildfire Risk | <ul style="list-style-type: none"> – Land to the east of the township is heavily vegetated and forms part of the Great Otway National Park. – Surrounding land in all directions includes pockets of dense vegetation, steep slopes and limited access routes. – In 2009 the CFA identified Beech Forest as one of the 52 highest fire risk communities in Victoria. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand within the township itself is low, demonstrated by a slow take up of remaining vacant lots within the Township Zone. – Some demand for rural residential properties to the north and south of the township evidenced by the extent of existing rural residential development. – Future supply is limited to approximately 49 vacant lots within the Township Zone, some of which would likely be undevelopable due to environmental, wildfire and land capability constraints. |

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| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – The settlement's inclusion in the Township zone is supported as it reflects current and historical land use patterns and the extent of existing residential development. – Further expansion of the township, is to be discouraged given the number of vacant, undeveloped lots within the Township Zone, generally low take up rates and high level of environmental constraints. – Based on this information land identified to the south of Beech Forest as a 'candidate area for rural living' by the Rural Land Strategy 2007 is not recommended to be rezoned. – Introduce a settlement boundary around all Township Zoned land to provide a defined boundary to restrict future residential growth and development. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further residential growth that would result in the loss or fragmentation of agricultural land. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |
| Submissions | <ul style="list-style-type: none"> – Three submissions were received seeking the rezoning of land on Old Colac Road, Denherts Track, Old main Road and Old Beech Forest Road from Farming to Rural Living Zone or Township Zone. It is considered that these requests cannot be supported due to the extent of the declared water catchment area, the settlements extreme bushfire risk and the present availability of vacant, undeveloped land within the existing Township Zone. |

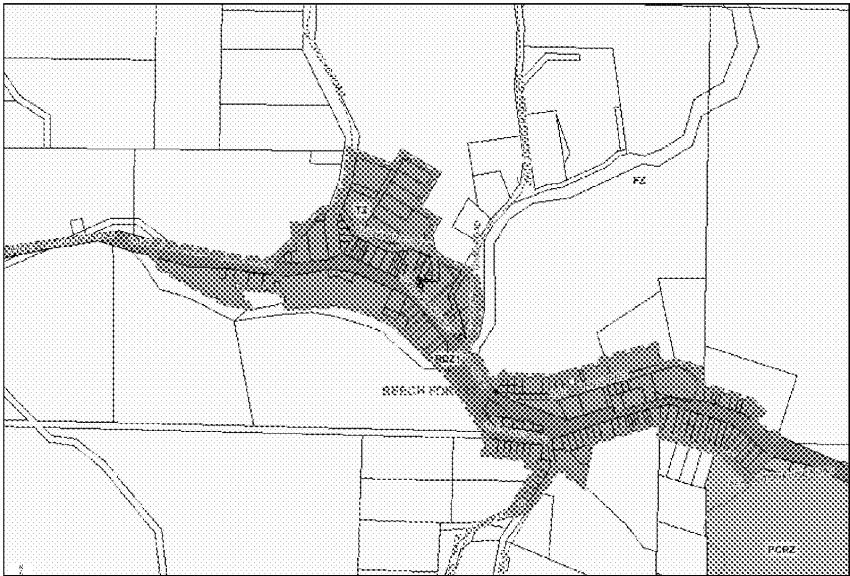
Beech Forest Existing Zoning Map



DRAWING KEY

□ Farming Zone

Proposals / Beech Forest



DRAWING KEY

xxx Proposed Settlement
Boundary

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Beech Forest



BIRREGURRA

| Role | Town |
|---------------|--|
| Main features | <ul style="list-style-type: none"> – Established township located on Warncoort-Birregurra Road, approximately 20km east of Colac. – Existing township has a population of 463 people and comprises approximately 391 lots ranging in size from 300sqm – 2.8ha. – The draft Birregurra Structure Plan (2010) identifies approximately 13ha of vacant land within the existing Township Zone. – The town is well serviced by a range of community facilities including, but not limited to; a recreation reserve, public hall, skate-park, primary school, police station, maternal and child health centre, golf course and bowls club. – The commercial precinct and historical core of town is focussed around Main Street and includes cafes, specialty shops, a pub, chemist, general store and accommodation providers. – Land south of Main Street slopes up away from the town centre and is characterised by period homes with some newer residential development on larger lots further up the hill. – A low density residential precinct comprising approximately 26 lots of between 0.5ha and 9ha is located at the southern end of town, at the top of the hill, providing sweeping views of town, the Barwon River and adjacent floodplain. – The residential precinct north of Main Street is bounded by Atkins Creek and consists of mixed housing stock including period dwellings and more modern project homes on lots of between 800sqm and 2,000sqm. – The Birregurra Railway Station sits at the northern entrance to town on Birregurra Road, adjacent to the town's main industrial precinct and timber mill. – Surrounding land in all directions is generally cleared and used for grazing and agricultural purposes. – A cluster of rural residential development is located approximately 1.7km east of town at the intersection of Cape Otway and Birregurra-Deans Marsh Roads. The precinct consists of approximately 10 dwellings on lots of between 1.8 and 3ha. The area is separated from the main township by a floodplain and the Barwon River. – In 2008 the State Government announced funding for the construction of a reticulated sewerage scheme for Birregurra, to be completed in 2011. It is anticipated that connection of the township to reticulated sewerage will facilitate higher development densities and subdivision of existing lots within the Township Zone. – A more detailed description of the town can be viewed in the draft Birregurra Structure Plan – Context Report (2010). |

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| Policy / strategy references | <ul style="list-style-type: none"> – The Birregurra Township Master Plan was completed in 2003 and identifies a range of priority infrastructure and public realm improvements. – The Birregurra Park Master Plan was completed in 2007 and identifies a range of landscaping and public realm improvements including the construction of a playground and undercover seating area. – Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-4 Birregurra which outlines a range of objectives and strategies aimed at preserving the town's distinct heritage character and ensuring an economically and socially prosperous future for the township. – The Rural Land Strategy (2007) identifies land surrounding Birregurra as having a medium agricultural capability. |
| Zones / overlays | <ul style="list-style-type: none"> – All commercial premises and the majority of existing residential development is included in the Township Zone with surrounding land zoned Farming. – The Low Density Residential Zone applies to approximately 26 lots at the southern end of town. – The Public Park and Recreation Zone applies to the netball courts, recreation reserve and golf course. – The Public Conservation and Resource Zone applies to the Barwon River. – The Farming Zone applies to the rural residential cluster approximately 1.7km east of the town centre. – The Heritage Overlay has been applied to 29 individual sites and 2 precincts. – The Land Subject to Inundation Overlay applies to the floodplain to the east of town as well as to flood prone land surrounding Atkins Creek and the Barwon River. – The Erosion Management Overlay applies to all land south of Sladen Street and east of Barwon Street. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on existing vacant lots within the Township Zone and Low Density Residential Zone. – It is anticipated that the town's connection to reticulated sewerage in 2011 will facilitate further subdivision of existing lots previously considered too small to treat and dispose of wastewater onsite. – Land immediately to the west of town is generally cleared, has a medium agricultural capability and is not subject to landslip or significant flooding constraints. Beyond infill development, it presents as the logical location for any potential future residential growth. – Ministerial Direction #6 encourages rural residential development adjacent to existing settlements with access to a range of services and infrastructure. It is considered that Birregurra has an appropriate range of services and infrastructure to satisfy the intent of this requirement. |

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| Constraints on development | <ul style="list-style-type: none"> – The development and subdivision potential of existing vacant lots is limited by land capability constraints associated with the need to treat and dispose of wastewater onsite. This is likely to change once the town sewerage scheme is completed. – The settlement is bounded on all sides by medium capability agricultural land. – Recent landslide susceptibility mapping undertaken by the CCMA and Council suggests landslip risk is limited to the outskirts of the township surrounding the Barwon River. – Land to the east of town is constrained by the Barwon River and associated floodplain. – Land to the north of town is partially constrained by flood prone land associated with Atkins Creek. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand in this area is strong due to the availability of services, affordable house prices, high amenity values and proximity to the coast. This demand has been evidenced by the strong take up of vacant lots within the Township Zone. – Current supply is limited to approximately 13ha of vacant land within the Township Zone, some of which is likely to be undevelopable due to environmental and land capability constraints. Connection to reticulated sewerage will unlock the subdivision and development potential of these lots facilitating smaller lot sizes and higher dwelling density. – A complete assessment of supply and demand can be viewed in the Birregurra Structure Plan – Context Report (2010). |
| Growth Potential | <ul style="list-style-type: none"> – Medium. |

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| Recommended outcomes | <ul style="list-style-type: none"> – A detailed explanation and justification for all recommended outcomes can be viewed in the Birregurra Structure Plan (2010). A brief summary of key outcomes is provided below: – As a first priority, direct new development to existing vacant land within the Township Zone and encourage infill development post completion of the reticulated sewerage scheme. – Identify two future investigation areas on the western edge of town to accommodate anticipated longer term residential demand. The nominated investigation areas include land to the north and south of Kettle Lane, as well as land to the west of Ennis Street. These lots are not subject to landslip or flooding constraints and are within close proximity to the commercial precinct and train station. Subject to detailed site investigations, they represent the most logical future urban extension to Birregurra. – Rezone the existing cluster of rural residential development to the east of town from Farming to Rural Living Zone to better reflect existing development patterns. This area has historically been developed for rural residential purposes and was long ago removed from agricultural production. The rezoning will allow for a small amount of infill development on existing vacant lots, whilst still ensuring that a clear distinction is drawn between productive agricultural land and established rural residential development. – Rezone the skate park at 28-36 Main Street from Township Zone to Public Park and Recreation Zone to better reflect the actual use on site. – Rezone private land at 450 and 470 Birregurra Road from Public Use Zone to Farming Zone to reflect the actual use on site. These lots are adjacent to the railway station and it is inappropriate for them to be included in a Public Use Zone given they are in private ownership. – Further expansion of the township to the north, south and east is to be discouraged due to the extent of flood prone land, landslip risk and productive agricultural land. |
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| Planning Scheme changes | <ul style="list-style-type: none"> – Preparation of a structure plan is underway and a draft structure plan was placed on public exhibition for 6 weeks in November 2010. A brief summary of the recommendations contained in the draft structure plan is provided below: – Rezone the existing cluster of rural residential development 1.7km east of town from Farming to Rural Living Zone to better reflect existing development patterns. – Rezone the skate park at 28-36 Main Street from Township Zone to Public Park and Recreation Zone. – Rezone private land at 450 and 470 Birregurra Road from Public Use Zone to Farming Zone to reflect the actual use on site. – Introduce new local policies into the MSS encouraging infill development as a short term priority. – Identify two future investigation areas on the western edge of town to accommodate anticipated longer term residential demand. – Introduce a defined settlement boundary to restrict future expansion of the township beyond those areas identified above. – <i>Although the Structure Plan is being prepared separately to the Rural Living Strategy, the findings of the two projects are closely interrelated. It is also proposed that Council will prepare a Neighbourhood Character Study for this township prior to the completion of the Birregurra Structure Plan.</i> |
| Submissions | <ul style="list-style-type: none"> – Four submissions were received seeking the rezoning of land from Farming to Rural Living Zone including the existing rural residential cluster 1.7km east of the township. A range of infrastructure, service and urban design improvements were also requested. The future strategic direction for Birregurra will be guided by the Birregurra Structure Plan process which is being completed concurrent to the Rural Living Strategy. The draft Structure Plan identifies future investigation areas for residential growth and supports the rezoning of the cluster to the east of town. Consideration of specific issues relating to neighbourhood character, the provision of facilities, streetscape improvements and commercial development is beyond the scope of the Rural Living Strategy and will be dealt with as part of the Structure Plan process. |

Draft Birregurra Structure Plan as exhibited November/December 2010



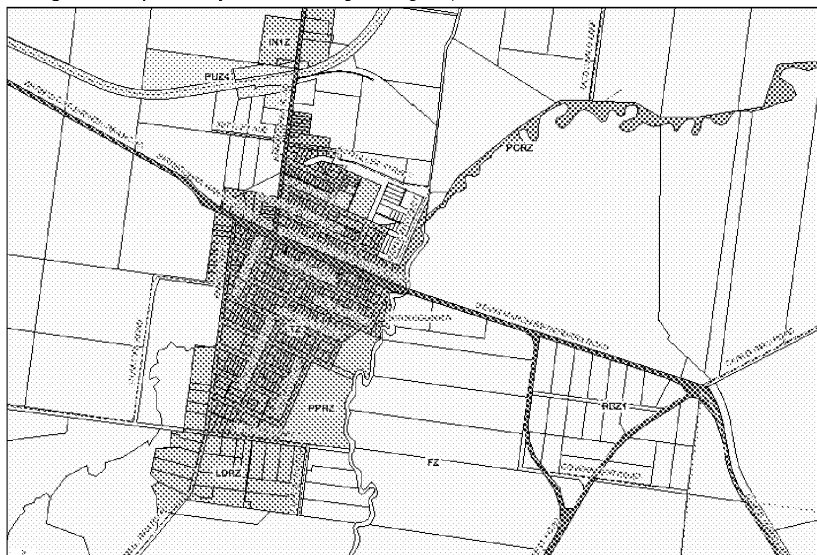
85 133585 Rural Living Strategy

Birregurra



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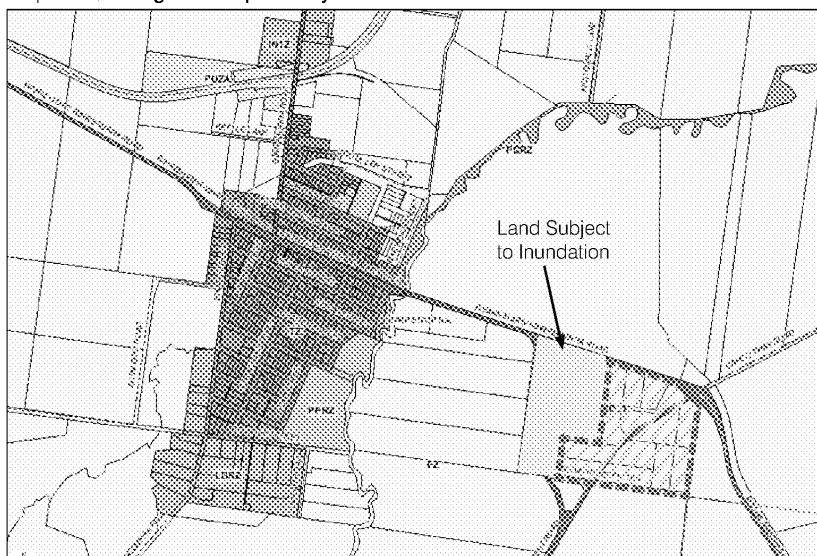
Birregurra - Cape Otway Road Existing Zoning Map



DRAWING KEY

- Township Zone
- Low Density Residential
- Farming Zone
- Industrial Zone One
- Public Use Zone - Transport
- Road Zone - Category One
- Public Conservation and Resource Zone
- Public Park and Recreation Zone

Proposals / Birregurra - Cape Otway Road



DRAWING KEY

- Proposed Cluster Boundary
- Rezone to Rural Living

BUNGADOR

| Role | Cluster |
|-------------------------------|---|
| Main features | – Large lots used for farming located at the intersection of Carpendeit-Bungador Road & Irrewillipe Road. |
| Policy / strategy references | – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.
– The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | – All land within the Farming Zone.
– No overlays. |
| Opportunities for development | – No opportunities identified. |
| Constraints on development | – Further expansion of Bungador cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services.
– Given the cluster is located on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important that land is preserved for farming purposes. |
| Wildfire Risk | – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | – Negligible identifiable demand. |
| Growth Potential | – Low. |
| Recommended outcomes | – Expect no or minimal change.
– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | – Propose no changes to Planning Scheme. |

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Bundagor Existing Zoning Map



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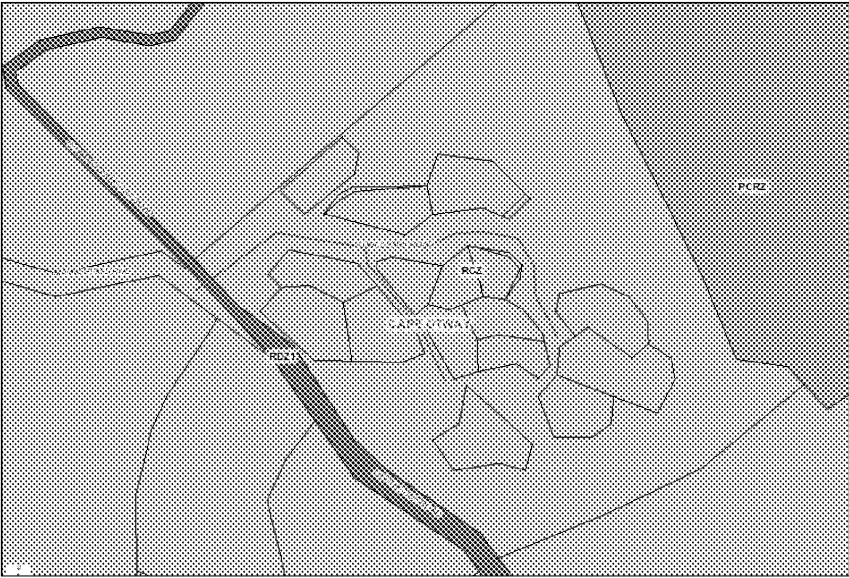
 Farming Zone

CAPE OTWAY

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – 15 lots of approx 1.5 hectares located on Otway Park Road. – All with existing holiday homes/lifestyle properties. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. |
| Zones / overlays | <ul style="list-style-type: none"> – All land zoned Rural Conservation Zone. – Land covered by Erosion Management and Wildfire Management Overlays, Vegetation Protection Overlay VPO1 (significant and remnant vegetation) and Significant Landscape Overlay SLO4 (Johanna coast to Cape Otway coastal valley and hills precinct). |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Given the isolation, lack of services and distance to existing settlement, further residential development in Cape Otway cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. |
| Wildfire Risk | <ul style="list-style-type: none"> – Heavily vegetated area with potential fire risks as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – While demand is most likely high given the proximity to the coast, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Cape Otway Existing Zoning Map



- DRAWING KEY
- Public Conservation and Resource Zone
 - Road Zone - Category One
 - Rural Conservation Zone

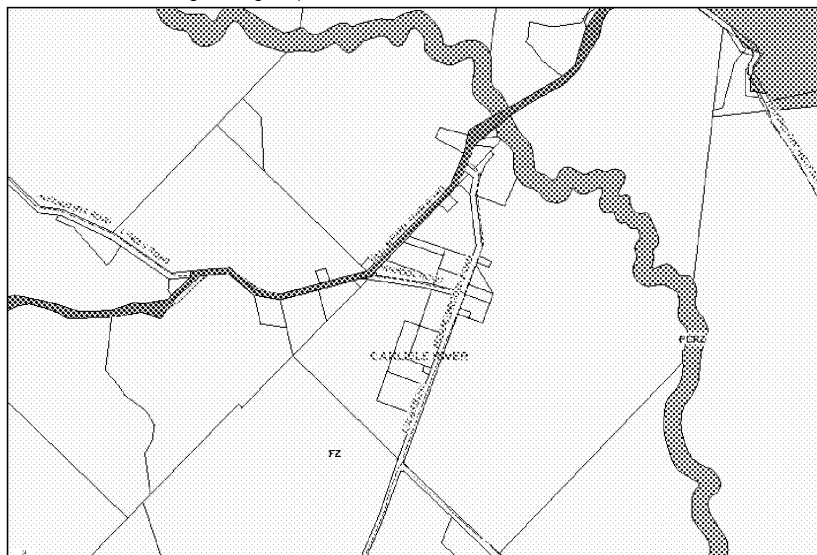
CARLISLE RIVER

| Role | Village |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Small settlement with oval, tennis courts and school. – Approximately 10 existing dwellings located at the intersection of Gellibrand River Road & School Road. – Carlisle River Primary School had a role of approximately 16 at the start of the 2009 school year. |
| Policy / strategy references | <ul style="list-style-type: none"> – Town specific documents include: Carlisle River Township Master Plan 2004, Carlisle reserve is referenced in the Regional Recreational Reserves Master Plan (2007) and the Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the beginning of Carlisle River Township from the 1860s. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage any further development on lots less than 40ha within water catchment areas. |
| Zones / overlays | <ul style="list-style-type: none"> – All land classified Farming Zone. – Land covered by Erosion Management and Wildfire Management Overlays also Environmental Significance Overlay ESO3, protecting declared water supply catchments. – Pocket of heritage sites protected by Heritage Overlay HO105. – Land to north Subject to Inundation Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are primarily related to infill of vacant lots. It is not expected that demand will be high. – The fact there is an existing primary school and recreation facilities indicates a level of service higher than several other 'defacto' settlements. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – The subdivision sits within a declared water catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite. |
| Wildfire Risk | <ul style="list-style-type: none"> – Identified by CFA as one of the 52 highest risk communities for the 2009 fire season. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand seems to be relatively low in this settlement due to the remoteness. |
| Growth Potential | <ul style="list-style-type: none"> – Deferred subject to a suitable effluent management plan. |

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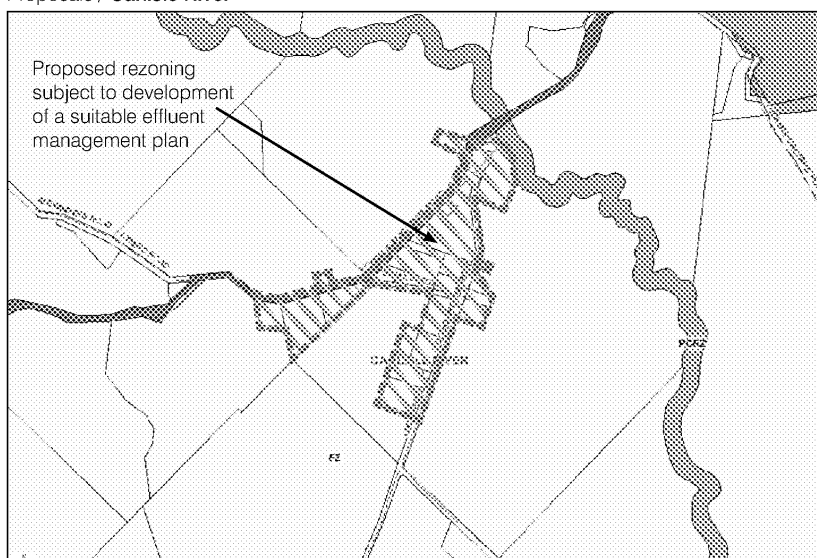
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| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further growth or subdivision within this village is to be discouraged due to its location in a declared water catchment area and high bushfire risk. – The cluster's current inclusion in the Farming zone is considered inappropriate as it fails to acknowledge the established rural residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. – Whilst it is recommended that no further growth or subdivision can occur within or around this subdivision, it is considered appropriate to rezone the subdivision to Township subject to the development of a suitable effluent management plan, to better reflect existing development patterns. This will ensure that a clear distinction is drawn between agricultural land and established rural residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Establish a defined Settlement Boundary. – Subject to the development of a suitable town specific effluent management plan, rezone land from Farming to Township within the defined boundary. |

Carlisle River Existing Zoning Map



| DRAWING KEY | |
|-------------|---------------------------------------|
| | Public Conservation and Resource Zone |
| | Farming Zone |
| | Road Zone - Category One |

Proposals / Carlisle River



| DRAWING KEY | |
|-------------|------------------------------|
| | Proposed Settlement Boundary |
| | Rezoned to Township |

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Carlisle River



CHAPPLE VALE

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Dotted houses along Cobden-Lavers Hill Road, no concentrated settlement. – Borders National park and some farm land. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage any further development on lots less than 40ha within water catchment areas. |
| Zones / overlays | <ul style="list-style-type: none"> – Land classified Farming Zone. – Small pocket of Public Conservation and Resource Zone also subject to inundation overlay. – Land covered by Erosion Management and Wildfire Management Overlays and Environmental Significance Overlay ESO3, protecting declared water supply catchments. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Chapple Vale sits within a declared water catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Heavily vegetated area with potential wildfire risks as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Chapple Vale Existing Zoning Map



COLAC & ELLIMINYT

The work on Colac & Elliminyt was prepared by Colac Otway Shire

| Role | Regional Centre |
|---------------|--|
| Main features | <ul style="list-style-type: none"> – Colac is a regional centre situated halfway between Geelong and Warrnambool, positioned on the southern shore of Lake Colac with the Princes Highway being the principle road connection between regional centres. – Colac is the principle town for the Shire and provides commercial, community facilities and services, recreation and transport infrastructure of a regional nature. – Elliminyt is effectively a suburb of Colac and located about 2 km south of the Colac town centre. – There has been some population growth over the last 10 years with the total population for Colac, including Elliminyt, growing from around 7,000 people to 11,000 persons as at 2006. – Although demographic trends show the population of Colac is aging, the population profile has only changed slightly over the last decade or two. – The commercial precinct extends either side of Murray Street and generally south to Rae Street. The commercial precinct contains a mix of shops, restaurants, offices, banks, supermarkets and restricted retail activities. – Community facilities include a hospital, medical clinics, library, schools, churches, civic centre, performing arts centre and major recreational facilities. – Industrial precincts are located at the eastern entrance to the town and along Forest Street and Rossmoyne Road. At the western entrance, there is a pocket of industrial land and land for peripheral sales. – Residential development extends from the shore of Lake Colac, generally between Deans Creek Road and Forest Street to Pound Road. – Land to the east and west of the town is available for rural living development and further to the south, low density residential development. |

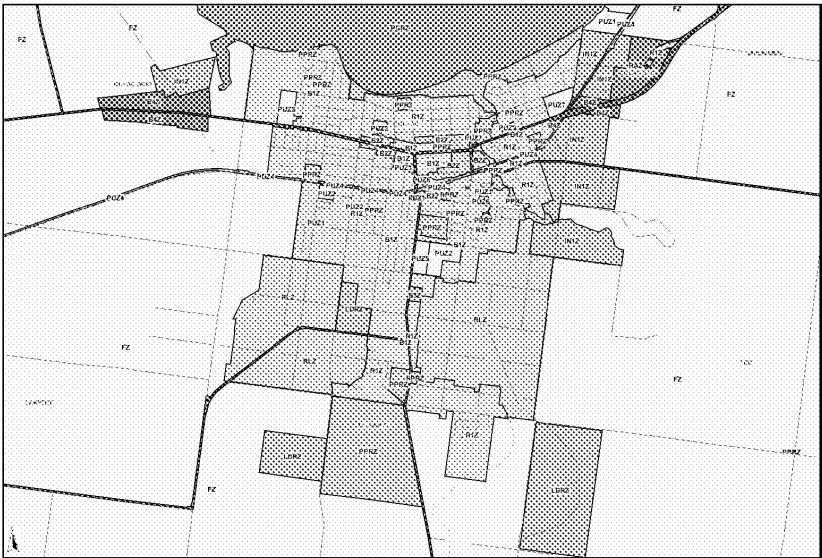
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| <p>Policy / strategy references</p> | <ul style="list-style-type: none"> - The Colac Structure Plan, February 2007 provides a 20 year framework for future development of Colac and Elliminyt and was implemented into the planning scheme by Amendment C55 in June 2009. The structure plan establishes a settlement boundary and identifies an investigation area to the west for future long term rural residential growth. - Ministerial Direction No. 6 – Rural Residential Development encourages rural residential growth and development in established settlements with access to key services and infrastructure. - The Rural Land Strategy (2007) and Clause 21.03-9 identifies that the only land zoned for rural living purposes is in the Colac/Elliminyt township. The Rural Living objective in the MSS is to provide opportunities for rural residential style development in appropriate locations that do not negatively impact on the ability to farm. - The Colac Otway Heritage Study (2003) identifies individually significant sites and precincts. - Council adopted the following Planning Scheme Amendment C55 Panel recommendations: <ul style="list-style-type: none"> - Rezone land to the east of the Scanlon land and abutting the Beechy rail trail to Residential 1 Zone. - Undertake a more realistic estimate of the land supply in Colac. - Consider inclusion of land to the south and west of the Scanlon land for rezoning to Residential 1 Zone subject to the completion of a Precinct Plan that demonstrates the integrated development of all the land. - Council investigate applying a new Development Plan Overlay to maintain options for further subdivision in Colac. - Council review the option of including smaller minimum lot sizes in the 'rural living' areas in the south-east and south-west of Colac on the basis of consideration of any updated forecast of the residential land market, management of wastewaters and the potential need to preserve some areas for longer term conversion to conventional residential development. - Council review the suitability of the land east of Forest Street between Woodrowvale Road and Barry's Road for Rural Living as part of a reassessment of the demand for and preferred locations for such development around Colac and as part of the preparation of a structure plan for Elliminyt. |
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| Zones / overlays | <ul style="list-style-type: none"> – The Business 1 and 2 Zones extend along Murray Street and to the south where the majority of commercial development occurs. Further to the west and at the eastern entrance, the Business 4 Zone has been applied to facilitate a restricted retail precincts. – The Industrial 1 Zone has been applied to the industrial precincts at the eastern entrance and along Forest Street and Rossmoyne Road. – The existing residential development surrounding the commercial precinct and further south to Harris Road is included in the Residential 1 Zone. – Two rural living areas, generally south of Pound Road, separated by conventional residential development are included in the Rural Living Zone with a minimum subdivision size of 1.2 hectares. – To the south of Harris Road are two discrete areas that are included in the Low Density Residential Zone. Development of the Belverdere Low Density Residential estate, to the east of Colac-Lavers Hill Road commenced in 1995. Planning approval for subdivision of the LDRZ land on Christies Road has not been granted. A VCAT determination in 2009 refused to support the subdivision of the land into low density residential allotments. – A number of overlays affect the township area including, but not limited to, the Heritage Overlay, this applies generally to the commercial precinct and a number of individually listed sites. The Development Plan Overlay applies to infill residential sites within the Residential 1 Zone and the Design and Development Overlay – Schedule 1 or 2, applies to industrial zoned land to the east and west of the town. – The Land Subject to Inundation Overlay applies to large areas of land to the east and west of the current residential development and extends generally to Harris Road. – The Erosion Management Overlay covers the southern parts of the township and revised mapping supplied by CCMA will result in removal of the overlay when a planning scheme amendment is prepared. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities exist for further subdivision of residential zoned land although this may be constrained on the flatter land due to inundation. There may be a need for an overall drainage study to facilitate residential subdivision of this land. – Opportunities exist for further subdivision of low density and rural living zoned land. |
| Constraints on development | <ul style="list-style-type: none"> – Much of the land to the south of the existing urban development in the Residential 1 Zone is constrained due to inundation and is included in the LSIO. – Land at Christies Road is not well connected with the town and isolated from existing services. – Further subdivision of the Rural Living Zoned land to the east may prejudice the investigation of the area's suitability for Low Density Residential Zone in the future as proposed by the Panel for Amendment C55. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |

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| Residential demand / supply | <ul style="list-style-type: none"> – The Colac Structure Plan and recent analysis confirms that there is more than a 15 year supply of residential land available for development. – Recent analysis of issued planning permits identified that there is 320 existing vacant lots in the Residential 1 Zone, 157 existing vacant lots in the Rural Living Zoned land and 11 lots in the Low Density Residential Land. – The Belvedere Low Density Residential Estate provides opportunity for further low density development down to 0.4 ha. Approval has been granted for a further 96 lots for the southern portion and re-subdivision potential in the northern portion for 108 lots. – Planning Scheme Amendment C55 Panel recommended that the land zoned Rural Living be investigated for rezoning to LDRZ which could further increase supply. At present the 1.2 ha minimum lot size constrains potential for substantial subdivision of the rural living land as most lots are 2 ha in area. – Recent analysis shows that Building applications and completed dwellings in 2008 were 54 dwellings and in 2009 were 50 dwellings, substantially more than estimated in the Colac Structure Plan in 2007. |
| Growth Potential | <ul style="list-style-type: none"> – High. – The Colac Structure Plan estimates the current area of land in the Residential 1 zone is 176 hectares. Based on a lot yield of 10 lots/ha there is 1760 lot capacity. At consumption rate of 20 lots per year a supply of 88 years was considered possible although this ignores flood prone land which the Panel for Amendment C55 agreed would reduce the supply, and demand was found to be a significant underestimation. – If a more recent rate of take-up of 50 dwellings per year was applied then a supply of land for urban development of 35 years is possible. |
| Recommended outcomes | <ul style="list-style-type: none"> – Colac and Elliminyt continue to provide the majority supply of land for residential, low density and rural living development opportunities for the Shire. – Confirm the settlement boundaries for the township and highlight future potential of land to the west for expansion of Rural Living Zone subject to supply/demand. – Confirm the existing Rural Living Zone areas and support the review of the minimum lot sizes as recommended by the Panel for Amendment C55 as part of the Colac Residential Strategy for potential to accommodate urban densities. – Investigate the longer term suitability of the land identified for potential for Rural Living Zone to the west of Colac as shown on the Structure Plan and Clause 21.03-1 of the planning scheme. – Land included in the LDRZ on the west side of Christies Road is isolated and remote from the township and fails to meet the tests of Ministerial Direction No. 6, on this basis it is recommended this be back zoned to Farming Zone.. |
| Planning Scheme changes | <ul style="list-style-type: none"> – It is recommended land included in the LDRZ at 70 and 90 Christies Road should be back zoned to Farming Zone. – Review the settlement boundaries based on the follow-on work indentified by the Panel of Amendment C55. – Support the rezoning of land to the east of the Scanlon land and abutting the Beechy rail trail to Residential 1 Zone. |

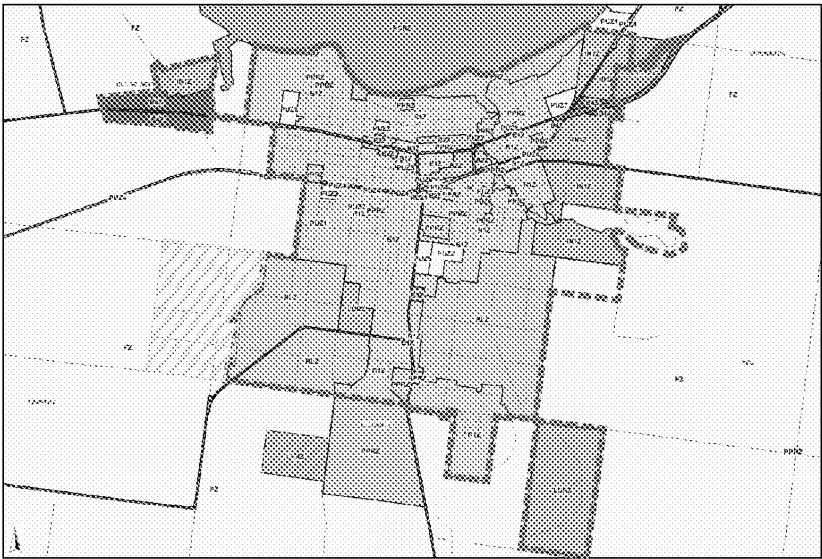
Colac & Elliminyt Existing Zoning Map



DRAWING KEY

| | |
|-----------|---|
| [Pattern] | Residential Zone One |
| [Pattern] | Low Density Residential Zone |
| [Pattern] | Rural Living Zone |
| [Pattern] | Farming Zone |
| [Pattern] | Industrial Zone One |
| [Pattern] | Public Use Zone Two - Education |
| [Pattern] | Public Use Zone Five - Cemetery / Crematorium |
| [Pattern] | Road Zone - Category One |
| [Pattern] | Public Conservation and Resource Zone |
| [Pattern] | Public Park and Recreation Zone |

Proposals / Colac & Elliminyt



DRAWING KEY

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| [Pattern] | Proposed township boundary |
| [Pattern] | Backzone to Farming Zone |
| [Pattern] | Potential Future Rural Residential Growth Area |

Colac



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CORAGULAC

| Role | Village |
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| Main features | <ul style="list-style-type: none"> – Existing township 13km northwest of Colac located on Corangamite Lake Road between Ryans Lane and Coragulac Beeac Road. – Development in and around the existing township areas has evolved around two distinct nodes separated by an area of de facto rural residential development. A brief description of each of these precincts is provided below: <p>1. Intersection of Corangamite-Lake and Coragulac-Beeac Roads:</p> <ul style="list-style-type: none"> – Linear cluster of approximately 15 existing dwellings in the Township Zone fronting Corangamite Lake Road. – Residential lots ranging in size from between 500 and 3,000sqm. – Monaghan Fresh Produce operates a fruit and vegetable packing and supply business from a site at 8 Coragulac Beeac Rd. The site is currently anomalously zoned Public Use (PUZ6) - Local Government due to its former use as a Council weighbridge. <p>2. Intersection of Ryans Lane and Corangamite Lake Road:</p> <ul style="list-style-type: none"> – 13 established dwellings centred around the intersection of Ryans Lane and Corangamite Lake Road on small lots between 1,000sqm and 1ha. – Development has evolved around the heritage listed St Brendan's Roman Catholic Church and adjacent primary school. – The area is currently zoned farming but fragmented ownership patterns and the extent of existing development demonstrate that the land has effectively been removed from agricultural production. <p>3. Rural residential development along Corangamite Lake Road:</p> <ul style="list-style-type: none"> – The area between and surrounding the two established settlements is characterised by scattered rural residential development on approximately 15 lots of between 0.2 and 17ha. – This strip runs for approximately 600m along both sides of Corangamite Lake Road. – Its physical configuration is comprised of small landholdings on 15 fragmented titles that historically formed part of the O'Shea dairy farm. – Approximately 8 dwellings have already been constructed and were approved prior to the State Governments introduction of the new Rural Zones in 2006. |

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| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) highlights the need for Council to identify areas that could accommodate demand for rural residential development and to rezone accordingly. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007). – The Colac Heritage Study (2003) outlines the heritage significance of the Coragulac Church Precinct and the buildings are covered by the Heritage Overlay (HO309) under Clause 22.01-13. |
| Zones / overlays | <ul style="list-style-type: none"> – Existing dwellings at the intersection of Corangamite-Lake and Coragulac Beeac Roads are included in the Township Zone. – The remainder of the settlement, including the de facto rural residential area along Corangamite Lake Road, and the residential area surrounding St Brendan's Church, are all included in the Farming Zone. – All land within the settlement is covered by the Environmental Significance Overlay (ESO1) – Warrion Groundwater Area. |
| Opportunities for development | <ul style="list-style-type: none"> – There are currently approximately 3 vacant lots within the existing Township Zone to the North of the settlement which could accommodate infill development and/or subdivision, evidenced by a growing demand in recent years for dwellings on small lots in the Farming Zone. – The settlement is within easy commuting distance to Colac and is likely to attract people seeking a rural lifestyle. – The settlement already has a basic level of social and physical infrastructure, with a full range of services and resources available close by in Colac. |

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| Constraints on development | <ul style="list-style-type: none"> – The area is surrounded on all sides by high quality agricultural land which is included in the area nominated as 'farmland of strategic significance' by the Rural Land Strategy (2007). – The lack of reticulated sewerage requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the settlement would result in a net loss of productive agricultural land and would conflict with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. – The settlement is located on the Warrion aquifer. Any future development must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – The inclusion of Precincts 2 and 3 in the Farming Zone severely restricts their future development potential and effectively prohibits any further subdivision. – The current supply is limited, with only 3 vacant lots remaining within the existing Township Zone area in Precinct 1. – Demand in Coragulac is consistent, largely because of its proximity to Colac and high amenity values. This is also evidenced by the number of Planning Permit applications received by Council since the O'Shea farm was sold off in separate land parcels in 2007. – Future demand is likely to be constrained by a shortage of vacant lots. |
| Growth Potential | <ul style="list-style-type: none"> – Moderate. |

Recommended outcomes

- Considerable rural residential demand is evident around Coragulac. Given its close proximity to Colac, the availability of basic services and the extent of existing residential development it is considered an appropriate location to accommodate some of the Shire's future rural residential growth. Detailed recommendations for each Precinct are provided below:
 1. Intersection of Corangamite-Lake and Coragulac-Beeac Roads:
 - This area's current inclusion in the Township Zone is supported as it reflects current and historical land use patterns and the extent of existing residential development.
 - Lots forming part of 825, 850 and 816 Corangamite Lake Road as well as 8 and 27 Coragulac Beeac Road are small residential lots adjacent to the existing township and currently zoned Farming. The current inclusion of these lots in the Farming zone is considered inappropriate as it fails to acknowledge the established residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. It is considered appropriate to include these lots in the Township Zone and proposed settlement boundary to better reflect existing development patterns.
 - Land at 8 Coragulac-Beeac Road (Monaghan's Fresh Produce) is currently anomalously zoned Public Use (PUZ6) due to its former use as a Council weighbridge. This zone is no longer appropriate as the land is now in private ownership. It is therefore recommended that the site be rezoned to Township Zone and included within the proposed settlement boundary.
 2. Intersection of Ryans Lane and Corangamite-Lake Road:
 - The precinct's current inclusion in the Farming Zone is considered inappropriate as it fails to acknowledge the established residential land use, the presence of St Brendans Church and School, and the fact that the land was long ago removed from agricultural production.
 - Whilst the growth potential of the township is constrained by its location within 'Farmland of Strategic Significance', it is considered appropriate to include these lots within the Township Zone and proposed settlement boundary to better reflect existing development patterns.
 - This will also allow for a small amount of infill development on existing vacant lots whilst still ensuring that a clear distinction is drawn between productive agricultural land and established rural residential development.
 3. Rural residential development along Corangamite Lake Road:
 - The area between and surrounding the two established residential nodes is characterised by scattered rural residential development on approximately 15 lots of between 0.2 and 17ha.
 - Given the extent of existing development, fragmented ownership patterns and the lack of obvious constraints, it is recommended that this precinct be rezoned to Low Density Residential.

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| Planning Scheme changes | <ul style="list-style-type: none"> – Expand the coverage of the Township Zone to include identified lots. – Rezone identified lots from Farming to Low Density Residential Zone. – Introduce new local policies into the MSS discouraging further residential growth in surrounding agricultural areas. – Introduce a defined settlement boundary around all the Township and Low Density Residential zoned land to restrict further expansion of the township. |
| Submissions | <ul style="list-style-type: none"> – Seven submissions were received seeking the rezoning of lots along Corangamite Lake Road and Ryans Lane from Farming to Rural Living or Low Density Residential Zone. The rezoning of existing lots along Corangamite Lake Road between the two established residential nodes is supported. Several existing, developed lots fronting Ryans Lane are also proposed to be included in the Township Zone. Further expansion to include additional vacant and undeveloped lots along Ryans Lane was not supported as it would result in further loss of valuable agricultural land. |

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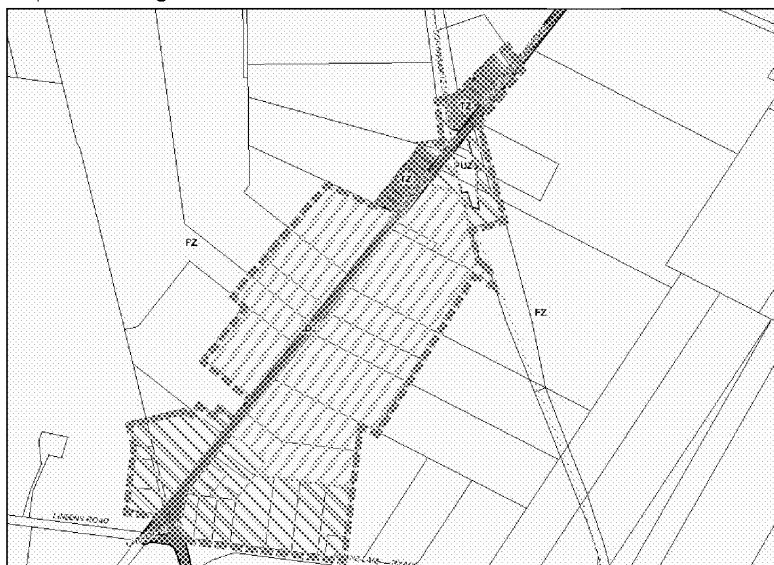
Coragulac Existing Zoning Map



DRAWING KEY

- Township Zone
- Farming Zone
- Public Use Zone - Local Government
- Road Zone - Category One

Proposals / Coragulac



DRAWING KEY

- Proposed Settlement Boundary
- Rezoned to Township
- Rezoned to Low Density Residential

Coragulac



COROROOKE

| Role | Village |
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| Main features | <ul style="list-style-type: none"> – Established settlement located at the intersection of Corangamite Lake Road, and Factory Road approximately 10km northwest of Colac. – Small rural community consisting of approximately 60 dwellings a general store, post office, recreation reserve, public hall and maternal and child health centre. – The Fonterra factory is located in the centre of town and operates as the largest milk processing factory in the region and a key source of local employment. – Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming. – Limited service provision with no reticulated sewerage or gas. However, Cororooke is connected to town water and receives weekly waste collection services. – Majority of existing development fronts Corangamite Lake Road with lots ranging in size from 500sqm to 3.5ha. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development encourages rural residential growth and development in established settlements with access to key services and infrastructure. – The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007) and has a high agricultural capability. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. – Colac Otway Heritage Study (2003) details the establishment and expansion of Cororooke and nominates a number of locally significant heritage sites/precincts. |
| Zones / overlays | <ul style="list-style-type: none"> – Existing development located in Township Zone. – Surroundings classified Farming Zone. – Three sites are included in Public Use Zone 6 - Local Government. – Land covered by Environmental Significance Overlay ESO1, protecting the Warrion groundwater area. – Four sites of historical significance covered by Heritage Overlays HO168, HO167, HO310, and HO166. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on approximately 6 vacant lots in the Township Zone. – The settlement is within easy commuting distance to Colac and is likely to attract people seeking a rural lifestyle. – An application for a seven lot subdivision of vacant land in the current Township Zone is currently being considered by Council. – The settlement already has a basic level of social and physical infrastructure, with a full range of services and resources available close by in Colac. |

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| Constraints on development | <ul style="list-style-type: none"> – The subdivision is surrounded on all sides by high quality agricultural land which is included in the area nominated as 'farmland of strategic significance' by the Rural Land Strategy (2007). – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the township would result in a net loss of productive agricultural land. – Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage further fragmentation of productive agricultural land and seek to preserve the Shire's agricultural base. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Historically, demand in this area has been low as demonstrated by the slow take up of remaining vacant lots within the Township Zone. However, Council has recently received an application for a 7 lot subdivision within the existing Township Zone and there is evidence of growing demand for rural residential development in nearby Coragulac. – Future supply is limited to approximately 6 vacant lots within the Township Zone. – Potential for further subdivision of larger lots within the Township Zone provided issues associated with land capability and wastewater management constraints are addressed. |
| Growth Potential | <ul style="list-style-type: none"> – Moderate. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – The settlement's inclusion in the Township zone is supported as it reflects current and historical land use patterns and the extent of existing residential development. – Further expansion of the township, beyond that outlined above, is to be discouraged due to the high value of surrounding agricultural land. – Introduce a settlement boundary around all Township Zoned land to provide a defined boundary to restrict future residential growth and development. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further residential growth that would result in the loss or fragmentation of agricultural land. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |
| Submissions | <ul style="list-style-type: none"> – A submission was received requesting the rezoning of an 8ha parcel of vacant land at the northern entrance to Cororooke from Farming to Rural Living. The requested rezoning cannot be supported due to the areas high agricultural value and insufficient demand to justify such a large expansion of the Township Zone. |

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Cororooke Existing Zoning Map



DRAWING KEY

- Township Zone
- Public Use Zone - Local Government
- Public Park and Recreation Zone
- Farming Zone
- Road Zone - Category One

Proposals / Cororooke



DRAWING KEY

- Proposed Settlement Boundary

Cororooke



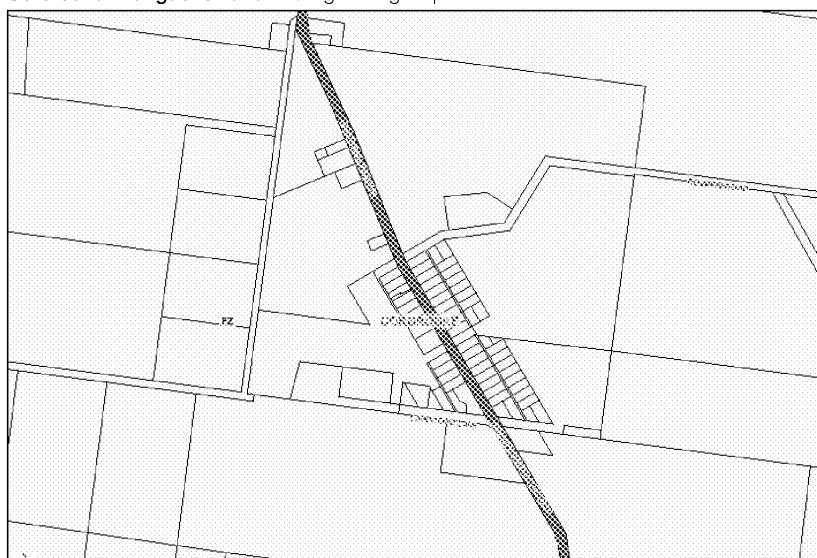
COROROOKE - LANGDONS LANE

| Role | Cluster |
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| Main features | <ul style="list-style-type: none"> Residential subdivision in the Farming Zone running along Corangamite Lake Road approximately 2 kilometres south of Cororooke at the intersection of Corangamite Lake Road and Rowans Road. Approximately 50 lots between 800 and 2000 m² with approximately 15 - 20 existing dwellings. Lot sizes range from 0.1 - 1.7 hectares. |
| Policy / strategy references | <ul style="list-style-type: none"> Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> All development located in the Farming Zone. Land covered by Environmental Significance Overlay ESO1, protecting Warrion groundwater area. |
| Opportunities for development | <ul style="list-style-type: none"> Opportunities for development are restricted to infill within the existing subdivision, of which there are limited vacant lots. |
| Constraints on development | <ul style="list-style-type: none"> Cluster located on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007. The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. Potential flooding through subdivision area. Limited services. |
| Wildfire Risk | <ul style="list-style-type: none"> The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> There appears to be considerable demand around this area. However, due to the importance of this land as Farmland of Strategic Significance, it is recommended that development is restricted to the existing Cororooke South subdivision and the existing townships of Cororooke and Coragulac. Development outside of these settlements is not recommended. |
| Growth Potential | <ul style="list-style-type: none"> Low. |
| Recommended outcomes | <ul style="list-style-type: none"> Expect no or minimal change aside from limited infill on existing vacant lots. Further growth or subdivision within this cluster is to be discouraged due to its isolated location, a lack of services/infrastructure and the high agricultural value of surrounding land. The cluster's current inclusion in the Farming zone is considered inappropriate as it fails to acknowledge the established rural residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. Whilst it is recommended that no further growth or subdivision can occur within or around this subdivision, it is considered appropriate to rezone the subdivision to Rural Living to better reflect existing development patterns. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development.. |



Planning Scheme changes

- Establish a defined Cluster Boundary, taking into regard drainage channels and lots covered by the LSIO. This Cluster Boundary will recognise the subdivision as a cluster rather than an established settlement.
- Rezone land within this boundary from Farming to Rural Living Zone.

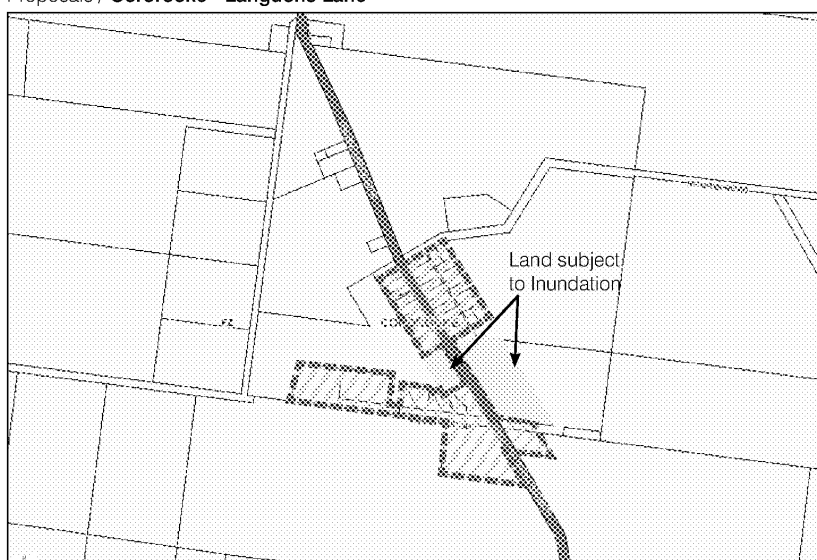
Cororooke - Langdons Lane Existing Zoning Map





DRAWING KEY

-  Farming Zone
-  Road Zone - Category One

Proposals / Cororooke - Langdons Lane



DRAWING KEY

-  Proposed Cluster Boundary
-  Rezone to Rural Living

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Cororooke - Langdons Lane

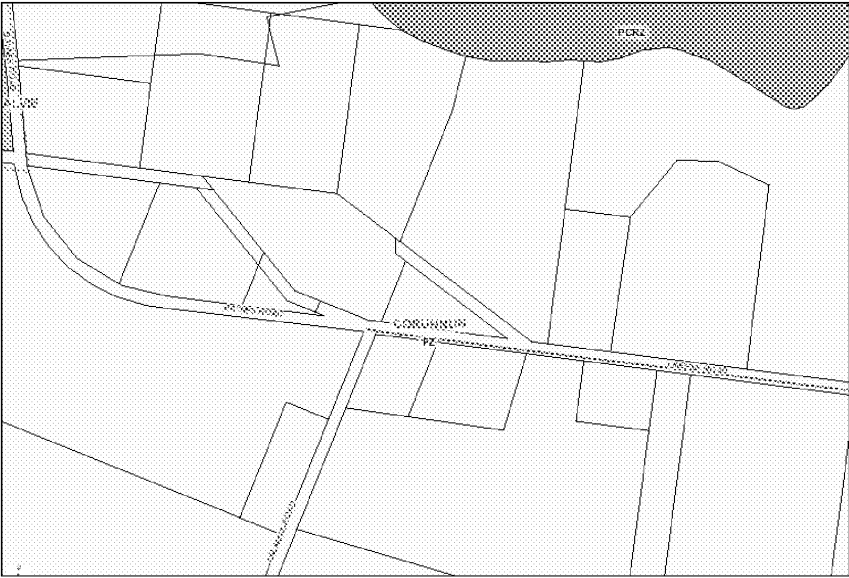


CORUNNUN

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Mainly larger agricultural blocks with farmhouses. – A few smaller blocks with dwellings towards Larpent Road. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All land zoned Farming Zone. – Land covered by Environmental Significance Overlay ESO1, protecting Warrion groundwater area. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Given the isolation, lack of services and distance to existing settlement, further expansion of Corunnun cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Further, as the locality is situated on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Corunnun Existing Zoning Map



- DRAWING KEY
- Public Conservation and Resource Zone
 - Public Park and Recreation Zone
 - Farming Zone

CRESSY

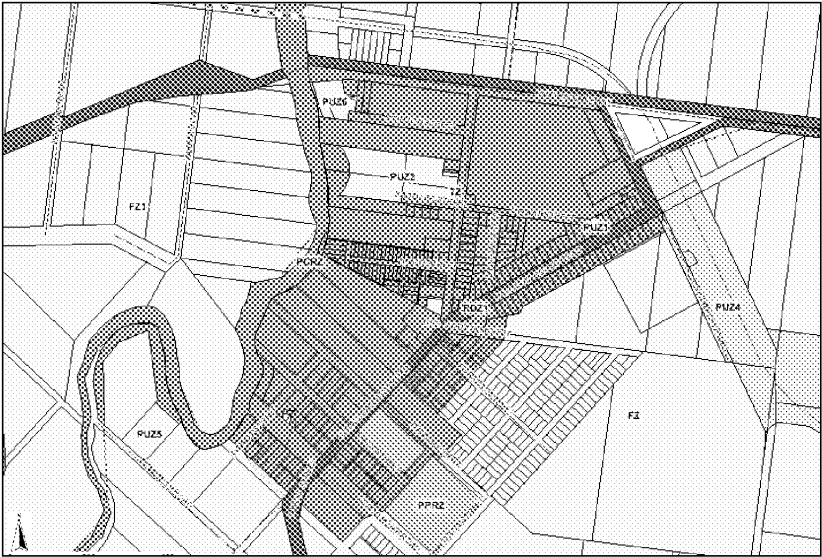
| Role | Town |
|------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established township located at the intersection of Colac-Ballarat Road and the Hamilton Highway, approximately 43km north of Colac and 62km south of Ballarat. – Small rural community consisting of approximately 57 dwellings, a primary school, Uniting Church, bowls club, recreation reserve, police station, maternal and child health centre and public hall. – Surrounding land in all directions is used for agricultural purposes. – Limited service provision with no reticulated sewerage or gas. However, Cressy is connected to town water and receives weekly waste collection services. – This settlement was historically a town associated with a RAAF base, however lack of employment opportunities and a declining rural population has led to the gradual closure of commercial premises and a loss of essential services within the township. – There is a considerable amount of vacant land in the existing Township Zone area and several undeveloped residential subdivisions at the outskirts of town. |
| Policy / strategy references | <ul style="list-style-type: none"> – The Cressy Urban Design Framework Plan 2002, reviewed 2007 identified a range of priority infrastructure and public realm improvements. – Ministerial Direction # 6 – Rural Residential Development encourages rural residential growth and development in established settlements with access to key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. – Colac Otway Heritage Study (2003) details the establishment and expansion of Cressy and nominates a number of locally significant heritage sites. |
| Zones / overlays | <ul style="list-style-type: none"> – Majority of existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming. – The Woody Yaloack River is included in the Public Conservation and Resource Zone. – The Public Use Zone applies to five sites including the cemetery, railway alignment, primary school and water tower. – The Heritage Overlay has been applied to six sites/precincts in the town. – The Land Subject to Inundation Overlay applies to land adjacent to the Woody Yaloack River southwest of the town centre. – The Environmental Significance Overlay (ESO2) – Lakes, Wetlands and Watercourses applies to the Woody Yaloack River and Aerodrome Swamp. – The Environmental Significance Overlay (ESO4) – Habitat Protection applies to several areas of native grassland. |

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| Opportunities for development | <ul style="list-style-type: none"> – Considerable opportunities for infill with approximately 138 vacant lots within the Township Zone area. – The settlement is within commuting distance to Colac and Ballarat and may be attractive to people seeking an affordable rural lifestyle. – Potential opportunities generated in region from high voltage power line (KVA550) which runs from Geelong to Warrnambool north of Cressy. – Satisfies the criteria for rural residential development outlined in Ministerial Direction #6 as it is an established settlement with some services and existing community facilities. |
| Constraints on development | <ul style="list-style-type: none"> – The township is surrounded on all sides by farmland of medium agricultural capability and further residential expansion would result in a net loss of productive agricultural land. – A declining rural population has resulted in the gradual loss of essential services and community facilities. – The absence of reticulated sewerage restricts infill and subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage further fragmentation of productive agricultural land and seek to preserve the Shire's agricultural base. |
| Wildfire Risk | <ul style="list-style-type: none"> – Cressy is not currently included in the Wildfire Management Overlay. However, the town has been impacted by major grass fires in 1945 and 1977 which resulted in considerable loss of life and property. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand in this area is low, as evidenced by the extremely slow take up of vacant land in the Township Zone. – There is an approximate Township Zone area of 77 ha with an estimated 286 lots, of which approximately 138 are vacant. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – The settlement's inclusion in the Township zone is supported as it reflects current and historical land use patterns and the extent of existing residential development. – Further expansion of the township, is to be discouraged given the number of vacant, undeveloped lots within the Township Zone and generally low take up rates. – Introduce a settlement boundary around all Township Zoned land to provide a defined boundary to restrict future residential growth and development. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further residential growth that would result in the loss or fragmentation of agricultural land. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |

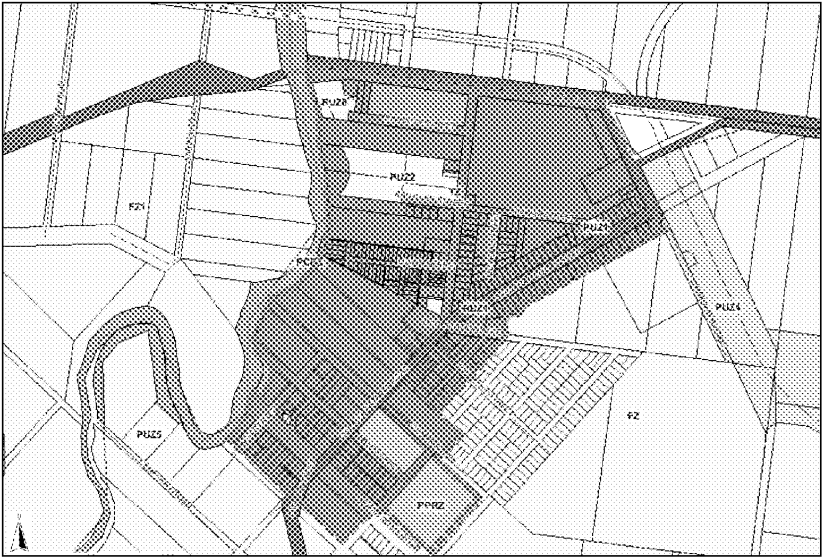
121 133585 Rural Living Strategy

Cressy Existing Zoning Map



- DRAWING KEY
- Township Zone
 - Farming Zone
 - Public Use Zone One - Service and Utility
 - Public Use Zone Two - Education
 - Public Use Zone Four - Transport
 - Public Use Zone Five - Cemetery / Crematorium
 - Public Use Zone Six - Local Government
 - Public Park and Recreation Zone
 - Public Conservation and Resource Zone
 - Road Zone - Category One

Proposals / Cressy



- DRAWING KEY
- Proposed Settlement Boundary

Cressy



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CUNDARE

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Located at the intersection Corangamite-Lake Road & Cundare-Duverney Road. – Large lots used for farming, few scattered farmhouses. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All land within Farming Zone. – Land covered by Environmental Significance Overlay ESO1, protecting the Warrion groundwater area and Significant Landscape Overlay SLO1 (valleys, hills and plains landscape precinct). – Land to the south of Corangamite-Lake Road also covered by Environmental Significance Overlay ESO4 (habitat protection). |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Given the isolation, lack of services and distance to existing settlement, further expansion of Cundare cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Further, as the locality is situated on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – No Planning Scheme changes proposed. |

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Cundare Existing Zoning Map



DRAWING KEY
Farming Zone

DREEITE

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Located at the intersection Beeac-Dreeite Road & Corangamite Lake Road. – Few scattered dwellings spread out on larger blocks, however primarily just vacant agricultural land. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All land within Farming Zone. – Land covered by Environmental Significance Overlays ESO1 (Warrion Groundwater Area) and ESO4 (Habitat protection). Also covered by Significant Landscape Overlay SLO1 (valleys, hills and plains landscape precinct). – Two sites of historical importance, HO178 and HO180. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Given the isolation, lack of services and distance to existing settlement, further expansion of Dreeite cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Further, as the locality is situated on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – No Planning Scheme changes proposed. |

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Dreeite Existing Zoning Map



DRAWING KEY

 Farming Zone

DREEITE SOUTH

| Role | Locality |
|-------------------------------|--|
| Main features | – A scattering of houses across the locality, located on the eastern banks of Lake Corangamite (Graham and McDonalds Road and South Dreeite-Warrion Road). |
| Policy / strategy references | – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.
– The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | – All land within Farming Zone.
– Land covered by Environmental Significance Overlay (ESO1) protecting the Warrion Groundwater Area, and Significant Landscape Overlay (SLO1) – valleys, hills and plains landscape precinct. |
| Opportunities for development | – No development opportunities identified. |
| Constraints on development | – Given the isolation, lack of services and distance to existing settlement, further expansion of Dreeite South cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services.
– Further, as the locality is situated on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes.
– The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | – Negligible demand identified. |
| Growth Potential | – Low. |
| Recommended outcomes | – Expect no or minimal change.
– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | – No Planning Scheme changes proposed. |

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Dreeite South Existing Zoning Map



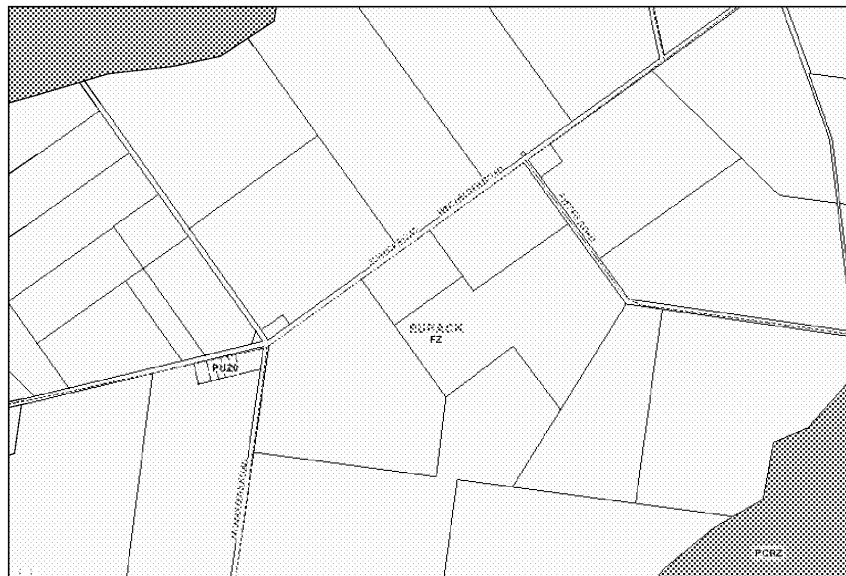
DRAWING KEY

- Farming Zone
- Public Use Zone
- Education

EURACK

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Large farming lots located at the intersection of McMasters Road & Eurack Road. – Scattering of dwellings, old tennis courts and recreation building. |
| Policy / strategy references | <ul style="list-style-type: none"> – Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the establishment or expansion of Eurack Township after 1914. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone. – One public use zone for local government. – Heritage Overlay HO189 covering the Avenue of Honour, Eurack Road. |
| Opportunities for development | <ul style="list-style-type: none"> – Low. |
| Constraints on development | <ul style="list-style-type: none"> – Further expansion of Eurack cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Given the agricultural use of the land it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes as promoted in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – No Planning Scheme changes are proposed. |

Eurack Existing Zoning Map



DRAWING KEY

-  Public Conservation and Resource Zone
-  Farming Zone

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FERGUSON

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Located at the intersection of Colac-Lavers Hill Road & Beech Forest-Lavers Hill Road. – 3-4 houses and tennis courts. – Some smaller vacant blocks around the intersection. – Gallery/tea room on corner of intersection. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage any further development on lots less than 40ha within water catchment areas. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone. – Land covered by erosion management and wildfire management overlays. – Land to north of Colac-Lavers Hill Road also covered by environmental significance overlay ESO3 protecting Declared Water Supply Catchments. |
| Opportunities for development | <ul style="list-style-type: none"> – No development opportunities identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Ferguson sits within a declared water catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – The settlement is surrounded by large areas of dense vegetation with potential wildfire risks as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Negligible demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – No Planning Scheme changes are proposed. |

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Ferguson Existing Zoning Map



Ferguson



FORREST

| Role | Town |
|---------------|--|
| Main features | <ul style="list-style-type: none"> – Established township at the intersection of Colac-Forrest Rd and Birregurra-Forrest Rd, approximately 33km south of Colac. – Existing township comprises approximately 142 lots ranging in size from 300sqm – 3.9ha. – The draft Forrest Structure Plan identifies approximately 9ha of vacant land within the existing Township Zone. – The town is well serviced by a range of community facilities including a public hall, recreation reserve, primary school, police station and maternal and child health centre. – The town centre is focused around Grant Street and includes a general store, café, microbrewery and accommodation providers. |
| | <ul style="list-style-type: none"> – The Forrest Caravan Park, Forrest Pub and police station are located to the east of Grant Street in the town's main residential precinct. – The area immediately north of town is largely cleared and currently used for grazing and agricultural purposes. Land to the south of town is characterised by pockets of dense, native vegetation abutting the northern perimeter of the Otway National Park. – Historically, the economic prosperity of Forrest has relied heavily on the timber industry and the cessation of logging on public land in the Otway's has had a significant impact on the community. – The town is currently undergoing a transitional period as it moves away from a reliance on the timber industry and embraces its emerging role as a tourist destination based around the natural beauty of the Otway's and a network of world class mountain bike trails. |

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| Policy / strategy references | <ul style="list-style-type: none"> – The Forrest Township Master Plan was completed in 2006 and identifies a range of priority infrastructure and public realm improvements. – A Feasibility Study into Increased Economic Activity in Forrest (2005) identified the importance of tourism as an economic driver for the town following the cessation of logging on public land in the Otways. – Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The Rural Land Strategy (2007) identifies lots south of Frizon Street as a candidate area for application of the Rural Living Zone. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. It also includes a strategy to restrict the expansion of communities in areas of high landslip and fire risk. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk. – The Rural Land Strategy (2007) identifies land surrounding Forrest as having a medium agricultural capability. |
| Zones / overlays | <ul style="list-style-type: none"> – Commercial sites and the majority of existing residential development is included in the Township Zone with surrounding land zoned Farming. – The Public Conservation and Resource Zone applies to the Great Otway National Park which surrounds the town to the north and south. – The Heritage Overlay has been applied to 5 individual sites in and around the township. – The Land Subject to Inundation Overlay applies to the waterway to the east of town as well as to flood prone land immediately north of town. – All land within the township is covered by the Wildfire Management Overlay and Erosion Management Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on existing vacant lots within the Township Zone. This includes land in Turner Drive and the former timber mill site in Station Street. – Land immediately to the north of town is generally cleared, has a medium agricultural capability and is not subject to landslip or flooding constraints. It presents as the only location with any potential to accommodate future residential growth. – Ministerial Direction #6 encourages rural residential development adjacent to existing settlements with access to a range of services and infrastructure. It is considered that Forrest has an appropriate range of services and infrastructure to satisfy the intent of this requirement. |

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| Constraints on development | <ul style="list-style-type: none"> – The development potential of existing vacant land is limited by potential contamination on the former timber mill site, wastewater management constraints and the presence of significant vegetation. – The settlement is bounded to the north by medium capability agricultural land which serves to restrict future rural residential expansion. – Recent landslide susceptibility mapping undertaken by the CCMA and Council suggests landslip risk is limited to the outskirts of the township surrounding Frizon Street, Turner Drive and east of Station Street. – Land to the north and east of town is constrained by flooding. – Land to the south of town is constrained by established native vegetation that links up with the northern perimeter of the Great Otway National Park. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. |
| Wildfire Risk | <ul style="list-style-type: none"> – Land to the south of the township is heavily vegetated and abuts the northern perimeter of the Great Otway National Park. – Surrounding land in all directions includes pockets of dense vegetation, steep slopes and limited access routes. – In 2009 the CFA identified Forrest as one of the 52 highest fire risk communities in Victoria. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand in this area is consistent as evidenced by the strong take up of vacant lots within the Township Zone. Infill development has been constrained by the fact that several of the larger vacant allotments have not yet come online for residential development. – Future supply within the existing town is limited to approximately 9 ha of vacant land within the Township Zone, some of which is likely to be undevelopable due to environmental and land capability constraints. – A more detailed assessment of supply and demand can be viewed in the Forrest Structure Plan – Context Report (2010). |
| Growth Potential | <ul style="list-style-type: none"> – Low. |

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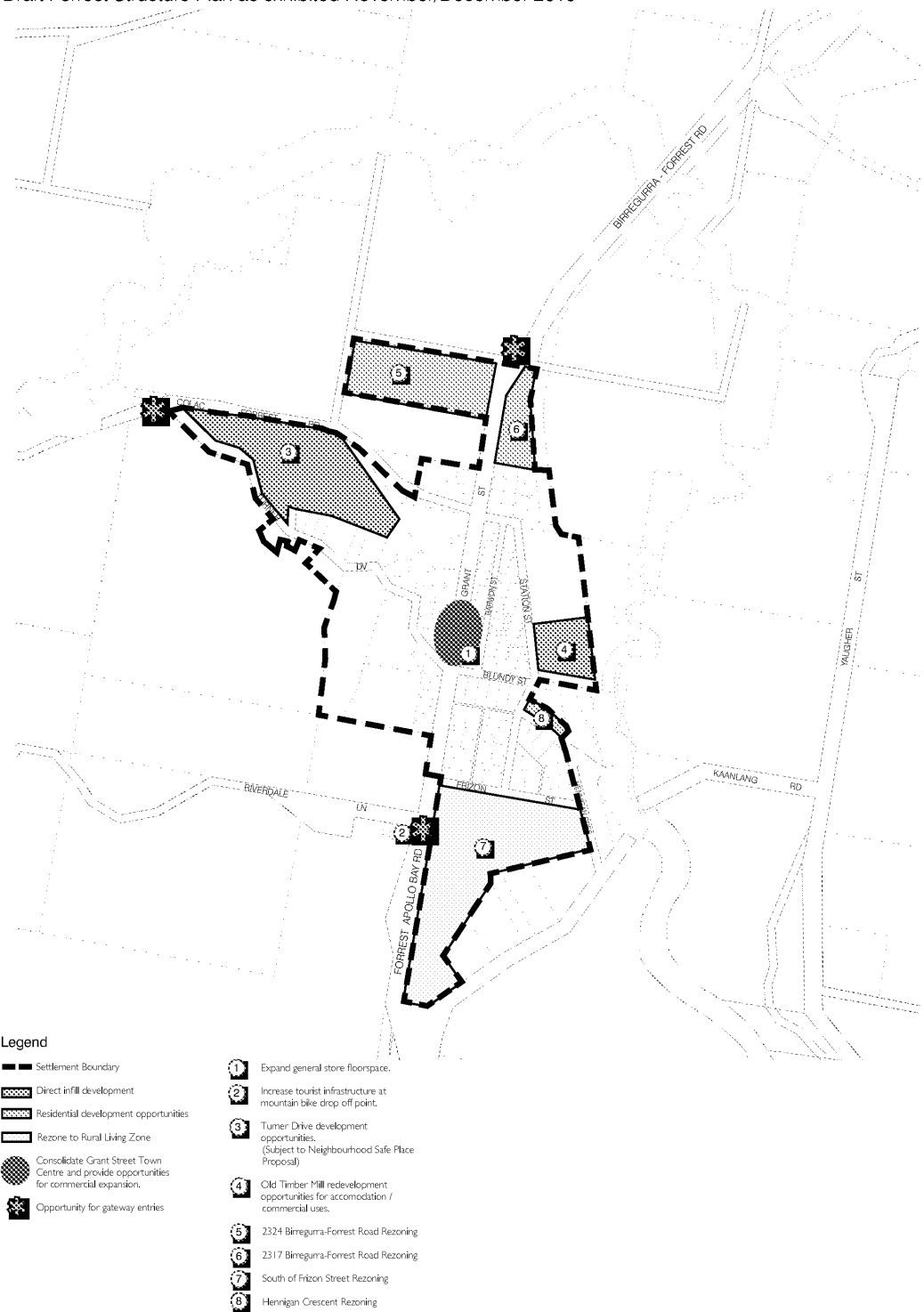
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| Recommended outcomes | <p>– A detailed explanation and justification for all recommended outcomes can be viewed in the Draft Forrest Structure Plan (2010). A brief summary of key outcomes is provided below:</p> <ul style="list-style-type: none"> – Subject to detailed site investigations, direct new development to existing vacant land in Turner Drive and the old Timber Mill site in Station Street. Pending resolution of any contamination issues, the timber mill site may also be an appropriate location for group accommodation and associated tourist infrastructure. – Rezone 2 parcels of land immediately north of town at 2324 and 2317 Birregurra Forrest Road from Farming Zone to Township Zone to accommodate anticipated future residential growth. – There are 3 lots at 1, 3 and 5 Hennigan Crescent and 5 lots at 35, 45, 55, 59 and part of 51 Turner Drive which are currently developed for residential purposes but zoned Farming. The current inclusion of these lots in the Farming zone is considered inappropriate as it fails to acknowledge the established residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. It is considered appropriate to include these lots in the Township Zone to better reflect existing development patterns. – Further expansion of the township to the south, east and west is to be discouraged due to the extent of established native vegetation, flood prone land, landslip risk and the area's extreme bushfire risk. – Whilst it is recommended that no further growth or subdivision can occur to the south of Forrest, it is considered appropriate to rezone land south of Frizon Street from Farming to Rural Living Zone to better reflect existing development patterns. This is in accordance with the recommendations of the Rural Land Strategy (2007) and is considered a better planning outcome than retaining the current Farming Zone. The area has historically been developed for rural residential purposes and was long ago removed from agricultural production. |
| Planning Scheme changes | <p>– Preparation of a Structure Plan is underway and a draft structure plan was placed on public exhibition for 6 weeks in November 2010. A brief summary of the recommendations contained in the draft structure plan is provided below:</p> <ul style="list-style-type: none"> – Rezone land at 1, 3, 5 Hennigan Crescent and 35, 45, 55, 59, and part of 51 Turner Drive from Farming to Township Zone to reflect the existing land use on site. – Rezone land at 2324 and 2317 Birregurra Forrest Road from Farming Zone to Township Zone to accommodate future residential growth. – Rezone land south of Frizon Street from Farming Zone to Township Zone in line with the recommendations of the Rural Land Strategy (2007). – Introduce new local policies into the MSS discouraging further residential growth and development within this area. – Introduce a defined settlement boundary to restrict future expansion of the township. – Although the Structure Plan is being prepared separately to the Rural Living Strategy, the findings of the two projects are closely interrelated. |

Submissions

– Seven submissions were received seeking the rezoning of large areas of land adjoining the township from Farming to Rural Living Zone, the spot rezoning of several isolated parcels from Farming to Rural Living Zone and a range of infrastructure and urban design improvements. Given Forrest's extreme bushfire risk, surrounding agricultural land and significant vegetation the rezoning of large areas of land could not be supported. Issues raised regarding the inappropriate zoning of developed residential lots south of Frizon Street have been addressed through the proposed rezoning of the area to Rural Living. Consideration of specific issues relating to the provision of facilities, streetscape improvements and commercial development is beyond the scope of the Rural Living Strategy and will be dealt with as part of the Forrest Structure Plan process. The future strategic direction for Forrest will be guided by the Forrest Structure Plan process which is being completed concurrent to the Rural Living Strategy.

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Draft Forrest Structure Plan as exhibited November/December 2010



Forrest



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GELLIBRAND

| Role | Town |
|---------------|--|
| Main features | <ul style="list-style-type: none"> – Established township on Colac-Lavers Hill Road, approximately 25km south of Colac. – Existing Township Zone area comprises approximately 60 lots ranging in size from 800sqm – 1.5ha. Most lots are already developed with approximately 11 vacant lots remaining. – Residents have access to a limited but vital range of community facilities including; a public hall, general store, recreation reserve, caravan park, CFA shed, pub, café, accommodation providers, maternal and child health centre and primary school. – Limited service provision with no reticulated sewerage or gas. However, Gellibrand is connected to town water and receives a weekly waste collection service. – Commercial precinct is focussed around the northern end of town and includes the Gellibrand Hotel, general store, café and caravan park. – The Beechy Rail Trail runs through the township along the eastern side of Colac-Lavers Hill Road. – Surrounding land is partially cleared, with some large pockets of native vegetation, and predominantly used for agriculture, including timber plantations and grazing. – Some rural residential development surrounds the town on lots of between 1 and 12ha. – The town is located in a valley adjacent to the Gellibrand River and is surrounded on 3 sides by the Great Otway National Park. |

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| Policy / strategy references | <ul style="list-style-type: none"> - The Gellibrand Township Master Plan was completed in 2005 and identifies a range of priority infrastructure and public realm improvements. - Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure. - The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. - Rural Land Strategy (2007) identifies land throughout the Otway's as having medium to low agricultural capability due to its steep topography and the extent of native vegetation. - The Rural Land Strategy (2007) identifies two candidate areas for rural living in Gellibrand, based on the subdivision pattern and availability of services: <ol style="list-style-type: none"> 1. McDonalds Access: Rural residential cluster consisting of 13 lots approximately 1km west of Gellibrand around McDonald's Access. The majority of these lots are in separate ownership and the area has been largely developed for rural residential purposes. 2. Intersection Main Rd and Gellibrand-Carlisle Rd: Consists of 4 vacant lots at the intersection of Gellibrand-Carlisle Rd and Main Rd. The lots range in size from between 0.6-1.6ha and present as a gap in the existing linear residential development along Main Rd. - Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. It also includes a strategy to restrict the expansion of communities in areas of high land slip and fire risk. - The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk. - Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. |
| Zones / overlays | <ul style="list-style-type: none"> - Majority of existing residential development is included in the Township Zone with surrounding land zoned Farming. - The Public Conservation and Resource Zone applies to the Gellibrand River and to Great Otway National Park. - The Public Park and Recreation Zone applies to the Gellibrand recreation reserve. - The Heritage Overlay has been applied to 4 individual sites throughout the township. - The Land Subject to Inundation Overlay has been applied to the Gellibrand River and flood prone land to the west of town. - All land within the township is covered by the Erosion Management Overlay, Wildfire Management Overlay and Environmental Significance Overlay (ESO3) – Declared Water Supply Catchment. |

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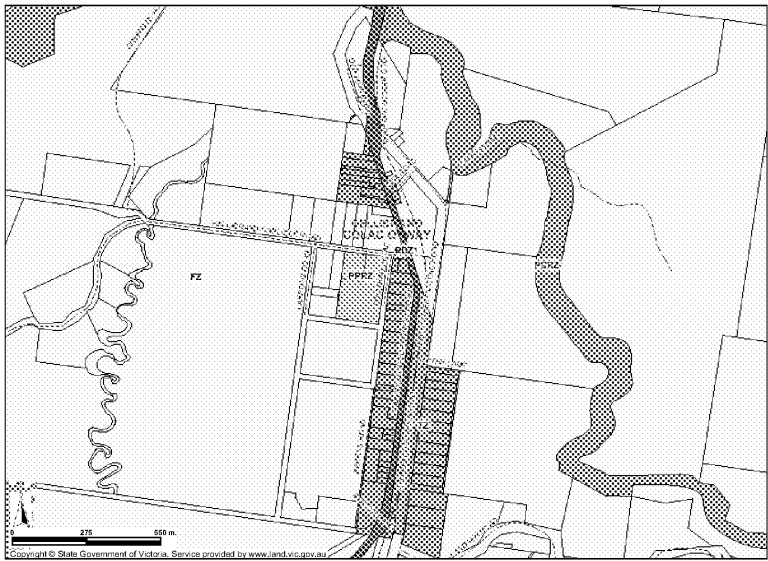
| | |
|-------------------------------|--|
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on a limited number of existing vacant lots. – Ministerial Direction #6 encourages rural residential development adjacent to existing settlements with access to a range of services and infrastructure. – The Rural Land Strategy (2007) identifies Gellibrand as a candidate area for the application of the Rural living Zone. |
| Constraints on development | <ul style="list-style-type: none"> – All land in and around Gellibrand is located within a declared water catchment area restricting dwelling density and development potential to 1:40 hectares. Recent VCAT precedents and ongoing discussions with water authorities suggest that further growth or subdivision within the declared water catchment areas will not be supported. – The lack of reticulated sewerage requires all landowners to treat and dispose of wastewater onsite. – The settlement is bounded by high agricultural capability land which serves to restrict future rural residential expansion as it would not be in line with Ministerial Direction # 6. – Further expansion of the township would result in a net loss of productive agricultural land and would conflict with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. – The settlement is subject to extreme bushfire risk and any future growth or development must be assessed against this known risk to life and property. |
| Wildfire Risk | <ul style="list-style-type: none"> – Surrounding agricultural land in all directions includes pockets of dense vegetation and limited access. – The township is within close proximity to the Great Otway National Park. – In 2009 the CFA identified Gellibrand as one of the 52 highest fire risk communities in Victoria. |
| Residential demand / supply | <ul style="list-style-type: none"> – Future supply is limited to approximately 18 vacant lots, some of which may be undevelopable due to environmental, wildfire and land capability constraints. – Demand in this area is consistent, largely due to the area's high amenity values, access to services and proximity to the Great Otway National Park. – Future demand is likely to be constrained by a shortage of vacant lots. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |

| | |
|-------------------------|---|
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further expansion of the township is to be discouraged due to a lack of services/ infrastructure, its inclusion in a declared water catchment area, the agricultural and environmental value of surrounding land and the area's extreme bushfire risk. – The township's inclusion in the Township zone is supported as it accurately reflects current and historical land use patterns and the extent of existing residential development, however, a number of historical anomalies have been identified which should be addressed. – There are 8 residential lots adjacent to the existing township, which are currently zoned Farming. The lots range in size from 700-15000sqm and have all been developed for residential and commercial purposes with the Gellibrand Hotel located on the largest lot. The current inclusion of these lots in the Farming zone is considered inappropriate as it fails to acknowledge the established residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. Whilst the growth potential of the township is severely constrained, it is considered appropriate to include these lots in the Township Zone and proposed settlement boundary to better reflect existing development patterns. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. – Four additional lots have been identified for rezoning to reflect the current use: <ol style="list-style-type: none"> 1. Lots 1 & 5 Main Road are recommended to be rezoned from Farming to Public Park and Recreation Zone. This land is currently used as an established recreational park. 2. Lots 9 and 25 Main Road are recommended to be rezoned from Farming to Public Use Zones 1 and 3 to reflect the Council depot which is located on Lot 9 and the established caravan park providing a community service on Lot 25. – Introduce a settlement boundary around all Township Zoned land to provide a clear boundary to restrict future residential growth and development. – The Rural Land Strategy (2007) identified two candidate areas for rural living in Gellibrand: <ol style="list-style-type: none"> 1. It is recommended that the McDonalds Access land is not rezoned given the high level of constraints including wildfire risk and lack of reticulated sewerage in a declared water supply catchment. 2. The intersection of Main Road and Gellibrand-Carlisle Road is in close proximity to the existing township and would aid in the consolidation of residential development around the town centre. This land is therefore identified for potential future growth subject to a suitable effluent management plan. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further residential growth and development within and around this area beyond that identified above. – Expand the coverage of the Township Zone to include sections of 2, 1, 4 and 20 Main Road, 1-3, 5 and 21 Old Beech Forrest Road. – Rezone 9 Main Road from Township Zone to Public Use Zone 7 – Other Public Use. – Rezone 25 Main Road to Rural Activity Zone. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |

Submissions

– Two submissions were received which proposed the application of the Rural Living Zone to lots on McDonalds Access and Gellibrand-Carlisle Road as well as the expansion of the Township Zone to facilitate further commercial and tourism development. It is considered that the proposed expansion of the Township Zone and introduction of the Rural Living Zone cannot be supported due to constraints associated with the town's location in a declared water catchment area and its extreme bushfire risk. However, a small area of land on Gellibrand Carlisle Road has been identified for potential future growth subject to the development of a suitable effluent management plan.

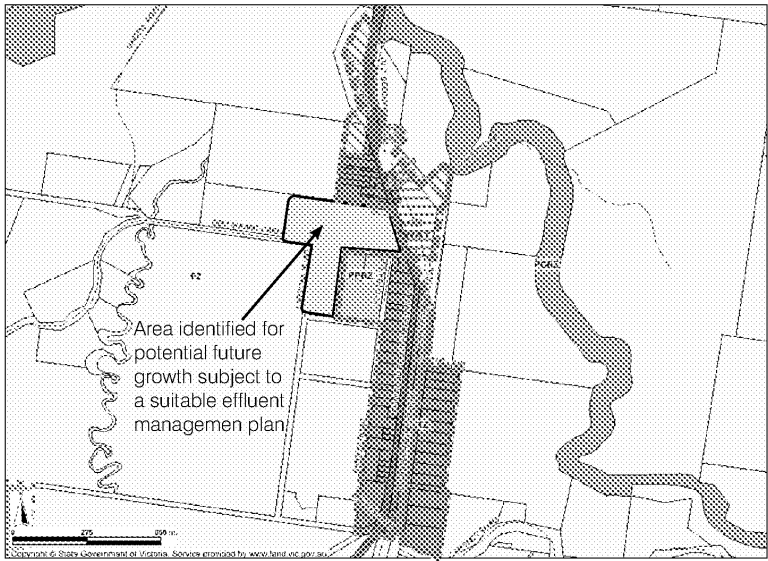
Gellibrand Existing Zoning Map



DRAWING KEY

- Township Zone
- Farming Zone
- Road Zone - Category One
- Public Park and Recreation Zone
- Public Conservation and Resource Zone

Proposals / Gellibrand



DRAWING KEY

- Proposed Settlement Boundary
- Rezoned to Township
- Rezoned to Rural Activity Zone
- Rezoned to Public Use Zone

Gellibrand



DRAFT

GELLIBRAND LOWER

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Several private plantations surrounded by Crown land. – No dwellings. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. |
| Zones / overlays | <ul style="list-style-type: none"> – Land zoned Rural Conservation land and Public Park and Recreation. – All land covered by Wildfire Management Overlay (WMO). |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development available. |
| Constraints on development | <ul style="list-style-type: none"> – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Potentially high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No identified demand. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Gellibrand Lower Existing Zoning Map



GERANGAMETE

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Undeveloped residential subdivision in the middle of the Farming Zone at Dewings Bridge Road. – Includes a proposed internal road network. – No existing dwellings. – Approx 60 lots. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage any further development on lots less than 40ha within water catchment areas. |
| Zones / overlays | <ul style="list-style-type: none"> – All land zoned Farming Zone. – Pocket of Public Use Zone land for service and utility. – Land covered by erosion management overlay, wildfire management overlay and Environmental Significance Overlay (ESO3) – Declared Water Supply Catchment. – Land to east covered by land subject to inundation overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Gerangamete sits within a declared water catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Potential wildfire risk as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Gerangamete Existing Zoning Map



DRAWING KEY

- Farming Zone
- Public Use Zone - Service and Utility

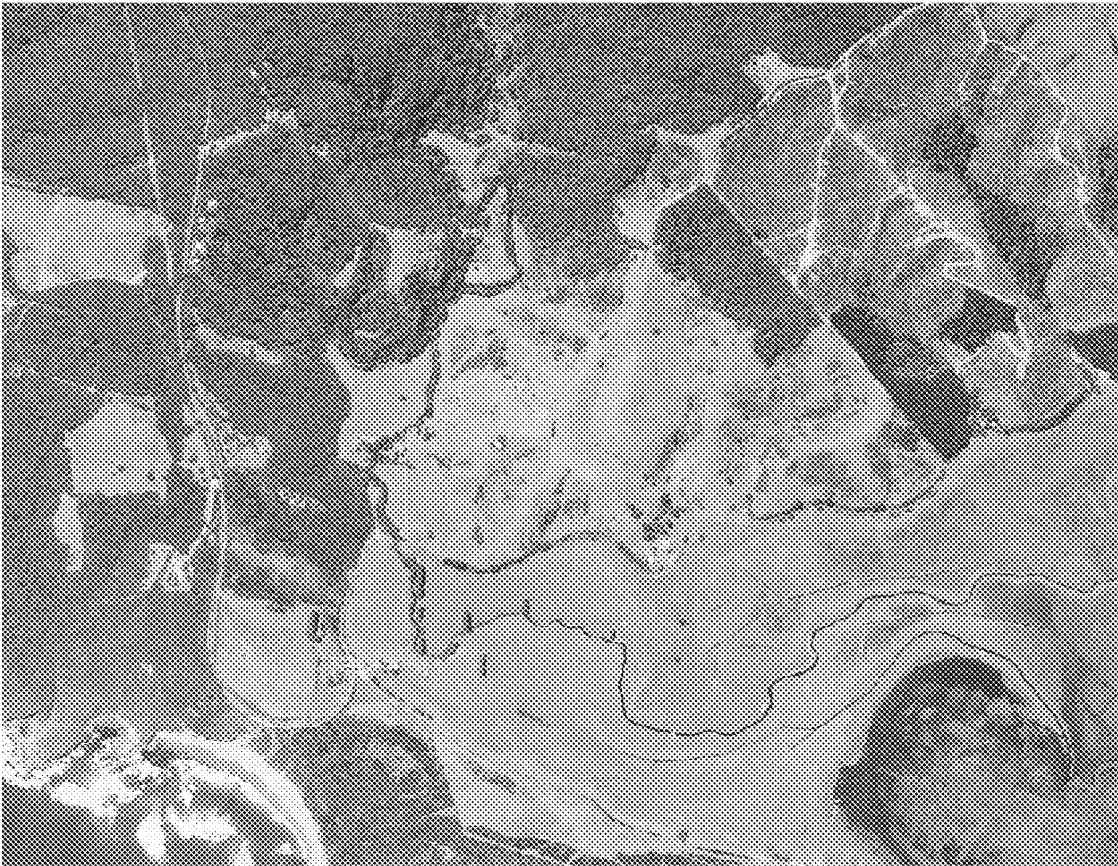
GLENAIRE

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Approx 15 smaller blocks between 3.5 and 15 hectares located at the intersection of Great Ocean Road and Old Ocean Road within the Rural Conservation Zone. – Heavily vegetated and several with existing dwellings/holiday houses. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Land identified as having the potential to contain Coastal Acid Sulfate Soils (CASS) in the Victorian Coastal Acid Sulfate Soils Strategy (2009). – The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool. |
| Zones / overlays | <ul style="list-style-type: none"> – Land zoned Rural Conservation Zone surrounded by Public Conservation and Resource Zoned land. – Land covered by Erosion Management and Wildfire Management Overlays. Also covered by Significant Landscape Overlay SLO4 (Johanna Coast to Cape Otway Coastal Valley and Hills Precinct) and the Vegetation Protection Overlay VPO1 (significant and remnant vegetation). |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Potential CASS implications. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – While demand is most likely high given the coastal location, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Glenaire Existing Zoning Map



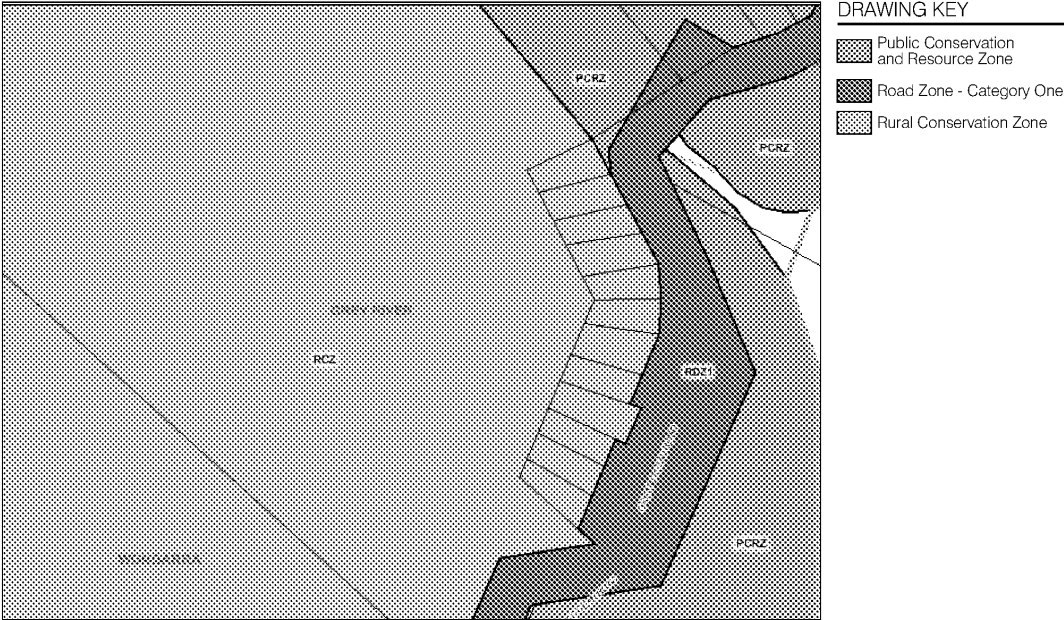
Glenaire



GREY RIVER

| Role | Cluster |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Cluster of 10 houses located approximately 3 km west of Kennett River on the Great Ocean Road. – Bordered to the east by the new Otways National Park. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool. |
| Zones / overlays | <ul style="list-style-type: none"> – All land within Rural Conservation Zone. – Covered by Erosion Management Overlay (EMO1) and Wildfire Management Overlay (WMO). |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – While demand is most likely high given the coastal location, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

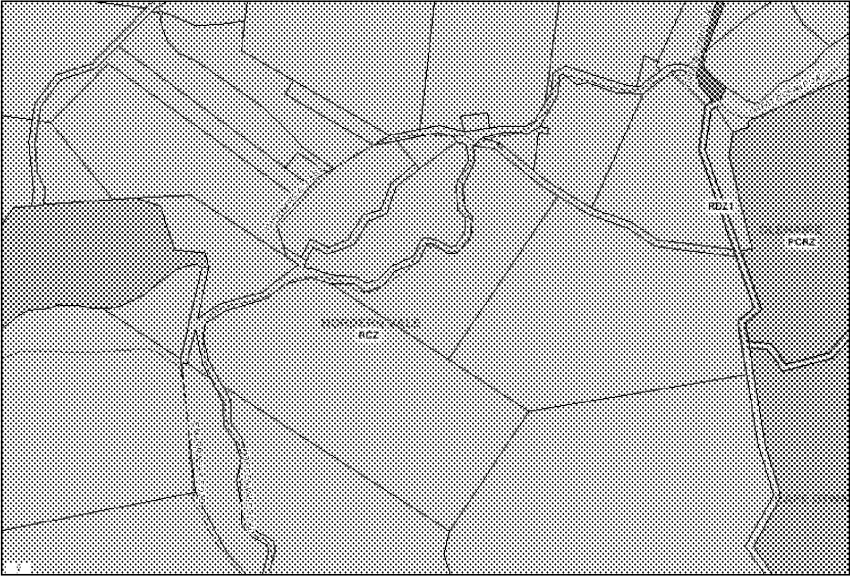
Grey River Existing Zoning Map



HORDEN VALE

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Group of smaller blocks between 5 - 15 hectares located around the intersection of Mariners Access and Great Ocean Road. – Some vegetation and several with existing dwellings/holiday houses. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Land identified as having the potential to contain Coastal Acid Sulfate Soils (CASS) in the Victorian Coastal Acid Sulfate Soils Strategy (2009). – The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Rural Conservation Zone. – Covered by Erosion Management and Wildfire Management Overlays. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Potential CASS implications. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Hordern Vale Existing Zoning Map



| DRAWING KEY | |
|-------------|---------------------------------------|
| | Public Conservation and Resource Zone |
| | Road Zone - Category One |
| | Rural Conservation Zone |

IRREWARRA

| Role | Cluster |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – 20 lots ranging between 1.5 - 5 hectares at the intersection of Triggs Road and Collins Road. – Approx 15 existing dwellings on these lots, primarily as lifestyle blocks. |
| Policy / strategy references | <ul style="list-style-type: none"> – Irrewarra reserve is referenced in the Regional Recreational Reserves Master Plan (2007). – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All land in Farming Zone. – No overlays. |
| Opportunities for development | <ul style="list-style-type: none"> – No development opportunities identified. |
| Constraints on development | <ul style="list-style-type: none"> – Further expansion of Irrewarra cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Given the agricultural use of the land it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Irrewarra Existing Zoning Map



DRAWING KEY

 Farming Zone

IRREWARRA - PYLES ROAD

| Role | Cluster |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established rural residential subdivision at the intersection of Pyles Road and the Princes Highway, approximately 7km east of Colac. – Existing subdivision comprises 36 lots ranging in size from 0.4 – 2.8ha. – Largely built out with existing dwellings on approximately 25 lots. – Geelong/Warnambool rail line intersects the southern end of the subdivision. – Surrounded by undeveloped agricultural land with the AKD Timber Mill located immediately to the south-west of the subdivision, fronting the Princes Hwy. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – Rural Land Strategy (2007) and Clause 21.03-9 (Rural Living) both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Existing subdivision is zoned Low Density Residential and all surrounding land is zoned Farming. – Adjacent to a Road Zone – Category 1 (Princes Highway). – Public Use Zone 4 – Transport intersects the subdivision and reflects the alignment of the Geelong/Warnambool rail line. – The Wildfire Management Overlay covers 7 lots in the south west corner of the subdivision owned by AKD Timber. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are limited to infill and subdivision of existing vacant lots. – The current Low Density Residential Zoning allows landowners to apply to further subdivide existing lots down to 0.4ha. |
| Constraints on development | <ul style="list-style-type: none"> – The cluster's isolated location and the lack of existing services/infrastructure suggest that intensification or expansion would not satisfy Ministerial Direction # 6. – Lack of reticulated sewerage restricts subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the cluster would result in a net loss of productive agricultural land. – Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage further fragmentation of productive agricultural land and seek to preserve the Shire's agricultural base. |
| Wildfire Risk | <ul style="list-style-type: none"> – Lots owned by AKD Timber are covered by the Wildfire Management Overlay to reflect the fire risk posed by the storage of cut timber and the presence of a small area of plantation timber. |

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|-----------------------------|---|
| Residential demand / supply | <ul style="list-style-type: none"> – Approximately 42ha of Low Density Residential Zone land comprising 36 separate lots of which approximately 17 are vacant. There is potential for an additional 16 lots if developable land was subdivided (acknowledging constraints associated with unsewered land). – Potential supply of approximately 100 lots based on the minimum lot size permitted in the Low Density Residential Zone. – Limited rural residential demand highlighted by the slow take up of existing vacant allotments. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – Further growth or subdivision within this cluster is to be discouraged due to its isolated location, lack of services/infrastructure and the agricultural value of surrounding land. – The current Low Density Residential zoning is inappropriate in this instance as it permits further subdivision within the cluster and does not reflect the areas constrained development potential. – It is recommended that the land currently zoned Low Density Residential be rezoned to Rural Living to restrict any further subdivision and better reflect the existing subdivision pattern and established rural residential character of the subdivision. – The land was long ago removed from agricultural production and its inclusion in the Rural Living Zone will continue to ensure that a clear distinction is drawn between productive agricultural land and the established rural residential land use. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Establish a defined Cluster Boundary recognising the existing Low Density Residential subdivision as a cluster rather than an established settlement. – Rezone from Low Density Residential to Rural Living Zone. – Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots. – Introduce new local policies into the MSS discouraging further residential growth and development within this area. |

DRAFT

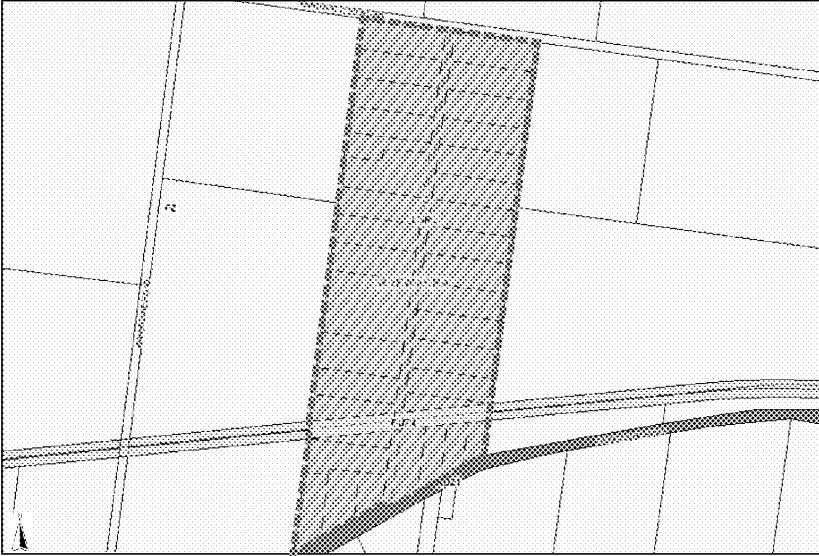
Irrewarra - Pyles Road Existing Zoning Map



DRAWING KEY

- Low Density Residential Zone
- Public Use Zone - Transport
- Farming Zone
- Road Zone - Category One

Proposals / Irrewarra - Pyles Road



DRAWING KEY

- Proposed Cluster Boundary
- Rezone to Rural Living

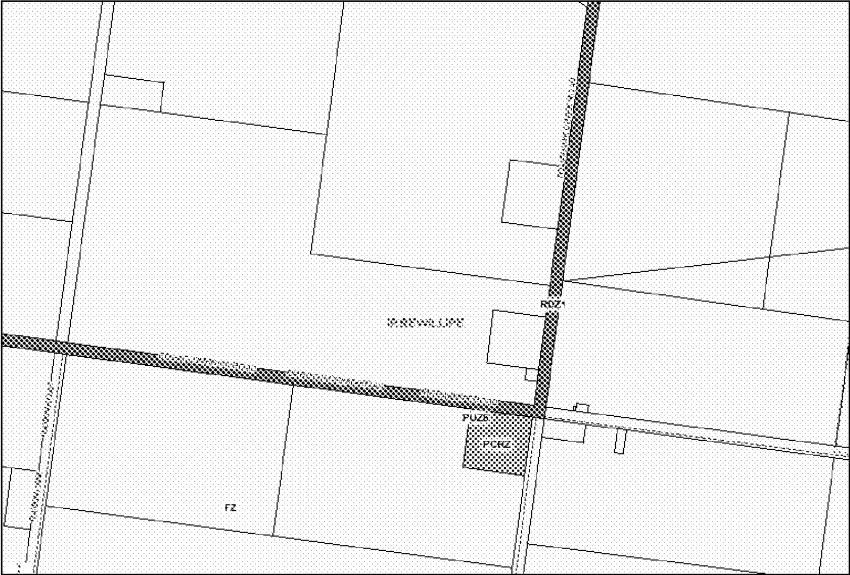
Irrewarra - Pyles Road



IRREWILLIPE

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Sportsground and 2 - 3 dwellings located at the intersection of Tomahawk Creek Road and Irrewillipe Road. – Most of the land is used for farming. |
| Policy / strategy references | <ul style="list-style-type: none"> – Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the beginning of Irrewillipe Township from the 1860s. – Referenced in Clause 21.04-5 identifying landslides as a significant hazard in the southern half of the Shire associated with steep slopes and high rainfall. – Irrewillipe reserve is referenced in the Regional Recreational Reserves Master Plan (2007). – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone. – Small area of Public Conservation and Resource zoned land. – Land to the south of Irrewillipe Road is covered by Vegetation Protection Overlay VPO1 (significant and remnant vegetation) and a Wildfire Management Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – VPO1 identifies significant and remnant vegetation to the land south of Irrewillipe Road. – Given the isolation, lack of services and distance to existing settlement, further expansion of Irrewillipe cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Further, as the locality is situated on land identified as 'Farmland of Strategic Significance' in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – Potential wildfire risks as indicated by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |
| Submissions | <ul style="list-style-type: none"> – A submission was received proposing that Irrewillipe should be developed as a rural centre due to its proximity to Colac and the presence of an existing sportsground. It is considered that the area's relatively isolated location, lack of services and infrastructure precludes a rezoning to Rural Living as it would not satisfy Ministerial Direction # 6. |

Irrewillipe Existing Zoning Map



| DRAWING KEY | |
|-------------|---------------------------------------|
| | Public Conservation and Resource Zone |
| | Farming Zone |
| | Road Zone - Category One |
| | Public Use Zone - Local Government |

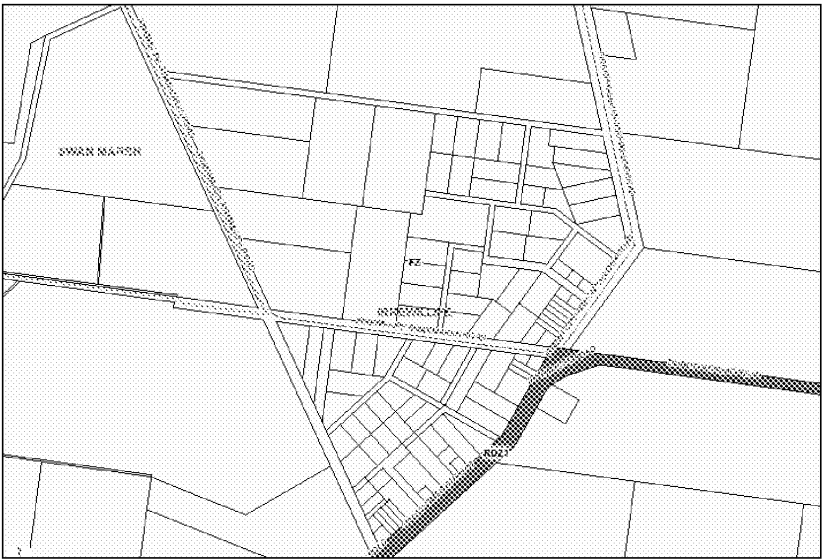
IRREWILLIPE - SWAN MARSH ROAD

| Role | Cluster |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Undeveloped rural residential subdivision at the intersection of Irrewillipe-Swan Marsh Road and Timboon-Colac Road, approximately 21km southwest of Colac. – Area comprises approximately 100 vacant lots configured in a pattern of rural residential subdivision with lots ranging in size from 0.2 – 8ha. – No lots have been developed and no facilities, services or infrastructure are available in this area. – The subdivision itself and surrounding land in all directions are currently used for agricultural purposes with the predominant land use being dairy farming. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Existing subdivision and all surrounding land is included in the Farming Zone. – Majority of lots are subject to flooding and included in the Land Subject to Inundation Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development have been identified. |
| Constraints on development | <ul style="list-style-type: none"> – The area's current inclusion in the Farming Zone effectively prohibits any further subdivision of existing lots and discourages the fragmentation and ad hoc development of productive agricultural land. – Given the isolation, lack of services and distance to existing settlement, further expansion of Irrewillipe - Swan Marsh Road cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – The subdivision and surrounding area are used for dairy farming, grazing and other agricultural purposes. Development of the cluster would result in a net loss of productive agricultural land. – The majority of the subdivision is identified as being subject to flooding. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Low demand evidenced by the lack of development in the area and distance from services and facilities. – Low development potential due to the area's known susceptibility to flooding. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no change. – Development within this subdivision is to be discouraged due to its isolated location, a lack of services/infrastructure and the high agricultural value of the land. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. – The areas inclusion in the Farming zone is considered appropriate as it reflects the current use of the land for agricultural purposes and unsuitability for development given its propensity for flooding. |



Planning Scheme changes

- Maintain the current Farming Zone.
- Introduce new local policies into the MSS to preserve agricultural land and discourage residential development within this area.

Irrewillipe - Swan Marsh Road Existing Zoning Map



DRAWING KEY

-  Road Zone - Category One
-  Farming Zone

JOHANNA

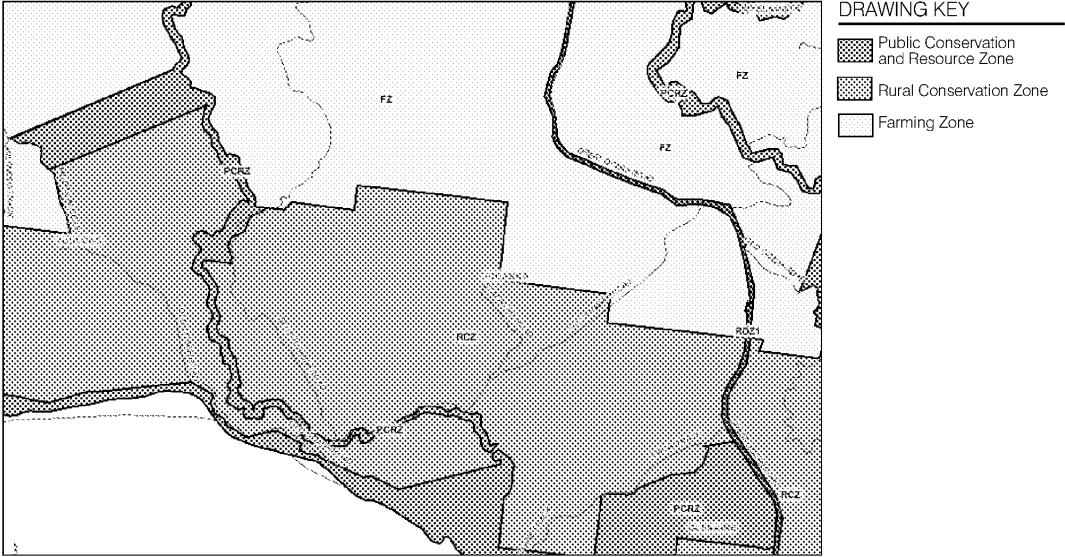
| Role | Cluster |
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| Main features | <ul style="list-style-type: none"> – Locality on the Great Ocean Road, approximately 44km east of Apollo Bay and 14km south of Lavers Hill. – The predominant land uses include a mix of farming and agriculture, scattered rural residential development and timber plantations. – The landscape presents as a series of rolling hills and valleys running down towards the coast, offering spectacular views to Johanna beach and beyond. – The locality abuts the Great Otway National Park to the East and includes several pockets of significant remnant native vegetation. – There are limited services with no reticulated sewer, water or gas and negligible community and commercial infrastructure. – The majority of existing rural residential development is focussed around Blue Johanna Road, Red Johanna Road and Aire Settlement Road. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The Rural Land Strategy (2007) identifies land in and around Johanna as having a high agricultural capability. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk. – The locality includes land identified as having the potential to contain Coastal Acid Sulfate Soils (CASS) in the Victorian Coastal Acid Sulfate Strategy (2009). – The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool. |
| Zones / overlays | <ul style="list-style-type: none"> – Majority of locality is included in the Rural Conservation Zone, with surrounding land to the north zoned Farming. – The Public Conservation and Resource Zone applies to the Great Otway National Park which surrounds much of the locality. – The southern extent of the locality is covered by a Significant Landscape Overlay (SLO4) – Johanna Coast and Cape Otway Coastal Valley and Hills Precinct. – A Vegetation Overlay (VPO1) – Significant and Remnant Vegetation applies to some coastal areas east of Red Johanna Road. – All land within and around the locality is covered by the following overlays: <ul style="list-style-type: none"> – Erosion Management Overlay; – Wildfire Management Overlay; |

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| Opportunities for development | <ul style="list-style-type: none"> – Current opportunities for development are extremely limited due to the area's inclusion in the Farming and Rural Conservation Zones. |
| Constraints on development | <ul style="list-style-type: none"> – Land in much of this locality has been identified as having a high agricultural capability which serves to restrict future rural residential expansion. – There is a significant landslide risk associated with land in and around Johanna and the Otway Coast. – The coastal area surrounding Johanna has been identified as a significant landscape within the Great Ocean Road Region Landscape Assessment Study (2003). A Significant Landscape Overlay (SLO4) applies to the area and seeks to minimise the impact of development on views of the natural landscape. It requires buildings to be scattered throughout the hinterland landscape rather than clustered together to minimise their overall visual impact. – The lack of reticulated sewerage requires all landowners to treat and dispose of wastewater onsite. – Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage further fragmentation of productive agricultural land and seek to preserve the Shire's agricultural base. – The majority of the locality is included in the Rural Conservation Zone due to its high conservation value. – The area is not within close proximity to an existing settlement and '...cannot be efficiently serviced by social and physical infrastructure, at an acceptable and sustainable community cost' as required by Ministerial Direction # 6. – The area is subject to extreme bushfire risk and any future growth or development must be assessed against this known risk to life and property. |
| Wildfire Risk | <ul style="list-style-type: none"> – Land surrounding Johanna is heavily vegetated and forms part of the Great Otway National Park. – The cleared areas include pockets of dense vegetation, steep slopes, timber plantations and limited access routes. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand within the locality is high, due to its landscape values and proximity to the coast. – Future supply is restricted by the current zoning of the land and the absence of any existing settlement. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – Discourage further growth and development in this area due to a lack of services, its agricultural and environmental significance, landscape significance, bushfire susceptibility, landslip risk and isolated location. – Protect land against further fragmentation and more intense development by maintaining the current Rural Conservation and Farming Zones. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further growth and development in this area. |
| Submissions | <ul style="list-style-type: none"> – Two submissions were received seeking the application of the Rural Living Zone to existing lots located in and around Johanna Heights and Aire Settlement Road. While there are a number of smaller lots containing dwellings scattered throughout Johanna, it is considered that the lack of services and infrastructure precludes a rezoning to Rural Living. |

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Johanna Existing Zoning Map



Johanna



KAWARREN

| Role | Cluster |
|------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established rural residential subdivision on Colac-Lavers Hill Road, approximately 19km south of Colac and 6.5km north of Gellibrand. – Limited service provision and community infrastructure with no gas, reticulated sewerage, water or commercial premises. – The Kawarren Primary School closed in 2009 due to dwindling enrolments and students now travel to Colac or Gellibrand. – Existing subdivision comprises approximately 65 lots ranging in size from 0.4 to 44.5 hectares. – Majority of the lots are developed with approximately 20 vacant lots remaining. – Located on the edge of the Otway's, the area has high amenity value and is characterised by established native vegetation and a picturesque rural outlook. – The cluster can be separated into three distinct precincts: <ol style="list-style-type: none"> 1. School Road -The area around School road represents the historical core of Kawarren and is characterised by smaller lot sizes (0.3-1.5ha) and a more consistent pattern of development. It includes the former school site and tennis courts. 2. Kawarren South - Land to the south, between Riches Access and Campiglis Road, is characterised by larger rural lifestyle properties on lots ranging between 2 and 14ha. A single lot of approximately 44.5ha sits in the middle of this area, surrounded on all sides by the smaller rural residential allotments. 3. Love Creek – The area west of Colac-Lavers Hill Road is characterised by smaller rural lifestyle properties on lots of between 0.5 and 3ha. Love Creek forms a natural boundary along the western edge of this precinct. A single undeveloped lot of approximately 15 hectares separates existing rural residential development to the north and south. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – The Rural Land Strategy (2007) identifies land throughout the Otway's as having medium to low agricultural capability due to its steep topography and the extent of native vegetation. – The Rural Land Strategy (2007) identifies Kawarren as one of seven candidate areas for rural living throughout the Shire based on the subdivision pattern, extent of existing development and proximity to Gellibrand and Colac. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. |

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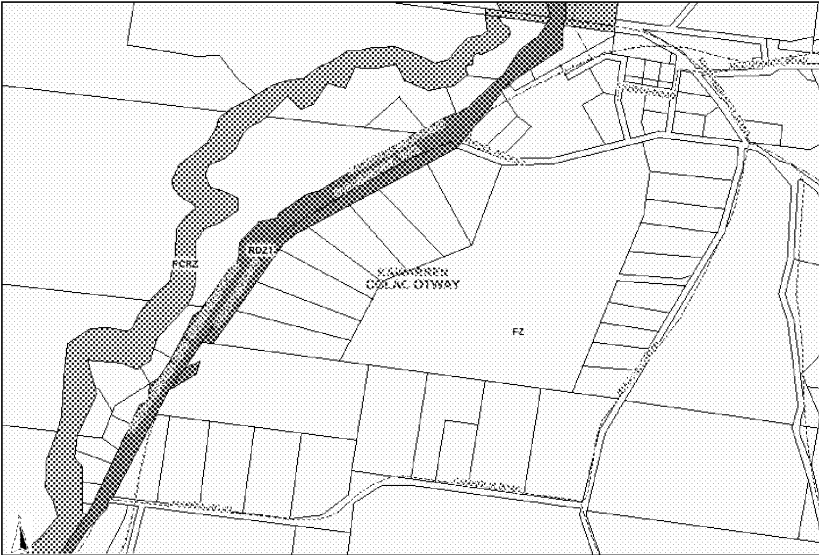
| | |
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| Zones / overlays | <ul style="list-style-type: none"> – Existing subdivision and surrounding land is zoned Farming. – The Great Otway National Park and Otway Forest Park surround the area and are zoned Public Conservation and Resource. – All land within the settlement is covered by the-Erosion Management Overlay, Wildfire Management Overlay and Environmental Significance Overlay (ESO3) - Declared water supply areas. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on existing vacant lots. – The Rural Land Strategy (2007) identifies Kwarren as a candidate area for the application of the Rural living Zone. |
| Constraints on development | <ul style="list-style-type: none"> – The area's inclusion in the Farming Zone effectively prohibits any further subdivision of existing lots. – The subdivision sits within a declared water catchment area restricting dwelling density and development potential. Recent VCAT precedents and ongoing discussions with water authorities suggest that further growth or subdivision within the declared water catchment areas will not be supported. – The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the cluster would result in a net loss of productive agricultural land and would conflict with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. – There is an extreme bushfire risk in this area and any future growth or development must be assessed against this known risk to life and property. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area is heavily vegetated and located within close proximity to the northern perimeter of the Great Otway National Park and Otway Forest Park. – In 2009 the CFA identified Kwarren as one of the 52 highest fire risk communities in Victoria. |
| Residential demand / supply | <ul style="list-style-type: none"> – The area's inclusion in the Farming Zone restricts its future development potential and effectively prohibits any further subdivision. – Current and future supply is limited to approximately 20 vacant lots within the existing subdivision, some of which would most likely be undevelopable due to environmental, wildfire and land capability constraints. – Demand in this area is consistent, largely because of the area's proximity to Colac and its high amenity values. However, future demand will be constrained by a shortage of vacant lots. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |

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| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further growth or subdivision within this cluster is to be discouraged due to its isolated location, a lack of services/infrastructure, its inclusion in a declared water catchment area and extreme bushfire risk. – The cluster's current inclusion in the Farming zone is considered inappropriate as it fails to acknowledge the established rural residential land use, the extent of existing development and the fact that the land was long ago removed from agricultural production. – Whilst it is recommended that no further growth or subdivision can occur within or around this subdivision, it is considered appropriate to rezone the cluster to Rural Living to better reflect existing development patterns. This will allow for a small amount of infill development on existing vacant lots whilst still ensuring that a clear distinction is drawn between productive agricultural land and established rural residential development. – Due to the range of identified constraints it is considered inappropriate to permit further subdivision of the 44.5ha lot at 20 Riches Access. The site is surrounded on all sides by smaller, rural residential lots and has effectively been removed from agricultural production. Whilst it is acknowledged that the size of the lot is larger than a typical rural residential property, it is considered that the Rural Living Zone better reflects its current and future use. Given the large size of the lot, a separate, site specific control will be required to prevent further subdivision. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Establish a defined Cluster Boundary recognising the subdivision as a cluster rather than an established settlement. – Rezone the existing subdivision from Farming to Rural Living Zone. – Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots. – Introduce a site specific minimum lot size of 25ha in the Schedule to the Rural Living Zone for land at 20 Riches Access to prevent any further subdivision of the existing 44.5ha lot. – Introduce new local policies into the MSS discouraging further residential growth and development within this area. |

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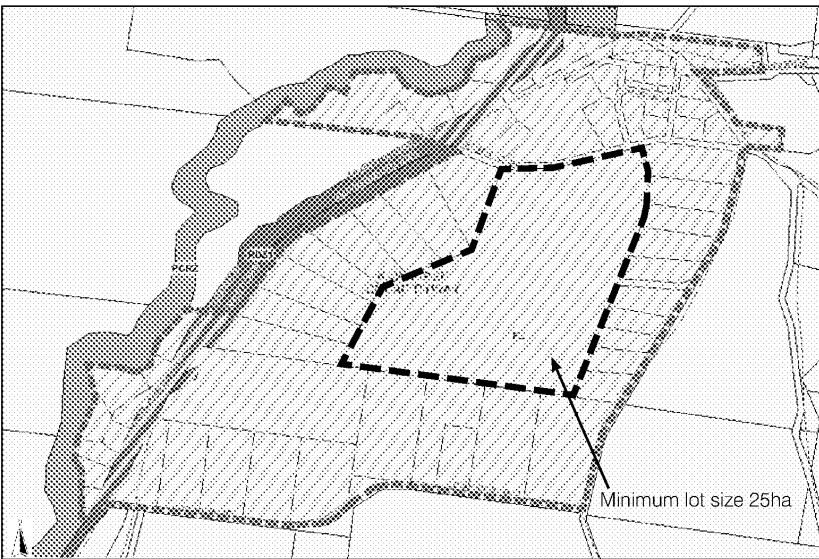
Kawarren Existing Zoning Map



DRAWING KEY

- Farming Zone
- Public Conservation and Resource Zone
- Road Zone - Category One

Proposals/ Kawarren



DRAWING KEY

- Proposed Cluster Boundary
- Rezone to Rural Living

Kawarren

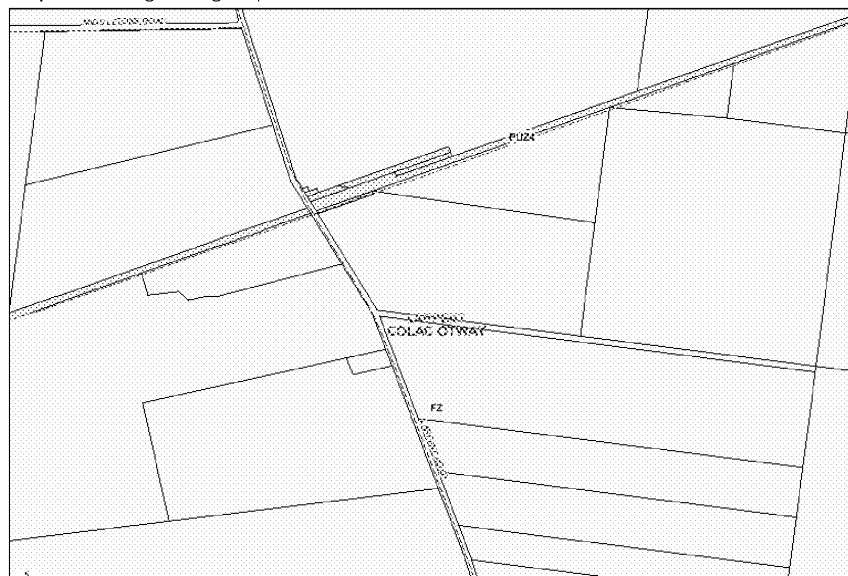


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LARPENT

| Role | Locality |
|-------------------------------|---|
| Main features | – Scattering of farmhouses across the locality |
| Policy / strategy references | – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.
– The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | – All land within Farming Zone.
– No overlays. |
| Opportunities for development | – No opportunities for development identified. |
| Constraints on development | – Given the isolation, lack of services and distance to existing settlement, further expansion of Larpent cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services.
– Further, as the locality is situated on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes |
| Wildfire Risk | – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | – No residential demand identified. |
| Growth Potential | – Low. |
| Recommended outcomes | – Expect no or minimal change.
– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | – Propose no changes to Planning Scheme. |

Larpen Existing Zoning Map



DRAWING KEY

-  Farming Zone
-  Public Use Zone
- Transport

LAVERS HILL

| Role | Town |
|---------------|--|
| Main features | <ul style="list-style-type: none"> – Established township at the intersection of Colac-Lavers Hill Rd and the Great Ocean Road, approximately 48km west of Apollo Bay and 55km south of Colac. – Existing Township Zone area comprises approximately 73 lots ranging in size from 600sqm – 1.5ha. Most lots are already developed with approximately 25 vacant lots remaining. – Majority of residential development fronts Beech Forest-Lavers Hill Road with some larger rural residential lots extending south along Denherts Track and north along Old Coach Road and Old Colac Road. – The town is well serviced by a range of community facilities including a public hall, post office, recreation reserve, Prep-Year 12 College, CFA, pub, cafés, accommodation providers, police station and maternal and child health centre. – Limited service provision with no reticulated sewerage, water, gas or waste collection service. – The township is located on a ridge line which provides sweeping views of forest, rural farmland and the Otway coast. – Surrounding land is partially cleared, with some large pockets of remnant native vegetation, and used for a mix of agriculture, grazing and rural residential development. – The Great Otway National Park surrounds the town at a distance of between 800m and 3km. – The area to the south of town running along the Great Ocean Road towards Crowes is characterised by smaller, rural residential allotments of between 2.5 and 8ha. Of the 28 lots the majority have been developed and are used as rural residential properties and weekenders. There are only 9 vacant lots. – An analysis of land ownership patterns surrounding the township suggests that the majority of adjacent lots in the Farming Zone, including those to the South of town, are in separate ownership. |

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| <p>Policy / strategy references</p> | <ul style="list-style-type: none"> – The Lavers Hill Township Master Plan was completed in 2006 and identifies a range of priority infrastructure and public realm improvements. – Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Rural Land Strategy (2007) identifies land surrounding Laver's Hill as having a high agricultural capability. – The Rural Land Strategy (2007) identifies the area south of Lavers Hill as one of seven candidate areas for rural living throughout the Shire based on the subdivision pattern and availability of services. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. It also includes a strategy to restrict the expansion of communities in areas of high landslip and fire risk. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. |
| <p>Zones / overlays</p> | <ul style="list-style-type: none"> – Majority of existing residential development is included in the Township Zone with surrounding land zoned Farming. – The Public Conservation and Resource Zone applies to the Great Otway National Park including the Melba Gully, located approximately 1.5km southwest of the town centre. – The Heritage Overlay has been applied to 4 individual sites throughout the township. – The Environmental Significance Overlay (ESO3) – Declared Water Supply Catchments applies to all land north of Colac-Lavers Hill Road and all land north of the Great Ocean Road, west of Lavers Hill. – All land within the township is covered by the Erosion Management Overlay and the Wildfire Management Overlay; |
| <p>Opportunities for development</p> | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on a limited number of existing vacant lots. – Ministerial Direction #6 encourages rural residential development adjacent to existing settlements with access to a range of services and infrastructure. It is considered that Lavers Hill has an adequate range of services and infrastructure to satisfy the intent of this requirement. – However it is recognised that a number of dwellings also exist on the land to the south of the township. These dwellings are on lots characteristic of the Rural Living Zone. |

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| Constraints on development | <ul style="list-style-type: none"> – The settlement is bounded on three sides by high capability agricultural land zoned for farming and used for a range of agricultural purposes. Further expansion of the township would result in a net loss of productive agricultural land and would conflict with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living. – There is a significant landslide risk associated with land in and around Lavers Hill. – Much of the surrounding land is constrained by established native vegetation, steep slopes and limited access. – All land north of the township, including existing township zoned land on the north side of Colac Lavers Hill Rd and the Great Ocean Rd, is located within a declared water catchment area restricting dwelling density and development potential. Recent VCAT precedents and ongoing discussions with water authorities suggest that further growth or subdivision within the declared water catchment areas will not be supported. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – The settlement is subject to extreme bushfire risk and any future growth or development must be assessed against this known risk to life and property. |
| Wildfire Risk | <ul style="list-style-type: none"> – Surrounding land in all directions includes pockets of dense vegetation, steep slopes and limited access routes. – The settlement is within close proximity to the Great Otway National Park and extensive areas of native vegetation. – In 2009 the CFA identified Lavers Hill as one of the 52 highest fire risk communities in Victoria. |
| Residential demand / supply | <ul style="list-style-type: none"> – There is considerable residential demand demonstrated by a high take up of lots within the Township Zone and the extent of rural residential development surrounding the township. – Future supply within the town is limited to approximately 25 vacant lots within the Township Zone, some of which would likely be undevelopable due to environmental, wildfire and land capability constraints. – However, it is recognised that there are approximately 31 lots located to the south of Lavers Hill with approximately 21 existing dwellings. These have been identified as being characteristic of the Rural Living Zone. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |

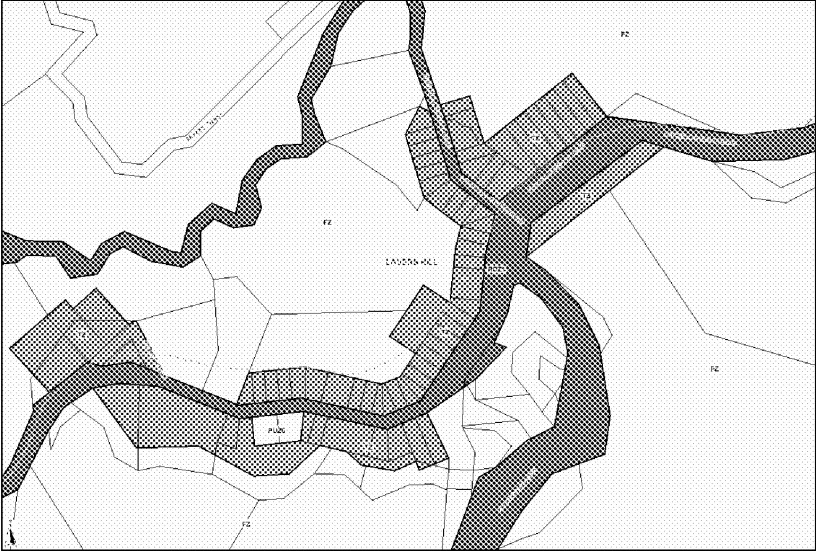
Recommended outcomes

- Further expansion to the north of the township is to be discouraged due to the area's inclusion in a declared water catchment area, extreme bushfire risk and the high environmental and agricultural value of surrounding land.
- Due to the range of constraints identified above, it is considered that no substantial growth or subdivision can occur within or around the existing settlement.
- However, it is recommended that existing rural residential development to the south of town should be rezoned to Rural Living to reflect current land use and development patterns. The precinct of 28 lots has been largely built out and was nominated as a candidate area for rural residential rezoning in Council's Rural Land Strategy (2007). Whilst the rezoning will allow for a small amount of infill development on 9 existing vacant lots, it will also ensure that a clear distinction is drawn between productive agricultural land and established rural residential development. Given the obvious wildfire and environmental constraints, it is considered appropriate to introduce a minimum lot size of 8ha within this precinct to ensure no further subdivision of existing lots occurs.
- The inclusion of the core residential and commercial precinct in the Township Zone is supported as it reflects current and historical land use patterns and the extent of existing development. However, a number of zoning anomalies have been identified which should be addressed:
 1. Former Beechy Railway Alignment: The former Beechy Railway line runs along the ridgeline immediately south of the Great Ocean Road. The majority of this land has been sold and consolidated to now form part of existing residential lots fronting the Great Ocean Road. This has resulted in a number of residential lots anomalously zoned part Township and part Farming Zone. It is recommended that the Farming Zone land within these lots be rezoned to Township Zone to reflect the current residential land use.
 2. Vacant Land, 4715 Great Ocean Road: A submission was received in relation to a vacant lot at 4715 Great Ocean Road seeking its rezoning from Farming to Township. The site is approximately 0.6ha in area, surrounded by a Crown road reserve, native vegetation and existing township development. Whilst unresolved issues remain regarding access and land capability constraints, the site sits within the main commercial and residential precinct and is outside of the declared catchment area. Its rezoning to Township is supported as it will consolidate the existing settlement and facilitate further investigation of the development potential of one of the few remaining vacant lots.
 3. Blackwood Gully Tearooms, 1 - 15 Great Ocean Road: This site includes an established café and is currently included within the Farming Zone. The land is located in the heart of Lavers Hill Township, surrounded by existing commercial and residential development. Given the established commercial use onsite and proximity to existing services and facilities, it is recommended that land at 1-15 Great Ocean Road be rezoned to Township.

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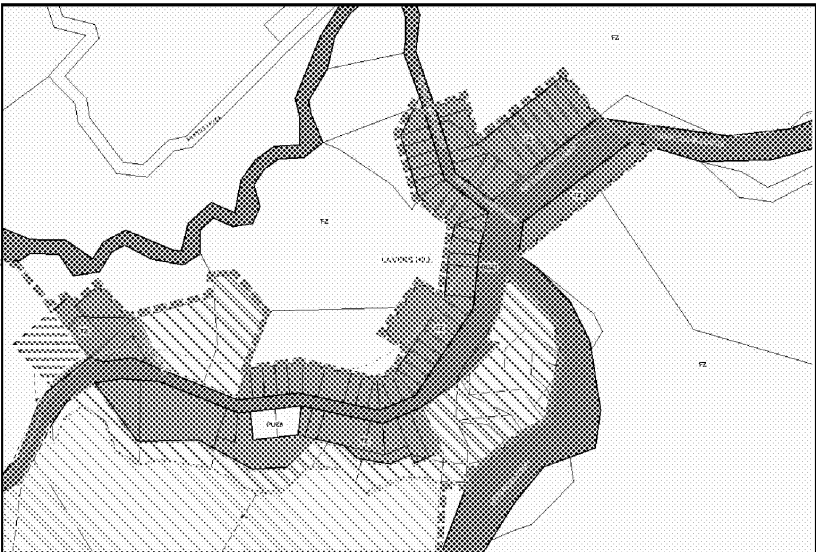
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| | <p>4. Lavers Hill P12 College, 10 College Drive: Lavers Hill P12 College is currently zoned part Township and part Farming. It is recommended that all school owned land at 10 College Drive be included in the Public Use Zone – Education (PUZ2).</p> <p>5. Police Station, 64 Great Ocean Road: The Lavers Hill Police Station sits on the northern side of the great Ocean Road within a declared water catchment area. The land is currently included in the Farming Zone and it is recommended that the lot be rezoned to Township Zone to reflect the current use and development onsite.</p> <p>6. Vacant land, 68-72 Great Ocean Road: The site presents as an undeveloped lot of approximately 1.3ha and abuts the western boundary of the Police Station. The rear portion is heavily vegetated, with limited development potential however the balance of approximately 0.8ha is cleared. Pending more detailed investigation and consultation with Wannon Water, it is considered that it may be possible to develop the cleared land fronting the Great Ocean Road. It is recommended that this site be included in the Township Zone as it will serve to consolidate development within the existing settlement. It is acknowledged that further work and technical investigation will be required to determine whether land capability constraints will in fact preclude the site from further development.</p> |
| Planning Scheme Changes | <ul style="list-style-type: none"> – Expand the coverage of the Township Zone to include sections of the former Beechy Railway Line, 1-15, 64 and 68-72 Great Ocean Road. – Rezone 10 College Drive and 20 Morris Track to the Public use Zone. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the settlement. – Rezone the identified 31 lots to the south of Lavers Hill to Rural Living and introduce a defined boundary around all Rural Living Zoned land to restrict any future expansion in this precinct. – Introduce new local policies into the MSS discouraging further growth and development beyond that identified above. |
| Submissions | <ul style="list-style-type: none"> – 5415 Colac-Lavers Hill Road requests rezoning to RL. – 1-15 Great Ocean Road requests rezoning from FZ to RL. – 5073 Great Ocean Road requests rezoning to RL. – 4715 Great ocean Road requests rezoning to RL. – Rural area surrounding lavers Hill need population growth. – Supports the RL zoning to the south. – Request for the rezoing of a school from TZ to PUZ. |

Lavers Hill Existing Zoning Map



- DRAWING KEY
- Township Zone
 - Farming Zone
 - Public Use Zone - Local Government
 - Public Conservation and Resource Zone
 - Road Zone - Category One

Proposals / Lavers Hill



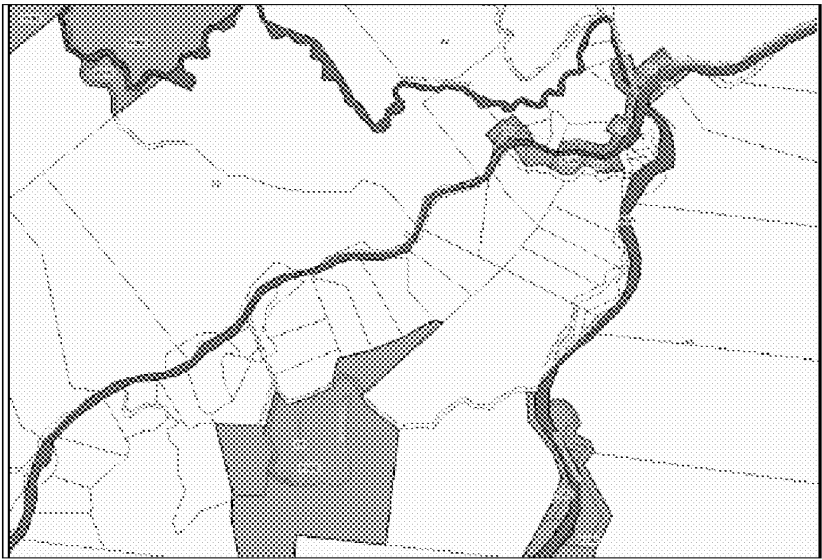
- DRAWING KEY
- Proposed Settlement Boundary
 - Rezoned to Township
 - Rezoned to Rural Living
 - Rezoned to Public Use

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Lavers Hill township

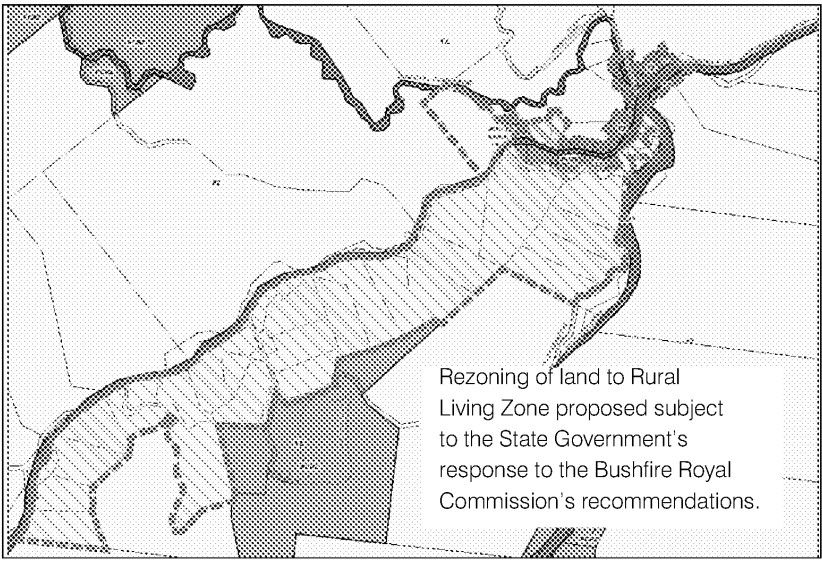


Lavers Hill Extended Existing Zoning Map



- DRAWING KEY**
- Township Zone
 - Farming Zone
 - Public Use Zone - Local Government
 - Public Conservation and Resource Zone
 - Road Zone - Category One

Proposals / Lavers Hill



- DRAWING KEY**
- Proposed Settlement Boundary
 - Rezoned to Township
 - Rezoned to Rural Living
 - Rezoned to Public Use

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Lavers Hill area



MARENGO - ALICE COURT

| Role | Cluster |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Cluster of 25 smaller lots in Rural Conservation Zone. – Some dwellings associated with agricultural uses but many lots are lifestyle properties/holiday houses. – Considered in Apollo Bay Structure Plan. |
| Policy / strategy references | <ul style="list-style-type: none"> – Clause 23.03-3 of the Colac Otway Planning Scheme provides an overview of Apollo Bay and Marengo. It identifies that these are to remain as distinct coastal settlements with development to be contained within coastal settlement boundaries. – The Apollo Bay Structure Plan (2007) further emphasises that Apollo Bay, Marengo and Skenes Creek should remain as distinct coastal settlements, each with a separate identity and local character. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. – Land identified as having the potential to contain Coastal Acid Sulfate Soils (CASS) in the Victorian Coastal Acid Sulfate Soils Strategy (2009). |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Rural Conservation Zone. – All land covered by erosion management and wildfire management overlays in addition to environmental significance overlay ESO3, protecting declared water supply catchments. – Land south of Great Ocean Road is also subject to vegetation protection overlay VPO1 (significant and remnant vegetation). |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Potential CASS implications. – Marengo - Alice Court sits within a declared water catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite. – The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – While demand is most likely high given the coastal location, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Submissions

– A submission was received in relation to an existing dwelling on the Great Ocean Road approximately 3km west of Alice Court. The dwelling sits on a lot of approximately 13ha, the majority of which is covered by dense vegetation adjoining the Great Otway National Park. The existing vegetation is protected by a Trust for Nature Covenant and the submitter is requesting that the entire block be rezoned to Rural Conservation Zone to reflect it's environmental values. Whilst there appears to be merit in this proposal, such a rezoning is beyond the scope of the Rural Living Strategy and would need to be considered as part of a separate piece of work.

Marengo Existing Zoning Map



DRAWING KEY

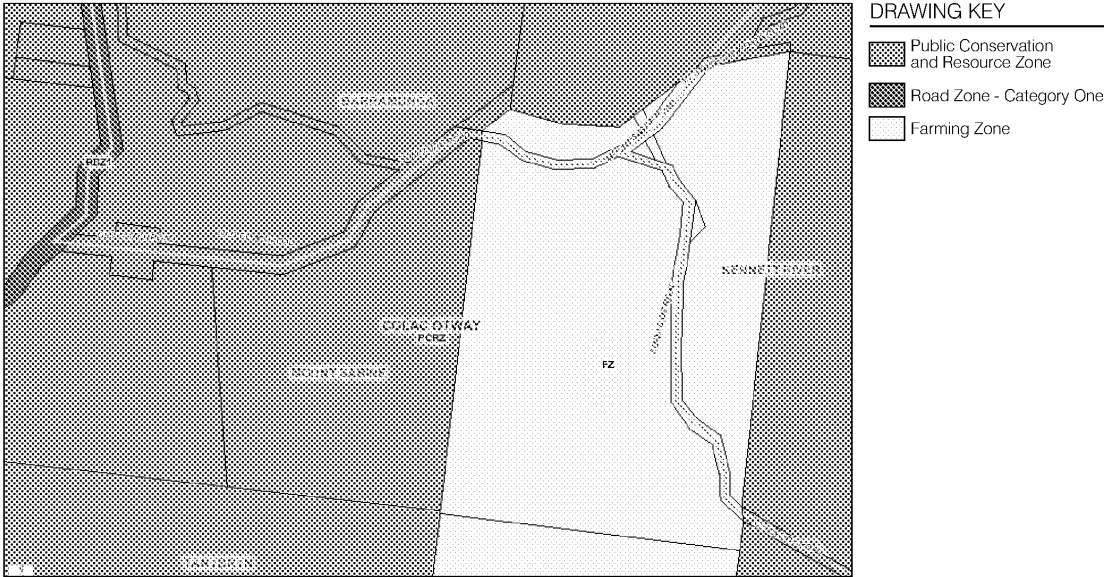
- Public Conservation and Resource Zone
- Road Zone - Category One
- Rural Conservation Zone
- Rural Activity Zone

MOUNT SABINE

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Private plantation surrounded by National Park at the intersection of Sunnyside Road and Mount Sabine-Benwerrin Road. – No existing dwellings. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Small pocket of Farming Zone land surrounded by Public Conservation and Resource Zone. – Land covered by Erosion Management Overlay (EMO1) and Wildfire Management Overlay (WMO). |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – It is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |
| Submissions | <ul style="list-style-type: none"> – 885 Great Ocean Road requests rezoning from FZ to RL. – Agree with settlement boundaries. |

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Mount Sabine Existing Zoning Map

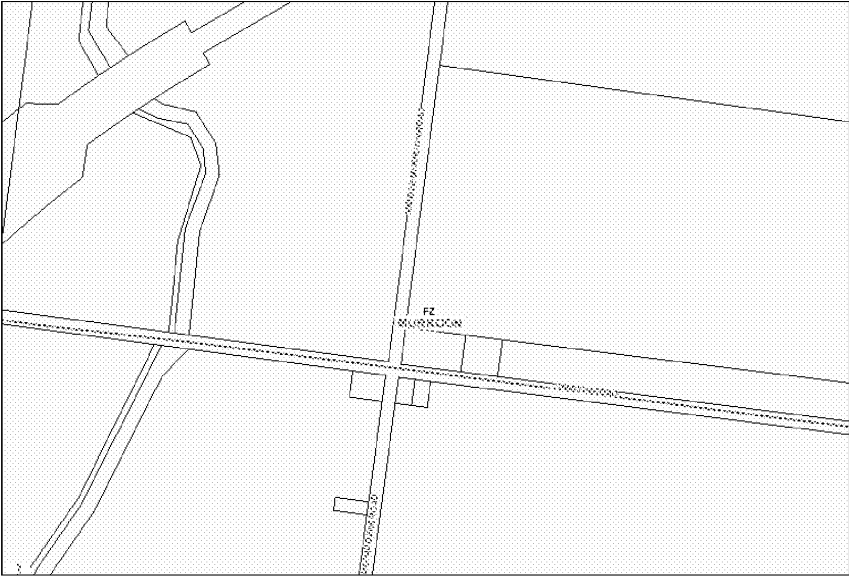


MURROON

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Larger lots used for farming at the intersection of Division Road and Middle Murroon Road. – 3 - 4 existing dwellings/farmhouses. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone. – All land covered by erosion management and wildfire management overlays. – Half of subject land also covered by environmental significance overlay ESO3, protecting declared water supply catchments. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay as well as constrained in part by location in declared water catchment area (ESO3). – Further expansion of Murroon cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Given the agricultural use of the land it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes.. |
| Wildfire Risk | <ul style="list-style-type: none"> – Potential risk of wildfire as indicated by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Murroon Existing Zoning Map



DRAWING KEY

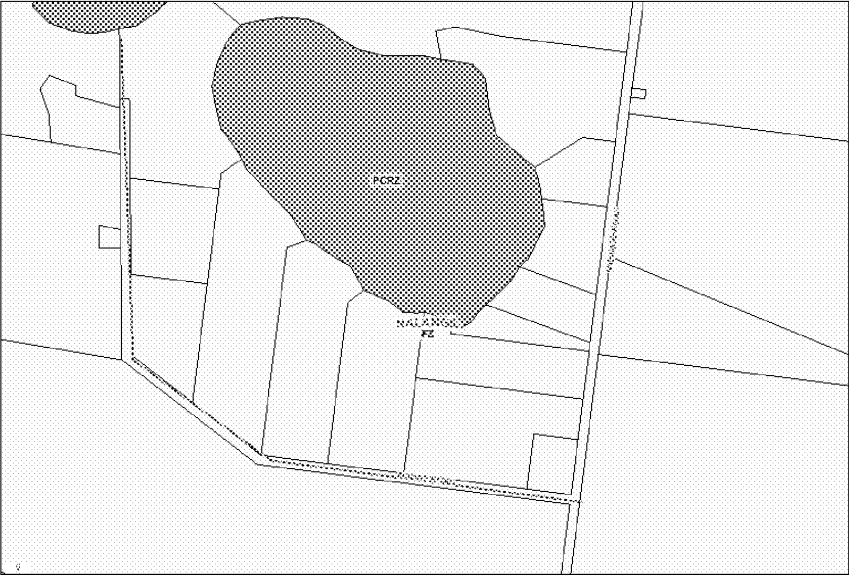
 Farming Zone

NALANGIL

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Approx 14 lots located at the intersection of Mamre Road and Nalangil Road around small lake. – Lots range between 3 -20 hectares with approximately 5-6 existing dwellings. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone adjacent to Public Conservation and Resource Zone (small lake). – Land covered by Environmental Significance Overlay ESO1, protecting Warrion groundwater area. – Part of the sections adjacent to the lake are also covered by the Environmental Significance Overlay ESO2, protecting lakes, wetlands and watercourses. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Given the isolation, lack of services and distance to existing settlement, further expansion of Nalangil cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Further, as the locality is situated on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

DRAFT


Nalangil Existing Zoning Map



- DRAWING KEY
- Public Conservation and Resource Zone
 - Farming Zone

OMBERSLEY

| Role | Locality |
|-------------------------------|--|
| Main features | – Scattering of farmhouses across the locality. |
| Policy / strategy references | – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.
– The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | – All land within Farming Zone.
– No overlays over most of the locality, small section of land covered by Land Subject to Inundation Overlay (LSIO). |
| Opportunities for development | – No opportunities for development identified. |
| Constraints on development | – Further expansion of Ombersley cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services.
– Given the agricultural use of the land it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes. |
| Wildfire Risk | – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | – No residential demand identified. |
| Growth Potential | – Low. |
| Recommended outcomes | – Expect no or minimal change.
– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | – Propose no changes to Planning Scheme. |

 Farming Zone

195 133585 Rural Living Strategy (2000-2005) : 1999-2000

ONDIT

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Approximately 12 smaller lots at the intersection of Colac-Ballarat Road and Meredith Park Road with around 5 existing houses. |
| Policy / strategy references | <ul style="list-style-type: none"> – Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the beginning of Ondit Township from the 1860s. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone. – Land covered by Environmental Significance Overlay ESO1, protecting Warrion groundwater area. – Majority of land also included in the Land Subject to Inundation Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Located within the Warrion Groundwater Area. – Potential flooding risks as indicated by the Land Subject to Inundation Overlay. – Given the isolated location with no access to services, further expansion of Ondit cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – As the primary land use in the locality is agriculture, it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Ondit Existing Zoning Map

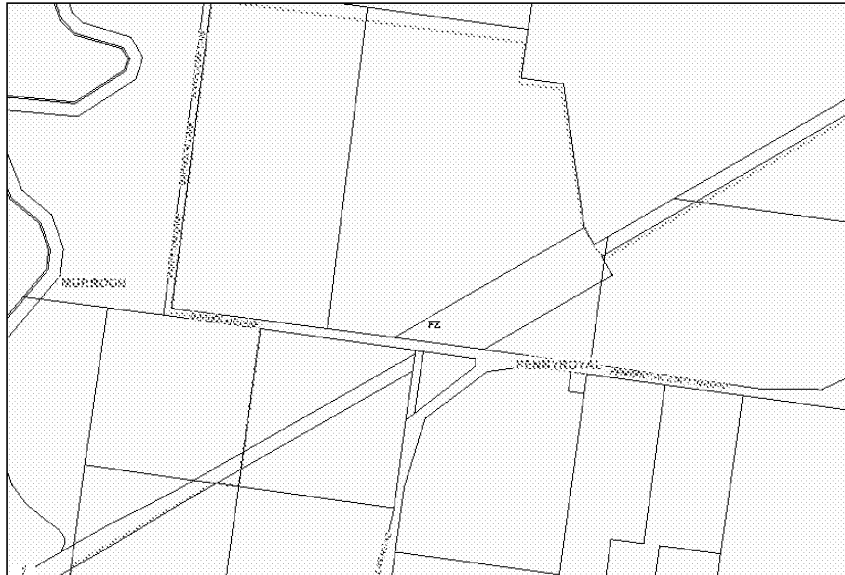


PENNYROYAL

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Locality is half in Surf Coast Shire and half in Colac Otway Shire. – Consists of tourist cabins, berry farm, hall and a few dwellings. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – In Farming Zone bounded to the east by Rural Conservation Zone land. – Land covered by Erosion Management and Wildfire Management Overlays. – Pockets of land also covered by Environmental Significance Overlay ESO3, protecting declared water supply catchments. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential fire and landslip risks as identified by the Erosion Management and Wildfire Management Overlays. – Further expansion of Pennyroyal cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Given the agricultural use of the land it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

DRAFT

Pennyroyal Existing Zoning Map



DRAWING KEY

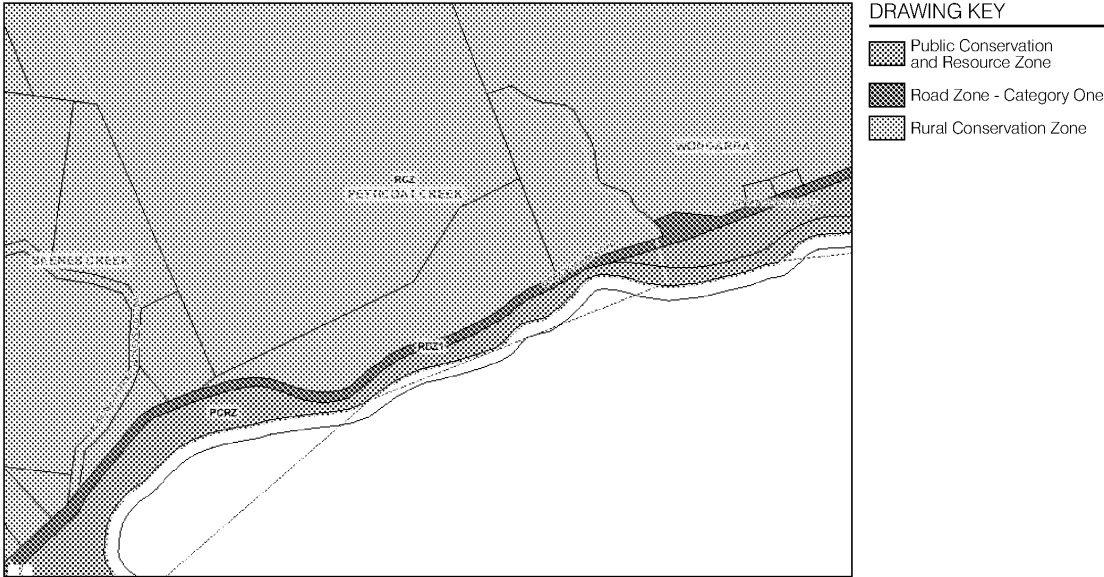
 Farming Zone

PETTICOAT CREEK

| Role | Cluster |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> Cluster of approximately 13 existing houses located to the east of Skenes Creek. Mainly an outlying area of Skenes Creek. |
| Policy / strategy references | <ul style="list-style-type: none"> Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool. |
| Zones / overlays | <ul style="list-style-type: none"> Land within Rural Conservation Zone. All land covered by Erosion Management and Wildfire Management Overlays. Also covered by Significant Landscape Overlay (SLO3) protecting the Apollo Bay coastal valley and hills precinct. |
| Opportunities for development | <ul style="list-style-type: none"> No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> Potential landslip risks as identified by the Erosion Management Overlay. The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> While demand is most likely high given the coastal location, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | <ul style="list-style-type: none"> Low. |
| Recommended outcomes | <ul style="list-style-type: none"> Expect no or minimal change. A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> Propose no changes to Planning Scheme. Low. |

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Petticoat Creek Existing Zoning Map

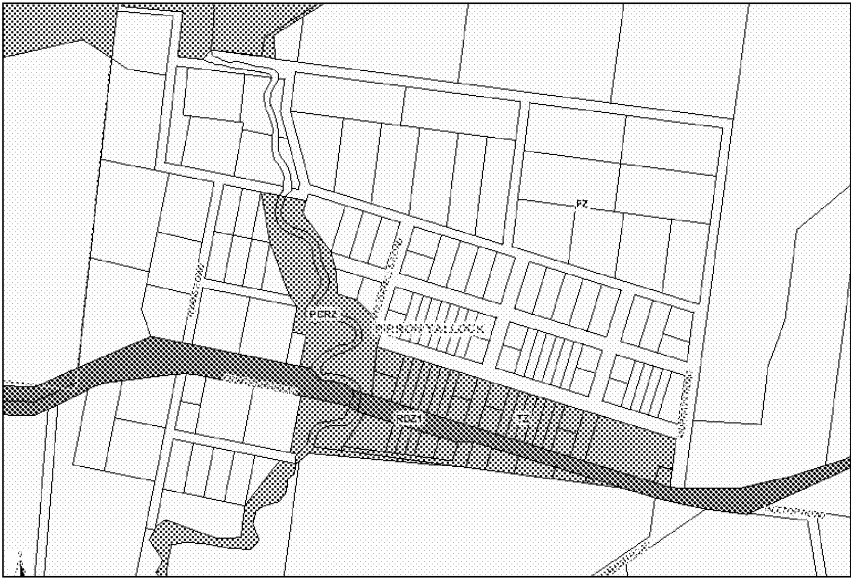


PIRRON YALLOCK

| Role | Village |
|------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established settlement on the Princes Highway approximately 14km west of Colac. – Small rural community consisting of approximately 13 dwellings, public hall, church, recreation reserve, pub and nursery. – Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming. – Pirron Yallock Creek intersects the western edge of the subdivision and the surrounding area is subject to flooding. – Limited service provision with no gas, waste management service, reticulated sewerage or water, and limited community infrastructure. – Significant number of undeveloped, vacant lots with approximately 22 remaining within the existing Township Zone area. – Majority of existing development fronts the Princes Highway with lots ranging in size from 1,000sqm to 1.7ha. – Land to the west and north of the existing settlement was at some point subdivided into approximately 95 lots ranging in size from 1,000sqm to 2.1ha. The subdivision was never taken up due to flooding constraints and the area is now included in the Farming Zone and the land is primarily used for grazing. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007) and includes land with high, medium and low agricultural capability. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. |
| Zones / overlays | <ul style="list-style-type: none"> – Existing settlement is included in the Township Zone with surrounding land in all directions zoned Farming – The Pirron Yallock Creek and surrounding land is zone Public Conservation and Resource. – The Environmental Significance Overlay (ESO1) – Warrion Groundwater Overlay applies to the entire settlement and surrounding land. – The Land Subject to Inundation Overlay applies to the Pirron Yallock Creek and surrounding land. – The Public Acquisition Overlay (PAO1) applies to 1415 Princes Highway, allowing VicRoads to acquire the land to facilitate future road widening if required. – The Heritage Overlay (HO223) applies to St Joseph's Catholic Church at 1429 Princes Highway. |

| | |
|-------------------------------|---|
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on approximately 22 vacant lots located within the existing Township Zone. |
| Constraints on development | <ul style="list-style-type: none"> – The township is surrounded on all sides by productive agricultural land which is included in the area nominated as 'farmland of strategic significance' by the Rural Land Strategy (2007). – Flood prone areas have been identified to the north and south of the developed area as well as adjacent to the Pirron Yallock Creek. – The lack of existing services/infrastructure suggests that further expansion would not satisfy Ministerial Direction # 6. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the township would result in a net loss of productive agricultural land. – Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage further fragmentation of productive agricultural land and seek to preserve the Shire's agricultural base. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand in this area is low, demonstrated by the slow take up of remaining vacant lots within the Township Zone. – Future supply is limited to approximately 22 vacant lots within the Township Zone. It is likely that land capability and wastewater management constraints would restrict further subdivision of existing lots. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further expansion of the township is to be discouraged due to a lack of services/ infrastructure, flooding constraints and the high value of surrounding agricultural land. – The settlement's current inclusion in the Township zone is supported as it accurately reflects current and historical land use patterns and the extent of existing residential development. – Introduce a settlement boundary around all Township Zoned land to provide a defined boundary to restrict future residential growth and development. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further residential growth that would result in the loss or fragmentation of agricultural land. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |
| Submissions | <ul style="list-style-type: none"> – A submission was received seeking the rezoning of vacant land north of Pirron Yallock from Farming Zone to Township or Rural Living to facilitate residential subdivision and development. The requested rezoning cannot be supported due to the areas high agricultural value, limited infrastructure and service provision. |

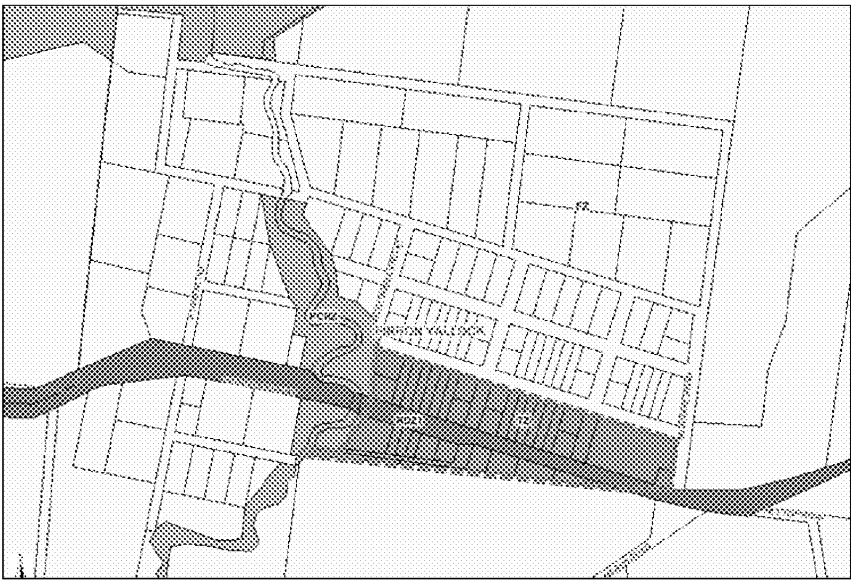
Pirron Yallock Existing Zoning Map



DRAWING KEY

- Township Zone
- Farming Zone
- Public Conservation and Resource Zone
- Road Zone - Category One

Proposals / Pirron Yallock



DRAWING KEY

- Proposed Settlement Boundary

DRAFT

Pirron Yallock



SKENES CREEK NORTH

| Role | Locality |
|-------------------------------|---|
| Main features | – Scattering of houses and plantations along Skenes Creek Road. |
| Policy / strategy references | – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.
– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. |
| Zones / overlays | – All land within Rural Conservation Zone.
– Land covered by Erosion Management and Wildfire Management Overlays.
– Also covered by Significant Landscape Overlay (SLO3) protecting Apollo Bay coastal valley and hills precinct. |
| Opportunities for development | – No opportunities for development identified. |
| Constraints on development | – Potential landslip risks as identified by the Erosion Management Overlay.
– The isolated location and a lack of existing services/infrastructure at Skenes Creek North suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | – While demand is most likely high given the coastal location, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | – Low. |
| Recommended outcomes | – Expect no or minimal change.
– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | – Propose no changes to Planning Scheme. |
| Submissions | – Agree with settlement boundaries. |

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Skenes Creek North Existing Zoning Map



- DRAWING KEY
- Road Zone - Category One
 - Rural Conservation Zone

STONYFORD

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Scattering of farmhouses across the locality (Cobden Stonyford Road). – Negligible facilities or services. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All locality within Farming Zone. – Land covered by Vegetation Protection Overlay (VPO1) and Wildfire Management Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – VPO1 identifies significant and remnant vegetation within this locality. – Given the isolation, lack of services and distance to existing settlement, further expansion of Stonyford cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Further, as the locality is situated on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – Potential wildfire risks as indicated by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Stonyford Existing Zoning Map



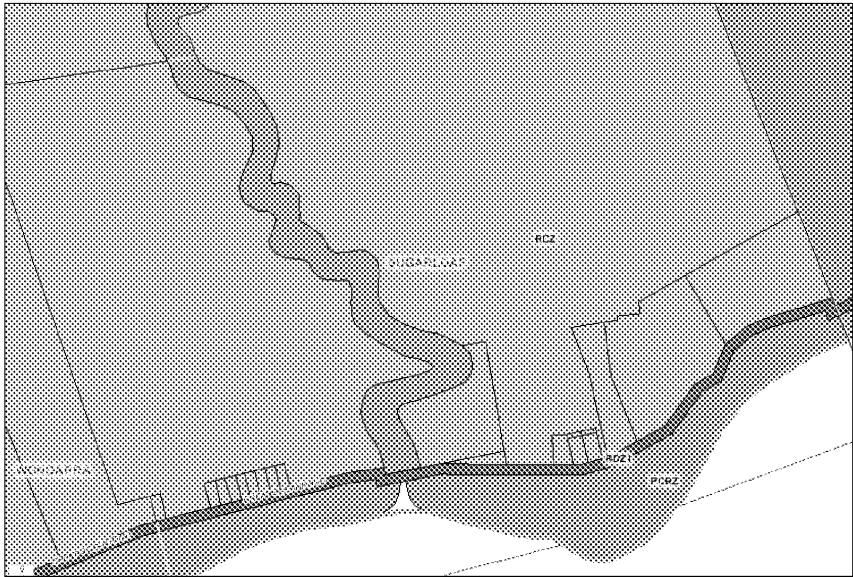
- DRAWING KEY
- Road Zone - Category One
 - Road Zone - Category Two
 - Farming Zone
 - Public Use Zone - Transport

SUGARLOAF

| Role | Locality |
|-------------------------------|--|
| Main features | – Scattering of houses. Approximately 7 existing houses located along the Great Ocean Road, 8km north-east of Skenes Creek. |
| Policy / strategy references | – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.
– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.
– The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool. |
| Zones / overlays | – All land within Rural Conservation Zone.
– Land covered by Erosion Management Overlay (EMO1), Wildfire Management Overlay (WMO) and Significant Landscape Overlay (SLO3), protecting the Apollo Bay coastal valley and hills precinct. |
| Opportunities for development | – No opportunities for development identified. |
| Constraints on development | – Potential landslip risks as identified by the Erosion Management Overlay.
– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | – While demand is most likely high given the coastal location, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | – Low. |
| Recommended outcomes | – Expect no or minimal change.
– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | – Propose no changes to Planning Scheme. |

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Sugarloaf Existing Zoning Map



- DRAWING KEY
- Public Conservation and Resource Zone
 - Road Zone - Category One
 - Rural Conservation Zone

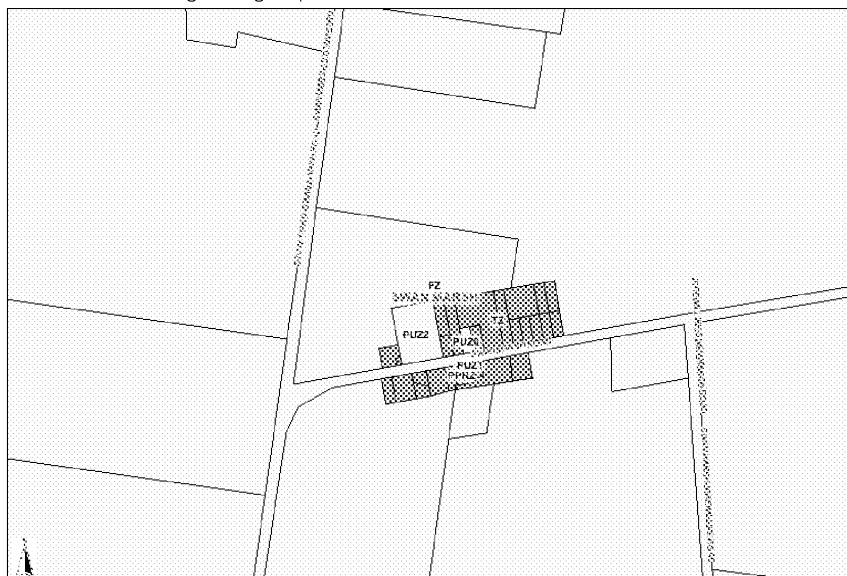
SWAN MARSH

| Role | Village |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Established settlement on Swan Marsh Road, approximately 17km west of Colac. – Small rural community consisting of approximately 14 dwellings, a primary school, tennis courts, park and public hall. – Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming. – Limited service provision with no gas, reticulated sewerage, water or waste management service. – Most lots are already developed with approximately 3 vacant lots remaining. – All development fronts Swan Marsh Road and lots range in size from 500 to 4,000sqm. – With the exception of the Swan Marsh Primary School, the township is a residential community only, with no commercial premises or general store. |
| Policy / strategy references | <ul style="list-style-type: none"> – The Swan Marsh Urban Design Framework Plan was completed in 2002 and updated in 2008. It identifies a range of priority infrastructure and public realm improvements. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The area is included in the 'farmland of strategic significance' identified in the Rural Land Strategy (2007) and has a high agricultural capability. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. |
| Zones / overlays | <ul style="list-style-type: none"> – All existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming. – The Public Use Zone 2 – Education applies to the Swan Marsh Primary School. – The Public Use Zone 1 – Service and Utility applies to the Swan Marsh CFA. – The Public Use Zone 6 – Local Government applies to the Swan Marsh Public Hall. – The Heritage Overlay has been applied to the former Colac Dairying Company Factory at 585-589 Swan Marsh Road (HO300). |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on a limited number of existing vacant lots. |

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| | |
|-----------------------------|--|
| Constraints on development | <ul style="list-style-type: none"> – The subdivision is surrounded on all sides by high quality agricultural land which is included in the area nominated as 'farmland of strategic significance' by the Rural Land Strategy (2007). – The Rural Land Strategy (2007), Clause 21.03-9 Rural Living and Ministerial Direction # 6 all discourage further fragmentation of productive agricultural land and seek to preserve the Shire's agricultural base. – The lack of existing services/infrastructure suggests that further expansion would not satisfy Ministerial Direction # 6. – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the township would result in a net loss of productive agricultural land. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand in this area is low, demonstrated by a slow take up of remaining vacant lots within the Township Zone. – Future supply is limited to approximately 3 vacant lots within the Township Zone. It is likely that land capability and wastewater management constraints would restrict further subdivision of existing lots. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further expansion of the township is to be discouraged due to a lack of services/ infrastructure and the high value of surrounding agricultural land. – The township's current inclusion in the Township zone is supported as it accurately reflects current and historical land use patterns and the extent of existing residential development. – Introduce a settlement boundary around all Township Zoned land to provide a defined boundary to restrict future residential growth and development. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further residential growth within this area. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |

Swan Marsh Existing Zoning Map



DRAWING KEY

- Township Zone
- Farming Zone
- Public Use Zone One - Service and Utility
- Public Use Zone Two - Education
- Public Use Zone Six - Local Government
- Public Park and Recreation Zone

Proposals / Swan Marsh



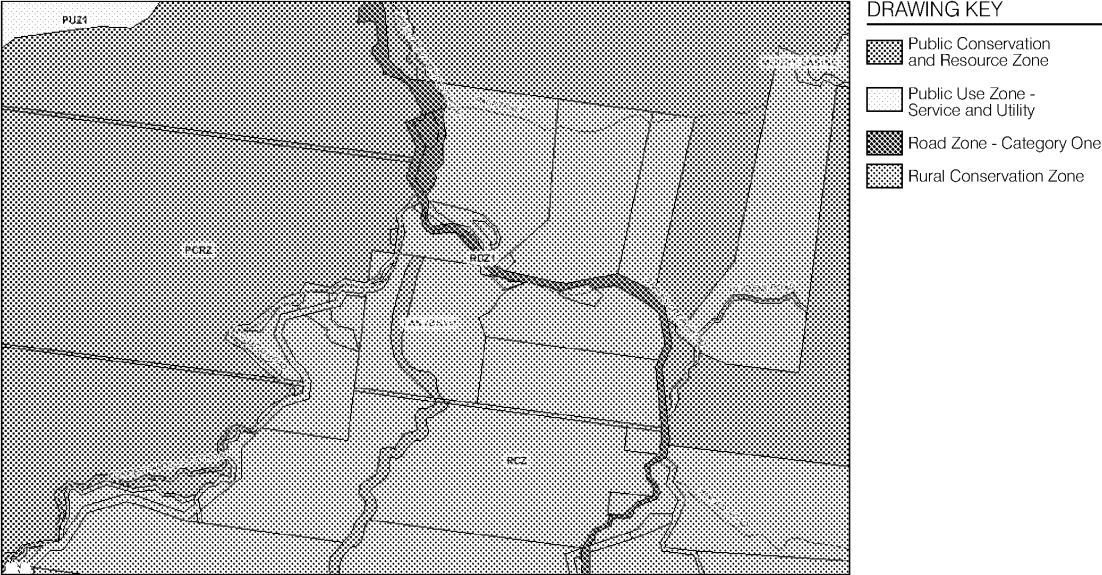
DRAWING KEY

- Proposed Settlement Boundary

TANYBRYN

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – 2-3 existing houses located along Forrest-Apollo Bay Road. – Very heavily vegetated. – 1 timber plantation. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. |
| Zones / overlays | <ul style="list-style-type: none"> – Land zoned Rural Conservation Zone interspersed with Public Conservation and Resource zoned land – All land covered by Erosion Management and Wildfire Management Overlays. – Land south of Skenes Creek Road also covered by Environmental Significance Overlay ESO3, protecting declared water catchments. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Tanybryn sits within a declared water catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Tanybryn Existing Zoning Map



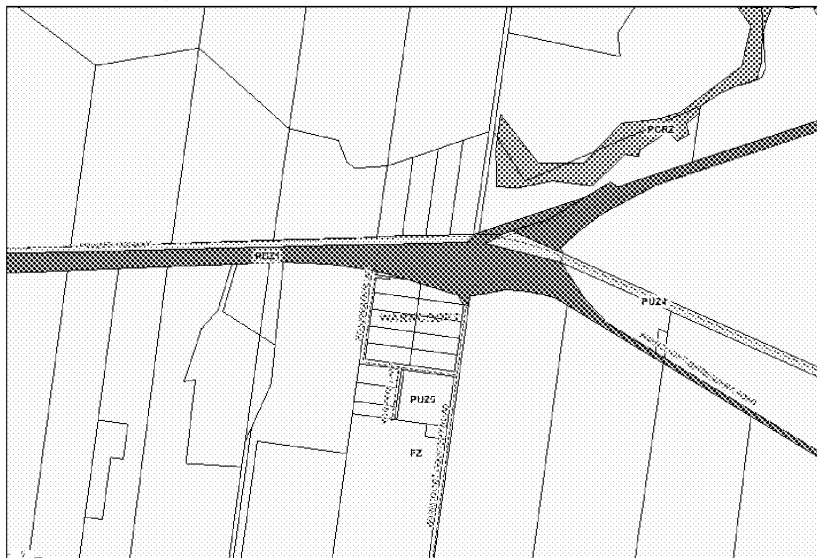
WARNCOORT

| Role | Cluster |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> Established rural residential subdivision at the intersection of the Princes Highway and Warncoort-Birregurra Road, approximately 13km east of Colac and 6km north-west of Birregurra. Existing subdivision comprises 14 lots ranging in size from 0.8 – 1.2ha. Largely developed with existing dwellings on approximately 10 lots. Warncoort cemetery located on a 4 ha lot at the south east corner of the subdivision. Surrounded by undeveloped agricultural land primarily used for grazing. |
| Policy / strategy references | <ul style="list-style-type: none"> Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> Existing subdivision and majority of surrounding land is zoned Farming. Adjacent to a Road Zone – Category 1 (Princes Highway). Warncoort Cemetery is included in the Public Use Zone 5 (Cemetery/Crematorium). Lots to the north of the cluster on the opposite side of the Princes Highway are covered by the Land Subject to Inundation Overlay. The historic Warncoort Homestead is located immediately to the west of the subdivision and is covered by a Heritage Overlay - HO234. |
| Opportunities for development | <ul style="list-style-type: none"> Opportunities for development are limited to infill on a limited number of existing vacant lots. |
| Constraints on development | <ul style="list-style-type: none"> The area's inclusion in the Farming Zone effectively prohibits any further subdivision of existing lots or the construction of multiple dwellings on a single allotment. The cluster's isolated location and the lack of existing services/infrastructure suggest that intensification or expansion would not satisfy Ministerial Direction # 6. Lack of reticulated sewerage restricts subdivision potential and requires all landowners to treat and dispose of wastewater onsite. Further expansion of the cluster would result in a net loss of productive agricultural land. |
| Wildfire Risk | <ul style="list-style-type: none"> The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> Supply is limited to infill development on approximately 4 remaining vacant lots. Some rural residential demand is apparent, highlighted by the gradual take up of existing vacant allotments. |
| Growth Potential | <ul style="list-style-type: none"> Low. |

| | |
|-------------------------|---|
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further growth or subdivision within this cluster is to be discouraged due to its isolated location, a lack of services/infrastructure and the agricultural value of surrounding land. – The cluster's current inclusion in the Farming Zone is considered inappropriate as it fails to acknowledge the established rural residential land use, the extent of existing development and the fact that the land has been removed from agricultural production. – Whilst it is recommended that no further growth or subdivision can occur within or around this subdivision, it is considered appropriate to rezone the subdivision to Rural Living to better reflect existing development patterns. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Rezone from Farming Zone to Rural Living Zone. – Introduce a defined cluster boundary around the subdivision recognising it as a cluster rather than an established settlement. – Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots. – Introduce new local policies into the MSS discouraging further residential growth and development within this area. |

DRAFT

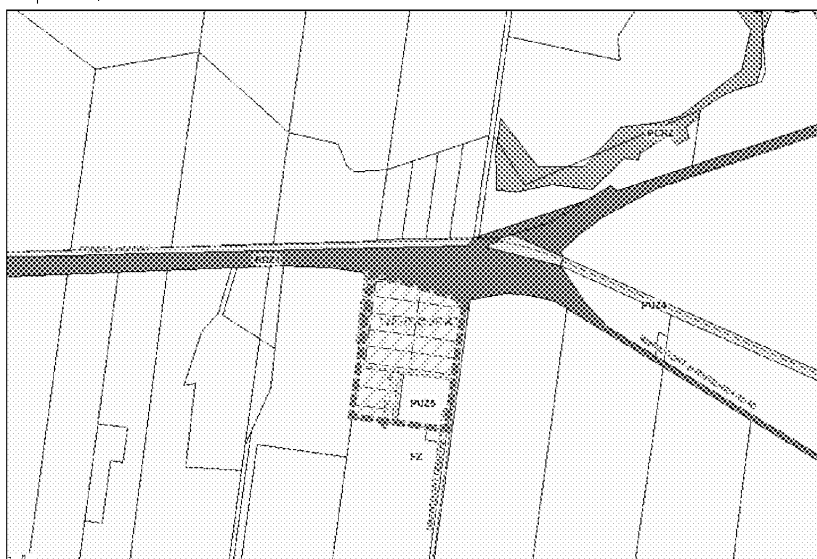
Warncoort Existing Zoning Map



DRAWING KEY

- Farming Zone
- Public Use Zone Four - Transport
- Public Use Zone - Cemetery / Crematorium
- Public Conservation and Resource Zone
- Road Zone - Category One

Proposals / Warncoort



DRAWING KEY

- Proposed Cluster Boundary
- Rezoned to Rural Living

Warncoort



WARRION

| Role | Village |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Established settlement on Coragulac-Beeac Road, approximately 22km north of Colac. – Small rural community consisting of approximately 22 dwellings, a cricket ground, CFA station, public hall, church, pub and farm machinery and repairs workshop. – Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming. – Limited service provision with no gas or reticulated sewerage and limited community infrastructure. – Significant number of undeveloped vacant lots with approximately 20 remaining within the existing Township Zone area. – All existing development fronts Coragulac-Beeac Road with lots ranging in size from 1,000sqm to 1.2ha. – The Warrion Tennis Reserve, located at 25 Glenn Street, ceased operation approximately 3 years ago and is in the process of being sold. The site is currently zoned Public Park and Recreation to reflect its former use as a tennis reserve and its public ownership. The current PPRZ zoning is inappropriate for private land and it is necessary to undertake a rezoning before the land is sold. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The area is included in the 'farmland of strategic significance' identified in the Rural Land Strategy (2007) and has a high agricultural capability. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Referenced in Clause 23.03-8 Smaller Townships which encourages small scale economic and tourism growth, recognition of environmental constraints and protection of the broader landscape within which the settlements are located. |
| Zones / overlays | <ul style="list-style-type: none"> – All existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming. – The Public Use Zone 1 – Service and Utility applies to the Warrion Public Hall and adjacent public toilets. – The Public Park and Recreation Zone applies to the Warrion Cricket Ground and the former Warrion tennis reserve. – The Environmental Significance Overlay (ESO1) – Warrion Groundwater Overlay applies to the entire settlement and surrounding area. – Land north of McCarthy's Road is included in the Significant Landscape Overlay (SLO1) – Valleys, Hills and Landscape Precinct. |
| Opportunities for development | <ul style="list-style-type: none"> – Opportunities for development are currently limited to infill on approximately 22 vacant lots located within the existing Township Zone. |

| | |
|-----------------------------|---|
| Constraints on development | <ul style="list-style-type: none"> – The township is surrounded on all sides by high quality agricultural land which is included in the area nominated as 'farmland of strategic significance' by the Rural Land Strategy (2007). – The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite. – Further expansion of the township would result in a net loss of productive agricultural land. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – Demand in this area is low, demonstrated by a slow take up of remaining vacant lots within the Township Zone. – Future supply is limited to approximately 20 vacant lots within the Township Zone. It is likely that land capability and wastewater management constraints would restrict further subdivision of existing lots. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change aside from limited infill on existing vacant lots. – Further expansion of the township is to be discouraged due to the high value of surrounding agricultural land. – The settlement's current inclusion in the Township zone is supported as it accurately reflects current and historical land use patterns and the extent of existing residential development. – Introduce a settlement boundary around all Township Zoned land to provide a defined boundary to restrict future residential growth and development. This will also ensure that a clear distinction is drawn between productive agricultural land and established residential development. – The Warrion Tennis Reserve is currently zoned Public Park and Recreation to reflect its former use as a recreation reserve and its public ownership. The application of the PPRZ is inappropriate if the land is to be sold into private ownership and it is therefore necessary to undertake a rezoning before the land is sold by Council. Historically, the site has formed part of the original town structure and sits adjacent to, and opposite, existing residential development within the Township Zone. It is therefore recommended that the zoning of the site should revert back to its underlying zone and be included within the Township Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Introduce new local policies into the MSS discouraging further residential growth within this area. – Rezone land at 25 Glenn Street from Public Park and Recreation to Township Zone. – Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township. |

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Warrior Existing Zoning Map



DRAWING KEY

- Township Zone
- Farming Zone
- Public Use Zone - Service and Utility
- Public Park and Recreation Zone
- Road Zone - Category One

Proposals /Warrior



DRAWING KEY

- Proposed Settlement Boundary
- Rezone to Township Zone

Warrion

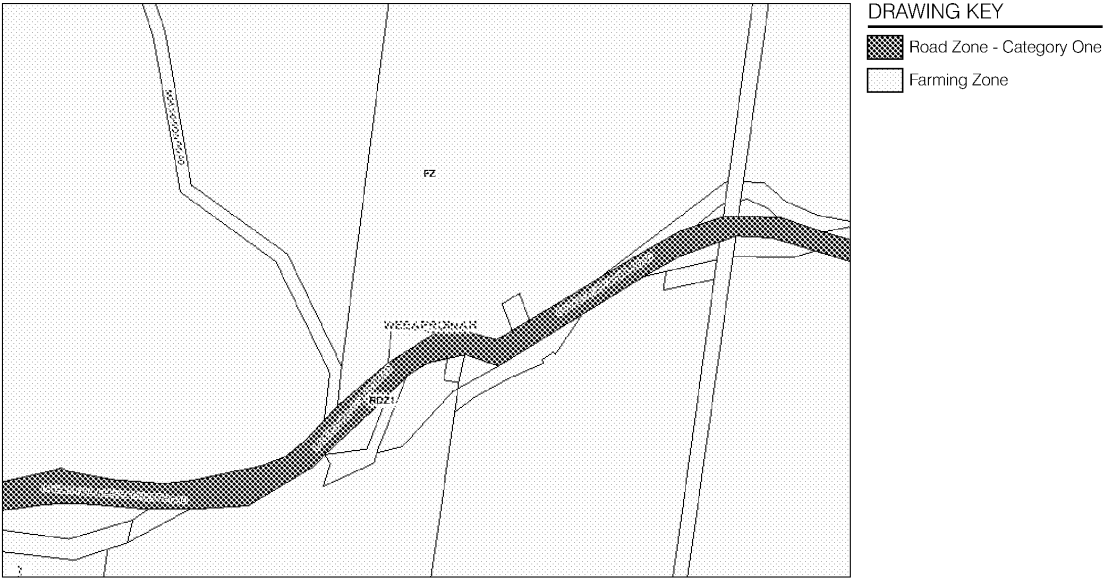


DRAFT

WEEAPROINAH

| Role | Cluster |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> Cluster of approximately 10 existing houses along the ridge of Colac-Lavers Hill Road. Approximately 5 km west of Beech Forest township. |
| Policy / strategy references | <ul style="list-style-type: none"> Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. |
| Zones / overlays | <ul style="list-style-type: none"> All land within Farming Zone. Land covered by Erosion Management (EMO1) and Wildfire Management Overlays. Land to the north of Colac-Lavers Hill Road also covered by Environmental Significance Overlay (ESO3), protecting declared water supply catchments. |
| Opportunities for development | <ul style="list-style-type: none"> No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> Potential landslip risks as identified by the Erosion Management Overlay. Weeaproinah sits within a declared water catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite. The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> Low. |
| Recommended outcomes | <ul style="list-style-type: none"> Expect no or minimal change. A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> No changes to the Planning Scheme are recommended. |

Weeaproinah Existing Zoning Map



Weeaproinah

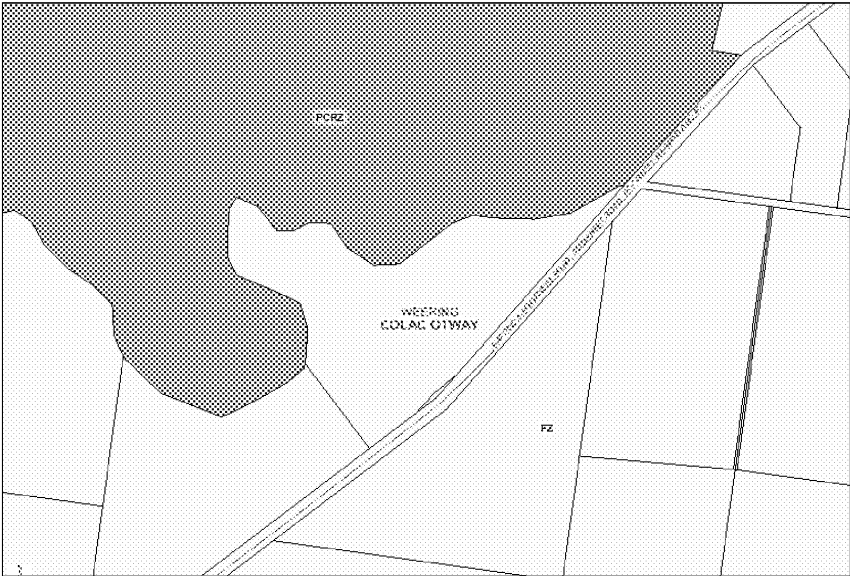


226 00000

WEERING

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Existing farmhouse on Barpinba-Poorneet Road. – Surrounding land used for farming. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land within Farming Zone. – No overlays. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for demand identified. |
| Constraints on development | <ul style="list-style-type: none"> – Given the isolated location with no access to services, rural residential development in Weering cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – As the main land-use in the area is agriculture it is important that this land is guarded against further residential fragmentation, preserving it for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Weering Existing Zoning Map



DRAWING KEY

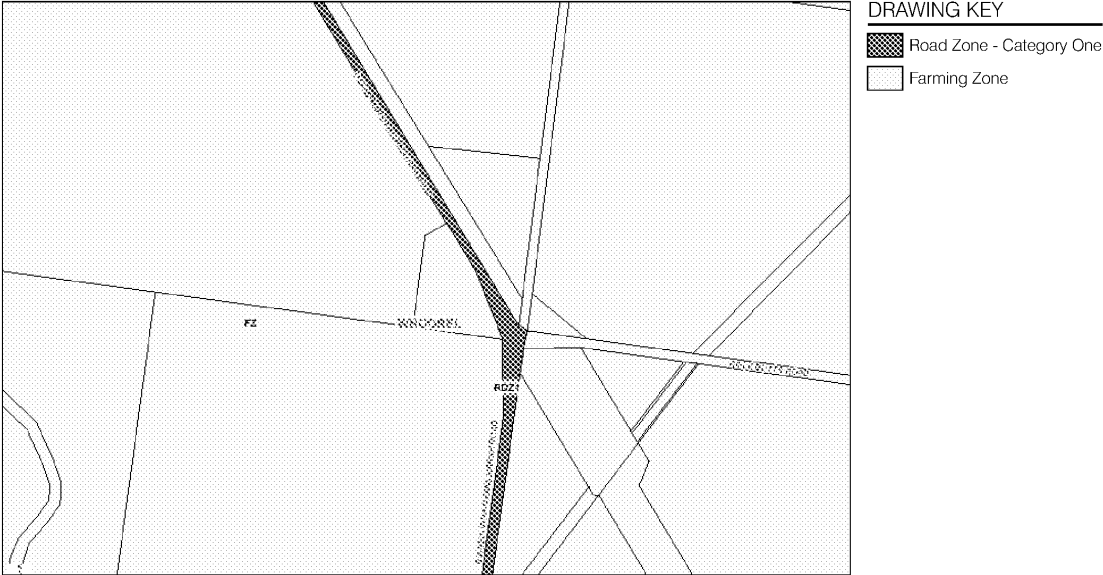
- Public Conservation and Resource Zone
- Farming Zone

DRAFT

WHOOREL

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Farming land located at the intersection Birregurra-Deans Marsh Road & Rifle Butts Road. – 2 - 3 farmhouses and a few smaller blocks of land. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land all in Farming Zone. – All land covered by Erosion Management Overlay. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslide risk as identified by the Erosion Management Overlay. – Given the isolated location with no access to services, rural residential development in Whoorel cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – As the main land-use in the area is agriculture it is important that this land is guarded against further residential fragmentation, preserving it for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Whoorel Existing Zoning Map

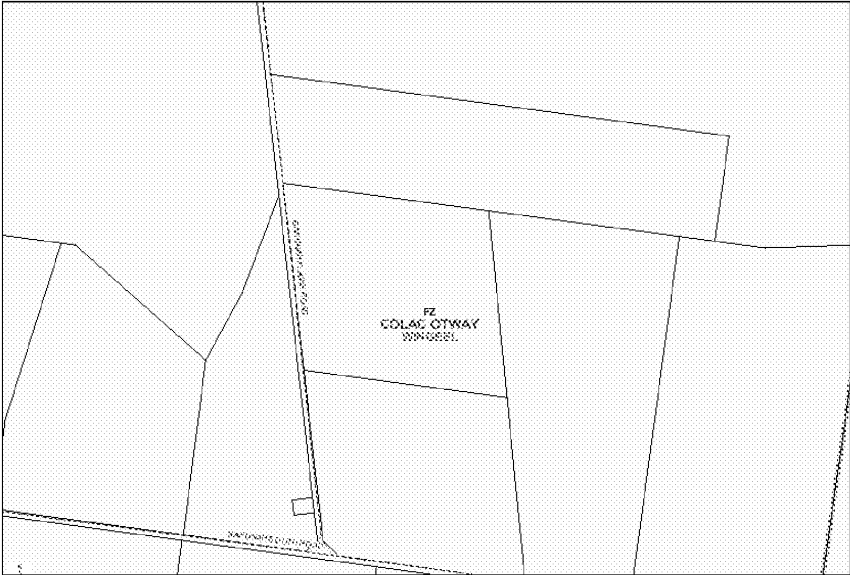


DRAFT

WINGEEL

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Scattering of houses across the locality, particularly the intersection of Barunah South Road and Barunah Plains Road. – Primarily farming land. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All locality within Farming Zone. – No overlays. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Given the isolated location with no access to services, rural residential development in Wingeel cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – As the main land-use in the area is agriculture it is important that this land is guarded against further residential fragmentation, preserving it for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Wingee Existing Zoning Map



DRAWING KEY

 Farming Zone



DRAFT

WONGARRA

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – Approximately 15 lots between 2.5 - 5 hectares on Sunnyside Road and Beattie Lane. – Majority of lots with existing holiday houses/dwellings. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Rural Conservation Zone. – Covered by Erosion Management and Wildfire Management Overlays as well as Significant Landscape Overlay SLO3, protecting Apollo Bay coastal valley and hills precinct. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – While demand is most likely high given the coastal location, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Wongarra Existing Zoning Map



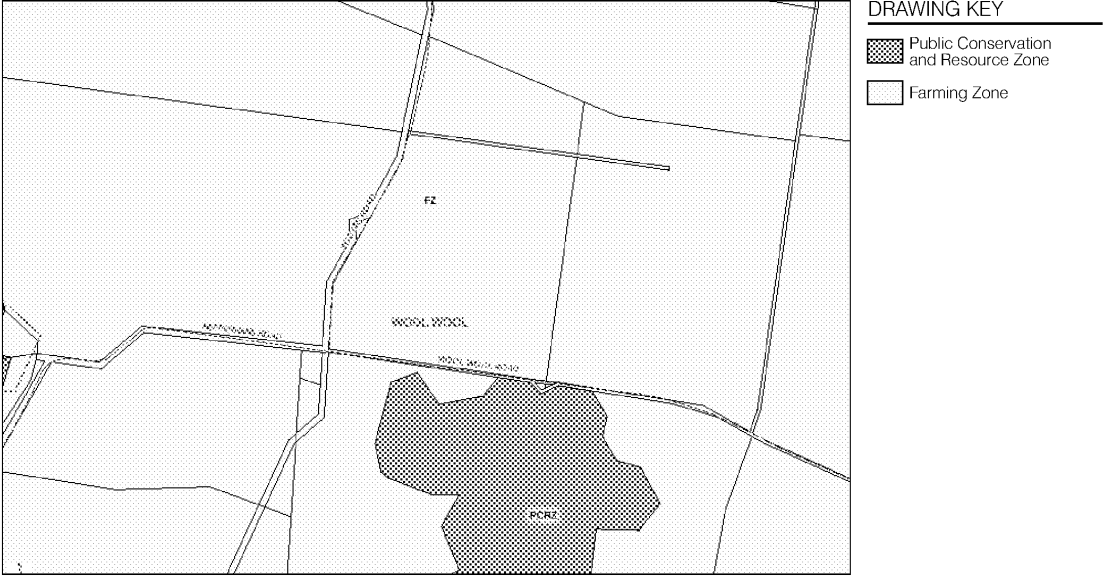
| DRAWING KEY | |
|---|---------------------------------------|
|  | Public Conservation and Resource Zone |
|  | Rural Conservation Zone |

DRAFT

WOOL WOOL

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Large lots used for farming on Wool Wool Road, near Scotts Road intersection. – 1 - 2 existing farmhouses. |
| Policy / strategy references | <ul style="list-style-type: none"> – Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the establishment or expansion of Wool Wool Township after 1914. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone. – Covered by Environmental Significance Overlay ESO1 (Warrion groundwater area) and Significant Landscape Overlay SLO1 (valleys, hills and plains landscape precinct). |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Given the isolation, lack of services and distance to existing settlement, further expansion of Wool Wool cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – Further, as the locality is situated on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007, it is important the land is preserved for farming purposes. – The settlement is located on the Warrion aquifer. Any future buildings and works or subdivision must minimise groundwater usage and demonstrate that effluent management and disposal will not negatively impact on groundwater quality. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

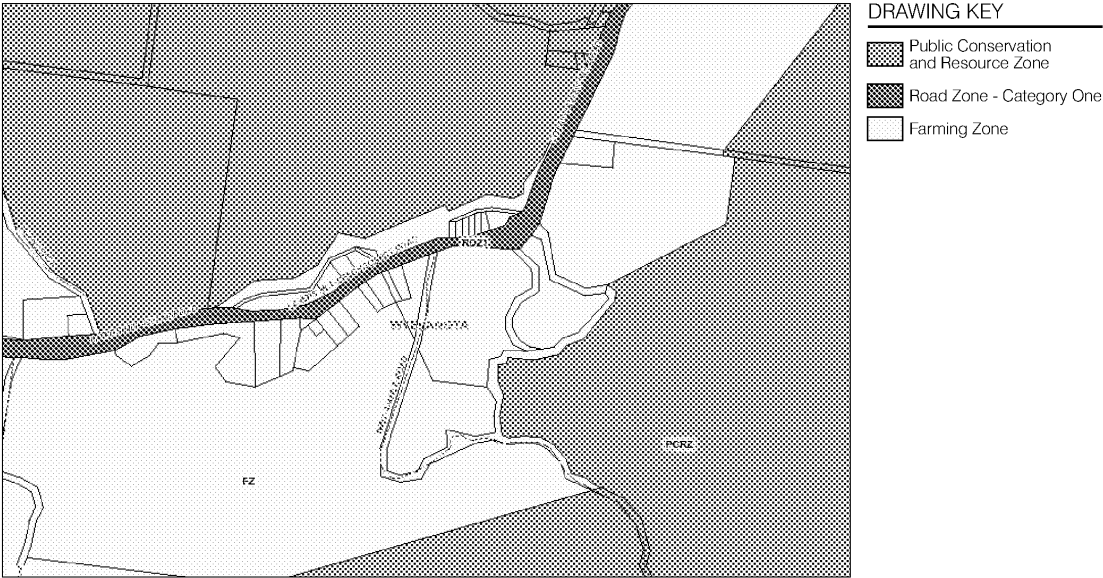
Wool Wool Existing Zoning Map



WYELANGTA

| Role | Locality |
|-------------------------------|---|
| Main features | <ul style="list-style-type: none"> – 7 - 8 dwellings located along Lavers Hill-Colac Road near the intersection of Wait-A-While Road. – Several smaller residential type subdivisions (3- 4 lots). – Many of the vacant lots are undeveloped. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. – Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) discourage a dwelling density greater than 1 dwelling per 40 hectares. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone bounded by land classed as Public Conservation and Resource Zone. – All land covered by Erosion Management and Wildfire Management Overlays. – Land to north of Lavers-Hill-Colac Road also covered by Environmental Significance Overlay ESO3, protecting declared water supply catchments. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – While demand is most likely high given the coastal location, it is not expected the supply will change due to the high conservation value of this land. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Wyelangta Existing Zoning Map

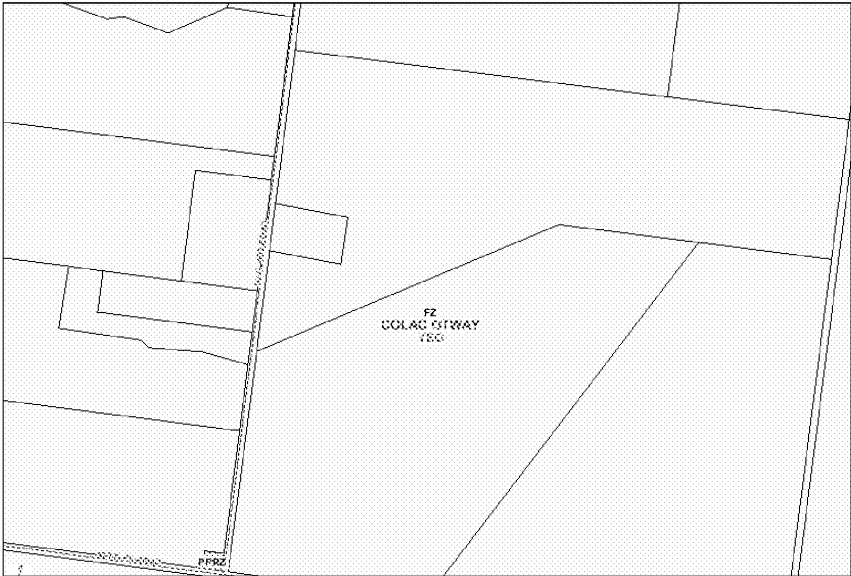


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YEO

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Scattering of houses across the locality, particularly the intersection of Old Yeo Road and Kettles Road. – Farming Land. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – All locality within Farming Zone. – The land is covered by a variety of overlays including: <ul style="list-style-type: none"> – Erosion Management Overlay (EMO1) – Significant Landscape Overlay (SLO1) – valleys, hills and plains precinct – Vegetation Protection Overlay (VPO1) – significant and remnant vegetation – Environmental Significance Overlay (ESO3) – declared water supply catchments – Wildfire Management Overlay (WMO) |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Given the isolated location with no access to services, rural residential development in Yeo cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – As the main land-use in the area is agriculture it is important that this land is guarded against further residential fragmentation, preserving it for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Yeo Existing Zoning Map



DRAWING KEY

- Farming Zone
- Public Park and Recreation Zone



YEODENE

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – Approx 20 lots ranging between 2 - 15 hectares in area located at the intersection of Birregurra-Yeodene Road and Boundary Hill Road. – Pockets of native vegetation and several existing dwellings. |
| Policy / strategy references | <ul style="list-style-type: none"> – Referenced in Clause 21.04-5 identifying landslides as a significant hazard in the southern half of the Shire associated with steep slopes and high rainfall. – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone. – One allotment zoned Public Conservation and Resource Zone. – All land covered by Erosion Management Overlay and Significant Landscape Overlay SLO1, (valleys, hills and plains landscape precinct). – Land to south of Birregurra-Yeodene Road also covered by Wildfire Management Overlay. – One historical site covered by Heritage Overlay HO250 (Yeodene Public Hall, 130 Birregurra-Yeodene Road) . |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – Given the isolated location with no access to services, rural residential development in Yeodene cannot be justified as it would not satisfy Ministerial Direction #6 which discourages rural residential development away from existing settlement and services. – As the main land-use in the area is agriculture it is important that this land is guarded against further residential fragmentation, preserving it for farming purposes. |
| Wildfire Risk | <ul style="list-style-type: none"> – The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

Yeodene Existing Zoning Map



DRAWING KEY

-  Public Conservation and Resource Zone
-  Farming Zone

YUULONG

| Role | Locality |
|-------------------------------|--|
| Main features | <ul style="list-style-type: none"> – 4 - 5 houses on larger blocks bordered by national park and timber plantations. – Located around the intersection Adams Road and Great Ocean Road. |
| Policy / strategy references | <ul style="list-style-type: none"> – Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure. – The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk. – The Rural Land Strategy (2007) and Clause 21.03-9 Rural Living both discourage residential development in the Farming Zone and seek to preserve the agricultural base of the Shire. |
| Zones / overlays | <ul style="list-style-type: none"> – Land in Farming Zone bounded to the south by Rural Conservation Zone land. – Covered by erosion management and wildfire management overlays. |
| Opportunities for development | <ul style="list-style-type: none"> – No opportunities for development identified. |
| Constraints on development | <ul style="list-style-type: none"> – Potential landslip risks as identified by the Erosion Management Overlay. – The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6. |
| Wildfire Risk | <ul style="list-style-type: none"> – Relatively high as identified by the Wildfire Management Overlay. |
| Residential demand / supply | <ul style="list-style-type: none"> – No residential demand identified. |
| Growth Potential | <ul style="list-style-type: none"> – Low. |
| Recommended outcomes | <ul style="list-style-type: none"> – Expect no or minimal change. – A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone. |
| Planning Scheme changes | <ul style="list-style-type: none"> – Propose no changes to Planning Scheme. |

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Yuulong Existing Zoning Map



DRAWING KEY

| | |
|--|--------------------------|
| | Rural Conservation Zone |
| | Road Zone - Category One |
| | Farming Zone |

ATTACHMENT 2: DRAFT HOUSING & SUBDIVISION POLICY FOR RURAL AREAS OF COLAC OTWAY SHIRE

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21.XX HOUSING AND SUBDIVISION IN RURAL AREAS

This policy applies to land in the Farming, Rural Activity and Rural Conservation Zones.

Basis of Policy

This policy builds on the MSS objectives in Clause 21.05-1 Agriculture and Clause 21.03-9 Rural Living for the protection of productive agricultural land and significant rural landscapes from indiscriminate pressure for rural residential development and fragmentation of land through subdivision.

Agriculture and Forestry are the two key economic contributors 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. Protection of these industries is critical to the economic and social wellbeing of the Shire.

The Colac Otway Shire has three distinct geographical areas that offer different agricultural land use opportunities. The north-western part of the Shire has been identified as "Farmland of Strategic Significance" having 'high' agricultural capability due to soil type, climatic conditions and larger land parcels with the primary agricultural land use 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 characterized 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 is generally used for grazing. The historical pattern of subdivision of land within the Farming Zone has left a legacy of small lots, with approximately 90% of all lots 40 hectares or smaller, with the smaller lots scattered amongst larger farming lots which presents a threat to the viability of future farming as individual lots are independently disposed of for rural living development opportunities.

The Shire's significant environmental and landscape assets are a key driver in the demand for rural living development within the southern parts of the Shire primarily due to the attractiveness of the coastal, pastoral and forested landscapes.

The Shire has experienced ad hoc demand for rural living lifestyle opportunities and tourism accommodation which has resulted in the proliferation of dwellings and excision lots throughout the rural areas of the Shire.

The uncontrolled conversion of agricultural land into rural residential land use activities results in a net loss to agriculture due to permanent land use changes. This ultimately leads to detrimental impacts on agricultural production, landscape and environmental values of the Shire.

Objectives

- To protect rural land for agricultural and forestry activities.
- To protect the rural and agricultural areas of the Shire from the proliferation of dwellings not associated with agriculture.
- To ensure that the development of dwellings on rural land do not prejudice existing agricultural or forestry activities on surrounding land.
- To limit the further fragmentation of rural land by subdivision.
- To encourage the consolidation of rural land.
- To ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production or environmental protection.
- To discourage the development of dwellings that has a detrimental impact in areas of high landscape and environmental

qualities.

- To provide direction regarding the preferred location for rural residential living.

Policy

It is policy that:

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 not require the removal of native vegetation or be visually prominent within the landscape.
- Development of the land should not lead to a localized concentration of dwellings so as to change the 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 existing agricultural or forestry activities on surrounding land
 - The environmental characteristics of the land including vegetation, natural systems, water quality
 - The rural character and landscape values of the area, including visual and environmental impact
- Rural residential development will be encouraged to establish in existing settlements

Subdivision (excisions/realignment of boundaries)

- Discourage the subdivision of rural land that creates small lots for existing dwellings
- Discourage the realignment of boundaries that create small lots for existing dwellings unless the re-subdivision contributes to the restructure and/or consolidation of agricultural holdings into larger farming units
- Discourage the realignment of boundaries if they rely on land which was previously a road reserve, utility lot, crown land or was of insufficient size to support a dwelling
- Where the subdivision or realignment of boundaries is supported, a S173 Agreement will be required to prevent the development of the vacant lot for the purposes of a dwelling.
- Encourage the consolidation of land into parcels that meet the subdivision minimum under the zone or schedule to the zone.

Application Requirements

An application for a dwelling or subdivision must include:

- 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 written report that provides justification for the dwelling on the basis of agricultural use or the environmental protection of the land.
- A Whole Farm Plan and/or a Business Plan with any application to use and develop a lot for a dwelling association with an agricultural activity.
- 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.

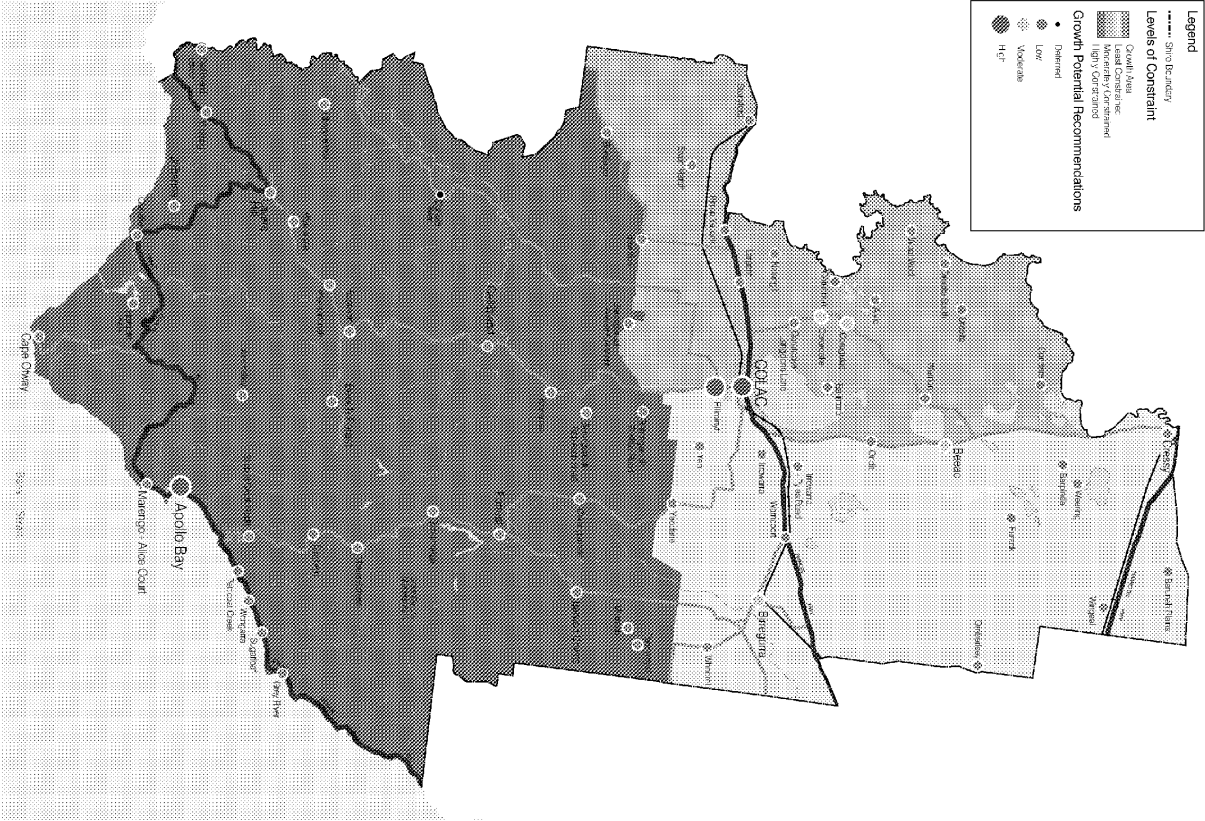
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- A detailed set of plans, drawn to scale, showing:
 - Subdivision layout and/or site layout, as applicable;
 - Floor plans and elevations for dwellings;
 - External building and materials and colours;
 - Location of wastewater system and effluent fields.

Decision Guidelines

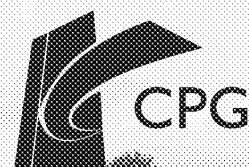
- Whether it has been adequately demonstrated that the dwelling is genuinely required to carry out a long-term agricultural activity on the land.
- Whether it has been adequately demonstrated that the dwelling is necessary to improve or for the ongoing protection of the environmental qualities of the land.
- Whether the land requirements of the proposed agricultural activities compromise the commercial agricultural activities of the existing farm through a reduction in the size of the existing farm, which may include a tenement or multi-lot holding.
- If a lot formed part of a larger land holding prior to disposal and is less than the minimum subdivision size of the zone or schedule to the zone, support for a dwelling should be discouraged in this case.
- Whether the dwelling requires the removal of vegetation or is intrusive on the landscape
- 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 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 the landowner has provided written evidence that they are prepared to enter into a S173 Agreement to prevent the vacant lot being used and developed for a dwelling.
- Whether the proposal reduces the number of existing titles and increases the size of remaining lots to reflect the minimum subdivision requirement of the zone or schedule to the zone.

Figure 3 - Growth Potential Recommendations



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Water Transport Resources Energy Buildings Urban Development Agribusiness



December 2019
Prepared by CPG Planning Pty Ltd

COLAC-OTWAY RURAL LIVING STRATEGY Draft Context Report

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1 INTRODUCTION

Managing future urban growth is a key strategic issue in Colac Otway Shire. The amenity of a dramatic and attractive landscape, extensive forests and coastal views, temperate climate and proximity to Melbourne make it an attractive alternative for lifestyle, retirement or vacation.

However, as experienced by many coastal municipalities, often the preferred locations for residence in the Shire are also areas remoter from settlement; suitable for productive agricultural purposes or endowed with environmental assets that could be compromised by subdivision and development.

These conflicts with sustainable living, agricultural activity and environmental values need to be minimised. Clear priorities need to be established based upon settlement patterns, access to services, the suitability and capability of land and the protection of significant environment areas.

CPG Australia (formally Coomes Consulting Group) has been engaged by Colac Otway Shire to prepare a Rural Living Strategy for the Shire. The purpose of this Strategy is to provide a land use framework to guide current and future rural settlements and rural living within the Shire. Recognising physical and environmental constraints, community aspirations, government policy directions and key issues of land use planning, the Strategy will identify areas appropriate for rezoning to rural living throughout the Shire.

The Strategy follows on from the Colac Otway Rural Land Strategy 2007 which identified the need to provide rural residential development in planned locations, and recommended the Council undertake an assessment of suitable areas. Candidate rural living areas nominated in this report included Barongarook - Bushbys Road, Barongarook - Robinson Road, Beech Forest, Gellibrand, Forrest, Kawarren and Lavers Hill.

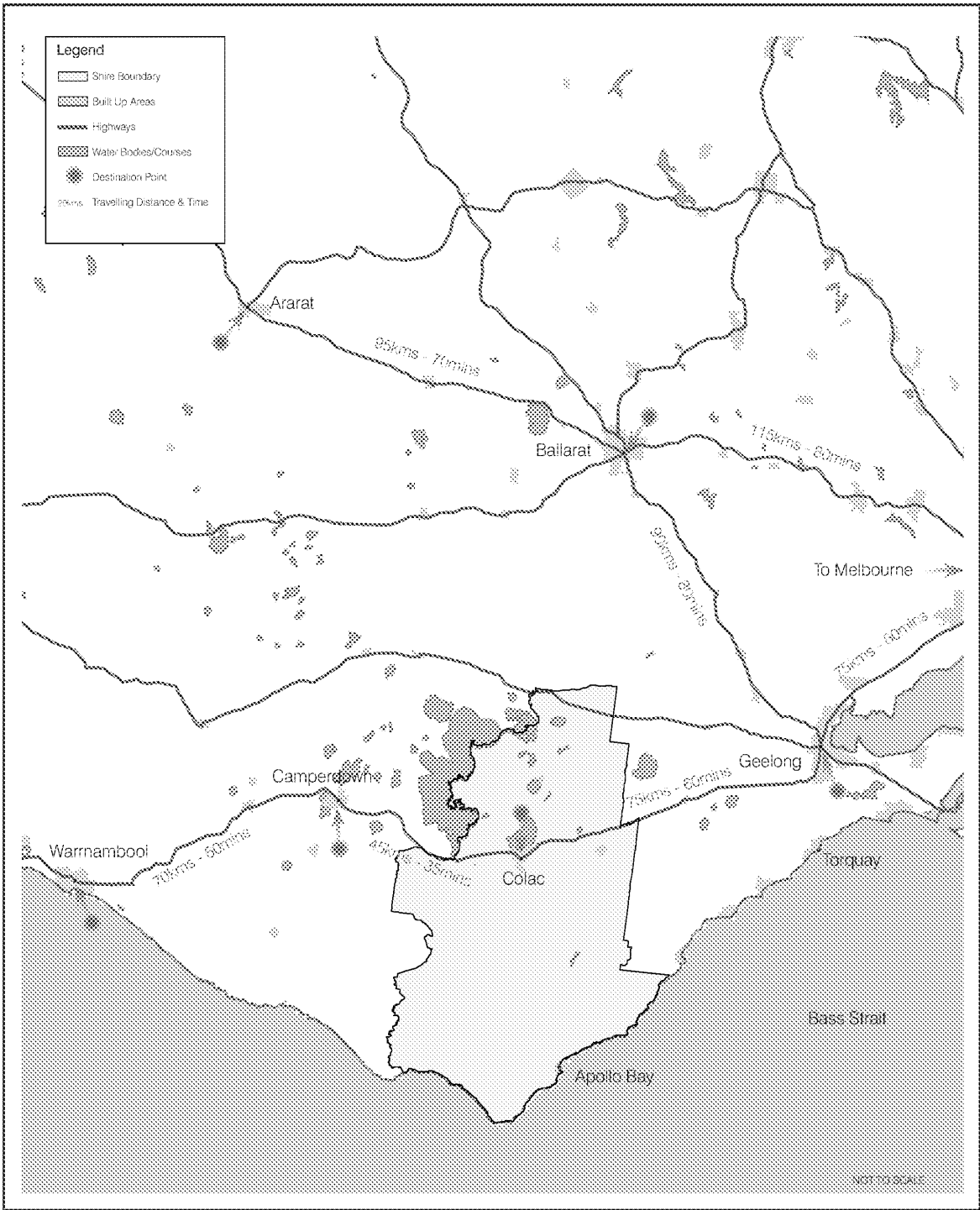
The Rural Living Strategy is presented in two parts: Context and Strategy. This document represents the Context, providing the background to the current status and influences on rural settlements in the Colac Otway Shire and establishing principles for the final Strategy. The separate Strategy document details the objectives, strategy and actions to give directions and implement the recommended approach to future growth.

It is noted that the Rural Living Strategy does not propose to review the application of the Rural Activity Zone throughout the Shire as this work sits outside the scope of what is essentially a rural settlement strategy.

1.1 Study area

The Colac Otway Rural Living Strategy focuses on the rural localities and settlements of the municipality beyond the urban areas, effectively meaning beyond Apollo Bay and Colac (Figure 1). The townships of Wye River, Kennett River, Separation Creek and Skenes Creek are acknowledged in the study but have been excluded from detailed recommendations as Structure Plans have recently been completed for these centres. These settlements form an important role in the overall hierarchy and functions of settlements going forward.

Figure 1 > The Study Area



4 01/01/2016

1.2 Overview

Rural living throughout the Colac Otway Shire (the study area) exists as isolated dwellings on farming properties, in rural residential living areas, within established townships, and in smaller clusters.

The large study area provides a great diversity in the character, origins, and demand for rural living, within a variety of settlements. Most notably, there is a division between the vast northern of Colac Otway Shire, and the more densely populated areas within proximity to the coast and key service centres of Apollo Bay and Marengo.

Whilst populations are steady, or in some cases in decline, Apollo Bay and Colac are experiencing high population growth. Similarly, townships and rural land within the vicinity of Apollo Bay and Colac are experiencing growth or pressure for development of dwellings.

Over the 20 years from the 2006 census to 2026, a population increase of approximately 5,900 is projected; representing an additional 1,881 households. Notably, a high proportion of these will be lone person households. Projections also indicate that there will be particular demand in and coastal areas and the hinterland of the Great Ocean Road, particularly for holiday homes.

In addition to preferred location, the Rural Living Strategy needs to take into consideration a wide variety of factors as to where settlements should be located; including servicing, impacts on agricultural areas, access to community services, environmental constraints and public safety.

Planning policy promotes the concentration of residential living and other community uses. A review of current planning controls has identified a number of anomalies and inappropriate zonings applying in and around existing settlements within the Colac Otway Shire.

Having reviewed the numerous influences in detail, an approach to planning for future settlement is proposed, built around the establishment of a preferred settlement hierarchy which will be able to accommodate future population growth in a sustainable manner. It seeks to balance the need to provide desirable rural living opportunities with the need to protect the study area's valuable environmental and agricultural assets, whilst being realistic about the ability to service future settlements and the complicated needs and expectations of the Shire's community.

2 CONTEXT

2.1 Settlement Patterns Context

2.1.1 History

The contemporary settlement patterns and culture of the study area can be understood through a review of its history.

It is likely that humans have inhabited the Colac Otway region for at least 35,000 years. Prior to European settlement it is estimated that the region's Aboriginal population varied between 2500 and 4000 people¹. The indigenous population were predominantly nomadic hunter/gatherer groups who travelled across the landscape during the winter and early spring, taking advantage of the region's diverse plant and animal food types found on land and in water bodies. In the summer and spring, longer periods were spent near permanent fresh water bodies.

The area around Lake Colac was occupied by the Kolijon or Coladjin Aborigines. The town's name is thought either to derive from this tribal name or from a Kolijon word referring to the 'fresh water' of Victoria's largest fresh water lake. There were most likely several hundred persons living in tribes camped around the resources offered by the lake².

European settlement of the area dates from 1837 when pastoralists settled around the eastern and southern banks of Lake Colac. Settlers and pastoralists began to arrive in the rural areas from the 1850s, when timber plantations and sawmills were established.

Development was generally slow until the 1880s, following improved access to the area brought about by the opening of the Princes Highway and the railway line from Melbourne. The township of Colac continued to grow in the early 1900s, with branch line extensions built from Colac to Beeac (1889), Forrest (1891), Beech Forrest (the 'Beechy Line', 1902), Ballarat (1912) and Alvie (1922). By the 1920s Colac was an important mainline station and over 100 staff were employed.

The Shire's coastal townships were established largely from the 1880s, although Apollo Bay was established in the 1860s. Some development occurred in the interwar period, mainly in the rural townships of Irrewarra and Larpent, where land was purchased for soldier settlement.

The Great Ocean Road was opened in 1932, improving access to the coastal towns and villages, with tourism spurring growth from the 1950s.

The most significant development occurred in the post-war period, particularly between 1947 and 1961. In the 1960s some subdivision of coastal areas occurred, with growth continuing in Apollo Bay.

Since the 1970s there have been increasing demands for rural lifestyle opportunities within the Shire to take advantage of its many and varied attributes.

2.1.2 Settlements, Servicing and Hierarchy

Approximately 76 settlements have been identified within the study area. Some of these, such as Chapple Vale, are identified principally as a location of a community hall, although there may be few dwellings within the vicinity. There are also a number of small 'clusters', where dwellings have been grouped together in otherwise rural areas.

The Victorian Coastal Strategy (2008) provides a useful framework to understand the status of settlements and to categorise their capacity and suitability for growth.

This Report has adopted and expanded the framework of the Coastal Strategy to apply to all identified settlements in Colac Otway. As such, the framework can be used to illustrate and compare the status of relevant settlements based on a consideration of the existing services and infrastructure. It provides a useful structure to understand the existing roles of settlements and to categorise their capacity and suitability for rural living.

This categorisation distinguishes between Regional Centres, District Towns, Towns, Villages, Clusters or Localities. The definitions for each of these settlement types are provided in Table 1.

Apollo Bay and Colac are the principal centres for higher order services for many of the settlements within the study area. They provide a broad range of social infrastructure and services not available or limited within the study area, including:

- Gordon Institute of TAFE;
- Colac Area Health hospital;
- Apollo Bay hospital;
- Offices for a number of State government agencies; and
- A wide variety of retail and commercial services.

Table 1 > Settlement Hierarchy

| Hierarchy | Definition |
|------------------------|--|
| Regional Centre | Main service centre for the region. Fully connected to all utilities and provides substantial employment opportunities and higher order services to settlements within a wide reaching commutable distance (<1.5hrs). |
| District Town | Connected to all utilities, and provides a specific level of services to settlements within a commutable distance (<40mins). Opportunities for employment revolve around several key industries and provision of services. |
| Town | Connected to most utilities and provides basic services to residents located within a short distance of the settlement. |
| Village | A collection of houses with a centrally located general store and possibly police and CFA facilities. Generally limited connection to utilities. |
| Cluster | A cluster of houses within a central location with limited or no services and no connection to utilities. |
| Locality | A scattering of houses across a district with no centrally located shops or facilities and no connection to utilities. |

Using the definitions in Table 1, the current hierarchy of settlements for the study area and surrounds can be described as follows:

Regional Centres:

- Colac / Elliminyt

District Towns:

- Apollo Bay

Towns:

- Beeac
- Beech Forest
- Birregurra
- Forrest
- Gellibrand
- Lavers Hill

Villages:

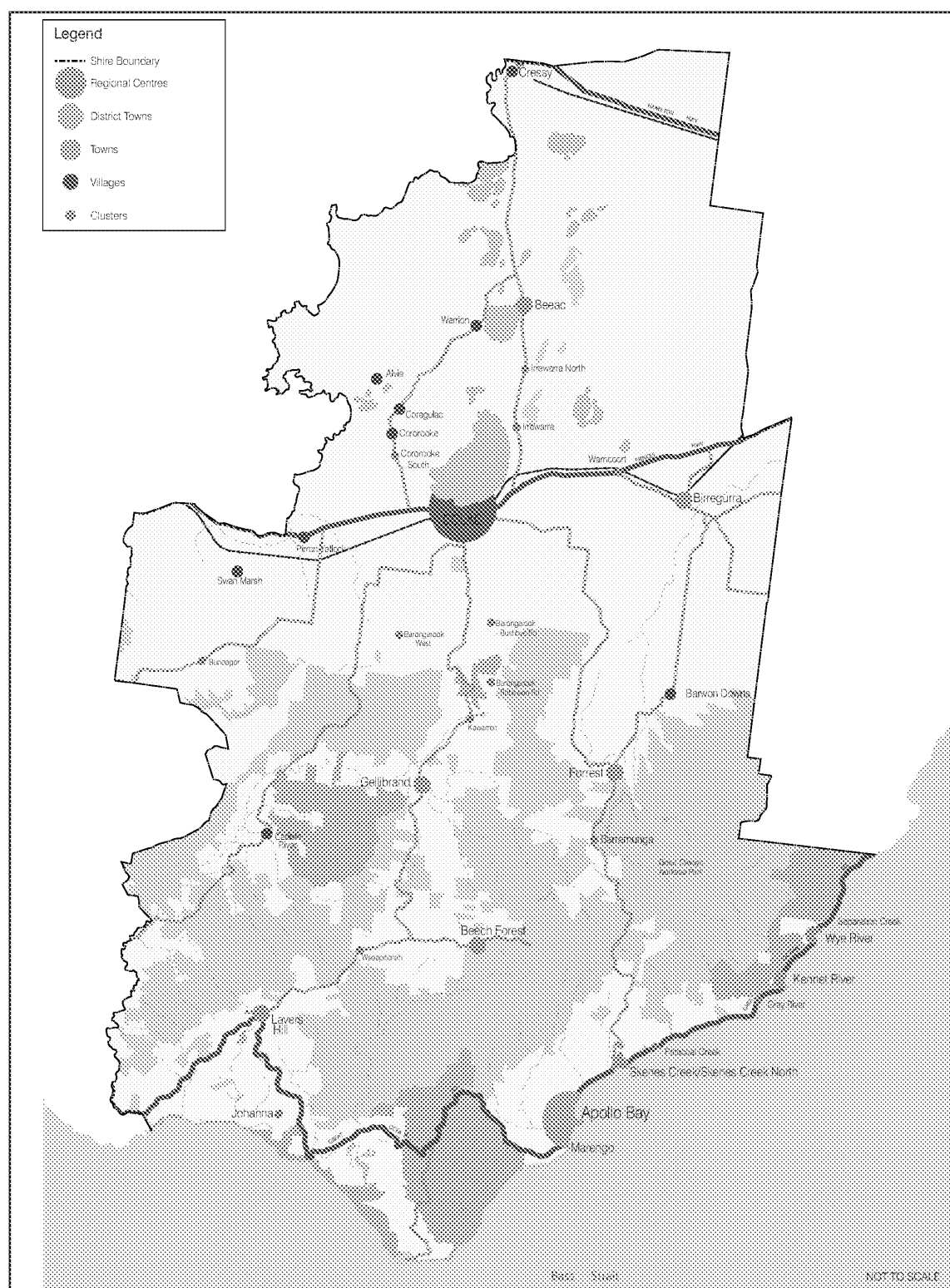
- Alvie
- Barwon Downs
- Carlisle River
- Coragulac
- Cororooke
- Cressy
- Kennett River
- Pirron Yallock
- Separation Creek / Wye River
- Skenes Creek / Skenes Creek North
- Swan Marsh
- Warrion

Clusters:

- Barongarook – Bushbys Rd
- Barongarook – Robinson Rd
- Barongarook - Everett Crescent
- Barramunga
- Bungador
- Cororooke - Langdons Lane
- Grey River
- Irrewarra
- Irrewarra - Pyles Road
- Johanna
- Kawarren
- Marengo - Alice Court
- Petticoat Creek
- Warncoort
- Weeaprounah

Given the large number, the 37 localities have not been listed here. In addition to describing the current settlement hierarchy, these definitions can be used to assist in describing a preferred future hierarchy for settlements.

Figure 2 > Existing Settlement Hierarchy in Colac Otway Shire



2.2 The Community

The Colac Otway Shire covers an area of approximately 3,500 square kilometres and had an estimated residential population of 21,029 in 2006. Over the 20 years from the 2006 census to 2026, a population increase of approximately 5,900 is projected³.

The Shire's major urban centre is Colac, which had an estimated 2006 population of approximately 11,800. Colac is located approximately 75 kilometres west of Geelong, 140 kilometres south west of Melbourne and 100 kilometres south of Ballarat.

Apollo Bay is the Shire's other main centre and had a 2006 permanent population of approximately 1300 people. It lies 75 km south of Colac and is a key settlement along the Great Ocean Road. In addition to these two major towns, there are numerous smaller settlements located throughout the Shire.

The major differences between the age structure of Colac Otway Shire and regional Victoria are a smaller percentage of 25 to 34 year olds (10.4% compared with 11.9%) and a smaller percentage of 18 to 24 year olds (7.4% compared to 8.6%)⁴.

The study region is similarly represented with children relative to regional Victoria generally (25.3% compared with 24.5%) and similarly represented in those aged 60 years plus (21.6% compared with 20.1%).

The average household size in Colac Otway Shire compared with regional Victoria shows that in 2006 there was a larger proportion of lone person households (28.3% compared with 25.8%) and a smaller proportion of larger households, i.e. 4 plus people (22.5% compared with 24.2%). Interestingly percentage increases for lone-person households in Apollo Bay are approximately twice those in Colac⁵.

It is important to note that a large variation in population numbers is evident in Colac Otway Shire depending on the time of year. Coastal settlements such as Apollo Bay, Wye River and Separation Creek, for example, are likely to have much larger populations in summer time than in the middle of winter when Census data is collected. However, both coastal and inland areas of the Shire

have seen increases in part-time populations and visitors, with the growing number of holiday homes resulting in low occupancy rates in many settlements.

³ Colac Otway Shire Population Forecast

⁴ Colac Otway Community Profile 2006 census data

⁵ Colac Otway Affordable Housing Strategy 2007

3 PLANNING POLICY PROVISIONS CONTEXT

Rural land use within the study area is constrained by numerous state and local policies and strategies, including:

State policy and strategy

- Ministerial Direction #6 – Rural Residential Development
- Victorian Coastal Strategy, 2008
- Coastal Landscape Assessment Study (2006)
- Coastal Spaces – Recommendations
- Planning Practice Note - Implementing a Coastal Settlement Boundary (2009)
- Future Farming Strategy
- Blueprint for Regional Growth
- Future Coasts

Victorian Planning Provisions (VPPs)

(contained within the Planning Scheme)

- State Planning Policy Framework (SPPF)
- Zones
- Overlays

Regional policy and strategy

- Corangamite Regional Catchment Strategy (RCS) – 2003-2008
- Great Ocean Road Region: Landscape Assessment Study
- Tourism Plan for the Public Land in the Otways Hinterland (2005)
- The Great Ocean Road Region Strategy (2004)
- Colac Otway Shire Rural Land Strategy (2007)

Local policy and strategy

- Local Planning Policy Framework (LPPF) (contained within the Colac Otway planning scheme)
- Colac Otway Shire Rural Land Strategy – September 2007
- Apollo Bay Structure Plan
- Colac Structure Plan
- Kennet River, Wye River and Separation Creek Structure Plans

Summaries of these documents can be found in Addendum 1.

Township Master Plans have also been prepared, identifying community priorities mainly regarding streetscapes for Carlisle River, Gellibrand, Forrest, Barwon Downs and Beech Forest. Urban Design Frameworks have been prepared for Beeac, Cressy, Lavers Hill and Swan Marsh.

3.1 Guiding Principles of Strategic Policy

The key themes and guiding principles of this policy framework are identified below. These are identified at the State level and need to be met by Council.

3.1.1 Protecting High Value Agricultural Land

People move to rural areas for a range of reasons, however often their expectations of rural living may not match the reality of life in a productive landscape. This can lead to conflicts between agricultural uses and residential land uses, for instance regarding legitimate agricultural practices such as pesticide spraying and late night harvesting.

The objective of protecting agricultural areas from incompatible development is consistent and strong through the strategic planning policy framework in Victoria.

In seeking to manage rural residential development, Ministerial Direction #6 requires that any proposed rezonings are:

- Consistent with the housing needs and settlement strategy of the area;
- Supported by and support sustainable and viable settlements and communities;
- Do not comprise the sustainable future use of existing natural resources, including productive agricultural land, water, mineral and energy resources;
- Protect existing visual and environmental qualities of the area, such as landscape, water quality, native vegetation, habitat and biodiversity;

- Avoid predictable adverse environmental processes and effects, such as flooding, erosion, landslip, salinity or wildfire; and
- Can efficiently be serviced by social and physical infrastructure, at an acceptable and sustainable community cost.

The State Planning Policy Framework (included within the planning schemes as part of the VPPs) reinforces the protection of agriculture as a significant complement of economic development. Clause 11.05-3 clearly states the following objective in relation to agriculture: *"To manage land use change and development in rural areas to promote agriculture and rural living by preventing inappropriately dispersed urban activities in rural areas."*

The Local Planning Policy Framework (LPPF) within the Colac Otway Planning Scheme, emphasises the value of agricultural land in the region and the need to protect agricultural land; particularly high value agricultural land.

Yet despite the provision of decision guidelines seeking to protect productive agricultural land, prevailing experience indicates that decision-making throughout rural Victoria has often favoured individual outcomes over community benefits. Applications to remove productive land tend to be considered in a disjointed and incremental manner, resulting in ad-hoc conversion and lack of consideration of the social, economic and environmental consequences of the conversion.

While the impacts of one such isolated decision may be minimal, collectively and over time the detrimental effect of similar decisions to put aside policy priority accumulates. Precedents and long term trends are set; making it even harder for Councils to uphold strategically sound and justified policy positions.

The differences and distinctions between the roles of farm land, environmentally sensitive areas and places suitable for rural living need to be clearly and unequivocally stated and consistently applied. Fundamentally there is a need to identify a clear distinction between the right to subdivide and the right to develop in rural areas:

1. Subdivision involves the ability to own and transfer ownership of land. The impacts on land use planning from subdivision are associated primarily with the size of lots into which land is subdivided, and consequently the ability of such lots to be used for particular land use purposes.

2. The right to develop refers to the right to gain approval for a dwelling or other form of development on the land. The right to develop is not attached to a subdivision. Just because a subdivision is granted does not mean that the subdivided lots will necessarily be able to have dwellings constructed on them unless it exceeds the minimum lot size specified in a zone.

In the Colac Otway Shire, the minimum lot size within the Farming Zone is 40 hectares for land south of Princes Highway and land west of Ballarat Road, and 80 hectares for the rest of the Shire.

There is debate in some rural areas of Victoria that smaller lots based on the minimum lot size are a reflection of the minimum viable farm unit in a locality, having regard to the capabilities of the area. This is not the case; in reality no single arbitrary lot size could fulfil that function. Instead the practice of utilising minimum lot size has served to draw distinction between permitted and discretionary dwellings in rural areas.

Concern over the viability of small lots for productive agricultural use is not always justified. Lots that are smaller do not necessarily prevent productive use or take land permanently out of production. Soils or techniques of production may enable an intensive use of the land in some areas, or alternatively smaller lots may enable greater ability and flexibility when trading, assembling or disaggregating land to reflect the requirements of farms.

It is crucial that highly productive land in Victoria is protected. Approvals for residential development of such land based on amenity values needs to be carefully balanced against the productive value of this land at a statewide level. Perceptions and associated expectations of rural amenity and servicing must be realistic.

In accommodating expectations, the Rural Living Strategy needs to consider the propensity for a permit to be granted where the Council has the discretion to do so under the Planning Scheme. There can be a number of perceived justifications for this:

- allowing for landowners to realise value from their land by subdividing off and selling a rural lifestyle block;
- allowing landowners to stay in their homes while selling off the balance of the property by subdividing it off;
- supporting the concept of intensive horticulture on lots smaller than those envisaged by the current rural zones, however in keeping with the traditional subdivision patterns and uses of some areas;
- belief in the right to develop land; and
- belief in the right to construct a dwelling on any farming property.

The Rural Living Strategy must give consideration to these tendencies in the formulation of policy recommendations, whilst protecting against the detrimental impacts. In particular, it is noted that rural lot excisions and approval of additional dwellings in rural areas:

- remove land from productive agricultural use;
- fragment remaining agricultural land parcels;
- create lifestyle expectations which can conflict with continued agricultural activity;
- inflate the value of surrounding farm land, reducing the viability of continued farming;
- provide dwellings where they cannot readily be connected to services, creating additional costs in roads and other infrastructure; and
- isolate residents from community services, creating a reliance on private vehicles for access.

Consequently, where Council has discretion to grant a permit for a dwelling it should be exercised with extreme caution, taking into regard key environmental and economic factors. It is considered that the development of rural settlement boundaries in the Rural Living Strategy will aid the consistency of such decisions across the Shire. Tighter controls on approvals for dwellings in rural areas will also help reduce speculation and the inflated value of rural land arising from the ability to direct that land to a residential rather than farming purpose.

3.1.2 Importance of Sustainable Communities

Objectives of the SPPF include to:

"direct growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner" (Clause 11.05-4)

Themes of sustainability such as the links to use of existing infrastructure and consolidation of centres as the focus of activities and containment are echoed through planning policy.

In planning for urban settlements, the SPPF states planning authorities should plan to accommodate population growth over at least ten years; these settlements may include residential, commercial, industrial, recreational, institutional and other public uses.

Clause 21.03-1 of the Colac Otway Planning Scheme also encourages 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.

Acknowledgement of the agricultural value of the land, particularly in regard to climate change implications will continue to increase in importance. Changing climatic conditions will result in a notably different landscape in which the likely transition of land use and climatic zones will call into question many existing land uses.

Consideration of the impacts of climate change and changing communities requires a sustainable approach to provision of services and access to remote populations.

Consolidation of Existing Settlements

The historical connection between a farmhouse and working farm as the reason for the development of dwellings has evolved over the last half a century due to a variety of social, economic and environmental factors. Areas of high amenity, particularly areas close to urban infrastructure and along major transport routes have seen 'unplanned' conversion from agriculture to residential use. This has resulted in a 'blurring' of boundaries between urban and rural uses and the continued incremental occupancy of productive land by rural residential development.

There is a need to consolidate existing settlements through clearly defining town boundaries around strategically identified locations deemed suitable for rural lifestyle growth. As a longer-term technique for containing housing and settlement growth, the establishment of clear boundaries places a much stronger emphasis on establishing legitimate relationships between agricultural production and the need for a dwelling. Attempts to extend incrementally beyond these boundaries need to be resisted in favour of greater concentration and consolidation of identified settlements.

3.1.3 Review of Victorian Planning Provisions

While the provisions of the Rural Zones will be explored in greater detail in the Policy Background section of this report, it is worth noting the recent application of these zones.

The State Government introduced the 'new zones' in June 2004 through Amendment VC24 to the Victorian Planning Provisions. Unless strategic work had been undertaken by Councils to justify alternate applications, the previous rural zones were replaced as follows:

- Rural Zone - Farming Zone.
- Environmental Rural Zone - Rural Conservation Zone.
- Rural Living Zone - Rural Living Zone (provisions amended).

The Rural Activity Zone was also introduced as part of the new zones. However, it is worth noting that the application of this zone falls outside the scope of the Rural Living Strategy and is likely to be considered in more detail as part of Council's future strategic work program.

The direct replacement of zones within the study area, particularly the replacement of the Rural Zone with the Farming Zone, has resulted in a number of discrete areas being included in an inappropriate zone, given that not additional strategic work was undertaken at the time. For example, tourist accommodation, which required a permit under the previous Rural Zone, is now a prohibited use within the Farming Zone and Rural Conservation Zone. Whilst this does not restrict the ongoing operation of existing tourist businesses, it may result in complications should the owner wish to extend or diversify their operations.

In applying appropriate planning controls, the Rural Living Strategy should consider appropriate zones for uses that are critical to the settlements within the study area. This will assist in removing possible impediments to the further development of these uses in the future.

The State Government's current review of the Residential Zones within the VPPs will affect the Residential Zones within Colac and Apollo Bay. While the new Residential Zones are intended to provide more scope for local government to vary the controls, it is currently proposed that they will be implemented as a direct substitution for the existing Residential Zones. As such, impact in the short to medium term is likely to be minimal, as application of the zones first requires a substantial level of strategic work by local councils.

The new Residential Zones are unlikely to impact on settlements within the study area, which use the Township Zone, Rural Living Zone and Low Density Residential Zone over land identified for residential purposes.

3.1.4 Existing Zones and Overlays

Day to day land use and development decisions are made based on planning controls, which are intended to reflect the directions of strategic planning. The primary planning control is the zone applied to a site. For the sake of brevity, the relevant zones to the Rural Living Strategy and key purposes are described in Table 2.

Vast areas of the Shire are covered by the farming zone (particularly north of Princes Highway) with the limitations on settlement detailed in Section 4 of this report. Coastal areas to the south are generally covered by the Rural Conservation Zone, while the Otways National Park is covered by the Public Park and Recreation Zone.

Residential development in settlements of Colac Otway are variously zoned Low Density Residential; Rural Conservation; Rural Living, Farming and Township Zone. The extent of zone boundaries often poorly reflect the patterns or use of land and there is evidence of inconsistent use of zone provisions.

The majority of settlements in Colac Otway Shire do not have settlement boundaries although this is inferred by the use of urban type zones adjacent to the farming zone. It is noted the exceptions are Kennett River, Wye Creek and Separation Creek. These settlements have structure plans which specify settlement boundaries (currently being implemented through Amendment C58). Apollo Bay and Colac both also have settlement boundaries identified on framework plans in the MSS.

The comparative analysis of zoning plans with on ground analysis provides considerable evidence that patterns of development warrant a comprehensive review of zone provisions around settlements in the study area.

In addition to zones, further planning provisions may apply to a site or area through the application of an overlay. Both are equally important. Even if a permit is not required under the zone provisions it may still be triggered by an overlay. Existing overlays applied in the Shire and considered relevant to the Rural Living Strategy are outlined in Section 4.

The current MSS provides little protection against subdivision in agricultural land. The Strategy will therefore provide a draft housing and subdivision policy for rural areas of Colac Otway Shire.

Table 2 > Relevant Zones currently applied in Colac Otway Shire

| Zone | Purpose | Comments |
|-------------------------------------|---|--|
| Township Zone | <ul style="list-style-type: none"> – To provide for residential development and a range of commercial industrial and other uses in small towns. | <ul style="list-style-type: none"> – The Township Zone applies to many of the settlements within the study area. |
| Low Density Residential Zone | <ul style="list-style-type: none"> – To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater. | <ul style="list-style-type: none"> – The Low Density Residential Zone has only been applied to specific locations in close proximity to Colac and Apollo Bay. |
| Rural Living Zone | <ul style="list-style-type: none"> – To provide for residential use in a rural environment. – To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses. – To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area. | <ul style="list-style-type: none"> – The Rural Living Zone has only been applied to two locations in the study area, both in the Colac surroundings. |
| Rural Conservation Zone | <ul style="list-style-type: none"> – To conserve the values specified in the schedule to the zone. – To protect and enhance the natural environment and natural processes... – To protect and enhance the natural resources and biodiversity of the area. | <ul style="list-style-type: none"> – The Rural Conservation Zone is currently used to the south of the study area. |
| Farming Zone | <ul style="list-style-type: none"> – To provide for the use of land for agriculture. – To encourage the retention of productive agricultural land. – To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture. – To protect and enhance natural resources and the biodiversity of an area. | <ul style="list-style-type: none"> – The Farming Zone applies to the majority of the study area.. |

3.2 Local Strategic Documents

Council have undertaken a significant strategic planning program over the past four years. Outcomes from key strategic reports relevant to the Rural Living Strategy are discussed below.

3.2.1 Rural Land Strategy

In 2005, Colac Otway Shire commenced a comprehensive review of its Planning Scheme. A component of this work was a review of the rural land within the municipality to inform new rural policy and implementation of the new Rural Zones (refer to Section 3.1.3).

The brief for the Rural Land Strategy included the following key tasks:

- Review of the biophysical and environmental aspects of the Shire including land use, soils and land suitability, water, salinity, flooding, erosion and minerals;
- Review of the agricultural industries including farm viability and rural activities;
- Review of the timber plantation industry; and
- Provide appropriate planning scheme responses.

The study was undertaken in the context of the review of the Municipal Strategic Statement and the application of the new rural zones. It is noted that the study commenced in June 2005 and the new Farming Zone and Rural Conservation Zone were introduced into the Colac Otway Planning Scheme via Amendment C46 in November 2006.

Through a detailed analysis of the agricultural industries and farm businesses within the Shire the Rural Land Strategy 2007 found that:

- Agriculture is one of the greatest economic contributors to the Shire with the dairy and beef industries the most significant in terms of land use and economic contribution.
- A trend towards farm amalgamation and expansion is evident throughout the Shire and is considered

fundamental to the long term protection of the Shire's agricultural base.

- A trend towards farm amalgamation and expansion is evident throughout the Shire and is considered fundamental to the long term protection of the Shire's agricultural base.
- In the last 20 years there has been an increase in demand for rural lifestyle properties yet there has been a corresponding shortage of Rural Living zoned land available within the Shire. The approval of de facto rural living in agricultural areas has compromised the long term viability of farming in some parts of the Shire.
- Candidate areas that have been identified as having potential for further and more detailed analysis for rezoning to Rural Living are: Kwarren, Barongarook, Gellibrand, Forrest, Beech Forest, Lavers Hill and Elliminyt (Addendum 3).
- The diversity of land uses resulting from change in rural land use may bring conflict between agriculture and land uses.

Also identified in this project were areas of farmland considered of strategic significance; that is of local or regional significance which require specific planning outcomes. This 'Farmland of Strategic Significance' is further discussed in Section 4.1.1.

As a result of these findings, the Rural Land Strategy recommended the following strategic work be undertaken:

- Prepare a Rural Living Strategy to identify appropriate locations for rural residential development across the Shire, including an evaluation as per the rural residential guidelines of Ministerial Direction No. 6 to refine (expand or contract) the candidate rural living areas nominated.
- Review the boundaries of small towns in conjunction with the preparation of the Rural Living Strategy.

It is noted that the candidate areas were nominated using a criteria of moderate to low agricultural capability land immediately adjacent to townships. In this respect it did not include consideration of key environmental constraints such as wildfire risk and impacts on water supply catchments. The significance of the candidate areas and the associated environmental constraints and infrastructure issues will be discussed on a settlement specific basis in the Rural Living Strategy.

3.2.2 Colac Structure Plan

The aim of this Structure Plan is to address the future potential for growth and development of the Colac and Elliminyt areas and identify means for which appropriate residential and commercial/industrial development can be accommodated whilst having regard to key issues of amenity and major transport movement. The Plan recognises the significant role that the district of Elliminyt currently plays in offering an alternative housing choice to the traditional areas surrounding Colac, and proposes an increase in the current community / commercial facilities to serve the needs of the growing resident population. A review of land uses between Colac and Elliminyt was been undertaken with a view to understanding the potential for land use change that better reflects recent use and development issues in the region.

Much of the Farming zoned land between Colac and Elliminyt is held in fragmented titles formed via historical subdivisions. These fragmented parcels have undermined the rural status of this land which draws greater value from larger, unrestrained parcels devoid of development to protect its rural productivity.

This Farming zoned land is located close to services, infrastructure and facilities (within the Barwon Water Sewer District) which are valuable assets for land that can be developed more intensively. As there is ample Residential 1 zoned land available, the Colac Structure Plan promoted two areas of this fragmented, serviced rural land as appropriate for 'rural living' on the basis that this land is highly sought after land within close proximity to town centres and which fits an immediate form that need not be further subdivided.

Policies restricting subdivision in this zone to a minimum of 2 hectares and no more than 1 dwelling per lot would be promoted to ensure the low density nature of rural living can be achieved and sustained.

Consolidating development within the broad township boundary of Colac and Elliminyt (including proposed Rural Living areas) enables Council to protect valuable farming land that surrounds the township.

The following strategies were therefore recommended for residential land in Colac:

- Encourage medium density development in the existing Colac town centre.
- Rezone allocated areas of current Farming zoned land between Elliminyt and Colac (east and west of Colac - Lavers Hill Road) to Rural Living zone.
- Create additional Residential 1 Zone opportunities close to the Colac town centre.
- Designate land for future conventional residential development.
- Rezone allocated areas of current Farming Zoned land in north-east Colac to Rural Activity Zone.

The Colac Structure Plan was formally implemented via Amendment C55 to the Colac Otway Planning Scheme. The Panel report for Amendment C55 recommended that Council consider undertaking a more detailed residential analysis for Colac and Elliminyt, a commercial strategy for Colac CBD and precinct plans for East Colac and Elliminyt. In its consideration of the Panel report in 2008 Council resolved to undertake these additional projects as part of its future strategic work program.

3.2.3 Apollo Bay Structure Plan

The Colac Otway Shire completed a Structure Plan for Apollo Bay, Marengo, Skenes Creek and the surrounding areas in 2007. Key principles identified for guiding future growth in these settlements were:

- Apollo Bay, Marengo and Skenes Creek should remain as distinct coastal settlements, each with a separate identity and local character.
- The natural beauty of the area, with its unspoilt beaches set against a dramatic backdrop of rolling hills, provides the overarching character which unites the settlements, and should be reflected in new development.
- The seaside fishing village character of Apollo Bay, focussed around a robust working harbour, is highly valued and this character should be preserved and strengthened by new development.
- Change should take place in a way that sets Apollo Bay, Marengo and Skenes Creek apart from other settlements by a demonstrated commitment to healthy lifestyles and ecological sustainability, and a responsiveness 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.

During the finalisation of the Structure Plan, the relevant water authority, Barwon Water, advised that due to insufficient water storage capacity the authority was unable to currently commit to servicing further growth of Apollo Bay. Since completion of the Structure Plan, Barwon Water have confirmed that they will be constructing a new water storage for Apollo Bay, Marengo and Skenes Creek. Planning is currently underway for the new facility which will alleviate the pressure put on the town's water supply during the summer tourist influx and allow for the servicing of future residential growth and development.

It is noted that a contained form of development that has a hard edge to the townships is highly preferable in the Study Area (Apollo Bay, Marengo and Skenes Creek).

While there may be latent demand for larger 'lifestyle' lots, the area along the Great Ocean Road is not appropriate for this form of development, and it should be discouraged. Other opportunities may be found in the hinterland areas of the Shire.

3.2.4 Kennett River, Wye River and Separation Creek Structure Plan

Wye River, Separation Creek and Kennett River are small coastal hamlets in a spectacular natural setting of national significance. Each hamlet has the river estuary and beach as its focal point and each is nestled into the heavily vegetated foothills of the Otway Ranges.

The Victorian coast has been the subject of numerous planning reports due to the growing desire of Victorians to relocate or have a holiday house by the sea. The Great Ocean Road region, which contains the 3 hamlets, has been extensively studied and detailed plans have been adopted at State and Local Government level to strike a balance between the renowned natural and scenic values of the area and the pressure of development.

The adopted planning policy direction for the region has been to restrict development in the three hamlets and provide for future population growth in Apollo Bay.

On this basis the Structure Plans recommend a containment of growth with infill development based on the current zoning regime and retention or redevelopment of existing commercial and community facilities. No land is proposed to be rezoned to allow more development.

The Structure Plans anticipate that the hamlets will retain their role and character over the next 20 years. In other words, they will continue to be very attractive places with a limited number of permanent residents, a high number of part time residents and a regular holiday rental during peak season. There will continue to be a basic level of community and commercial services.

3.3 Current Policy Initiatives

The following relevant Planning Scheme Amendments, proposals and studies are currently being considered within the study area and may influence settlement outcomes.

3.3.1 Birregurra and Forrest Structure Plans

Structure plans are being developed for these towns concurrent to the work being undertaken for the Rural Living Strategy. The aim of the Structure Plan's is to direct future growth and encourage sustainable land use and development over a 20 year period, providing a long term vision and planning framework for the towns. Issues to be taken into consideration include demographic trends, housing needs, urban design, neighbourhood character, heritage values, infrastructure provision and natural resources. The Rural living Strategy will inform the Structure Plans by providing a strategic understanding of the town's roles within the broader context of the Colac Otway Shire.

3.3.2 Floodway Overlay Review

Planning Scheme Amendment C12 seeks to implement the findings of a review of the areas within the municipality which are subject to flooding. The review was completed in 2007 and utilises updated flood modelling undertaken by the Corangamite Catchment Management Authority. The Amendment includes variations to the extent of the existing Land Subject to Inundation Overlay (LSIO) and the introduction of the Floodway Overlay (FO) into the Planning Scheme. It also proposes the introduction of a schedule to the FO and the revision of the existing Schedule to the LSIO to specify buildings and works that are exempt from the requirement of a planning permit.

The Amendment was exhibited in 2008 and a Panel Hearing took place in November 2009. The Panel supported the Amendment in its entirety including a number of changes proposed by Council officers at the hearing. The Amendment will be presented to Council for adoption later this year, after which it will be lodged with the Minister for Planning for approval.

3.3.3 Erosion Management Overlay Review

Council officers are currently reviewing the coverage of the Erosion Management Overlay to ensure that it aligns with landslide susceptibility modelling undertaken by the CCMA and the Department of Primary Industries. Once completed, the revised mapping will reduce the coverage of the EMO and ensure that the overlay is only applied to those areas known to be susceptible to landslides. In addition to this, Council officers will be reviewing the content and format of the Schedule to the EMO to include additional planning permit exemptions for minor buildings and works. It is expected that a Planning Scheme Amendment will be prepared and publicly exhibited upon completion of the review.

3.3.4 Salinity Management Overlay

Council has resolved to exhibit a Planning Scheme Amendment that will seek to introduce a Salinity Management Overlay over saline areas throughout the Shire. The extent of the overlay coverage was determined through a regional salinity mapping project undertaken by the CCMA and DPI in 2006. The Amendment also proposes to introduce a Schedule to the SMO that will specify appropriate exemptions from planning permit requirements.

3.3.5 Colac and Apollo Bay Car Parking Study

A review of existing and future car parking needs in the commercial centres of Colac and Apollo Bay is currently being conducted. The aim is to develop a car parking strategy for Colac and Apollo Bay that will direct car parking requirements of the towns over a 20 year period.

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3.3.6 Apollo Bay Urban Growth Review

Council has commenced a review of urban growth potential in Apollo Bay. The 2007 Apollo Bay Structure Plan designated Marriner's View and Great Ocean Green as the key growth areas within the town. However, the Minister's decision to refuse Great Ocean Green has significantly reduced the area earmarked for future residential development. The scope of the review is yet to be confirmed but is expected to include examination of residual land identified by the Minister through the Great Ocean Green proposal, industrial land north of the township, land adjoining the eastern settlement boundary and urban design initiatives.

3.3.7 Regional Land Use Plan

The G21 alliance was formed in 2002 and operates as a not for profit organisation funded by five regional Councils – Colac Otway, Surf Coast, Golden Plains, Greater Geelong and Queenscliffe. Consultants will be engaged by the G21 alliance to develop a regional land use strategy that will consider long term population growth in the Geelong region. The strategy will examine appropriate locations where residential and commercial development could occur, and the impacts of regional growth on towns such as Birregurra and Colac.

4 STRATEGIC INFLUENCES

There are a number of strategic influences which will impact the appropriate location for settlements. These are detailed in the following sections.

4.1 Productive Agricultural Land

Agriculture, particularly the dairy industry, is the primary industry sector in the Colac Otway Shire. Agricultural commodities take up approximately 158,000ha of land across the Shire. In 2006, through 675 businesses, the agriculture, forestry and fishing industries employed 1285 people, about 14% of the area's entire workforce. The dairy industry is focused primarily west and north west of Colac, while the beef industry is focused to the east and north east of Colac.

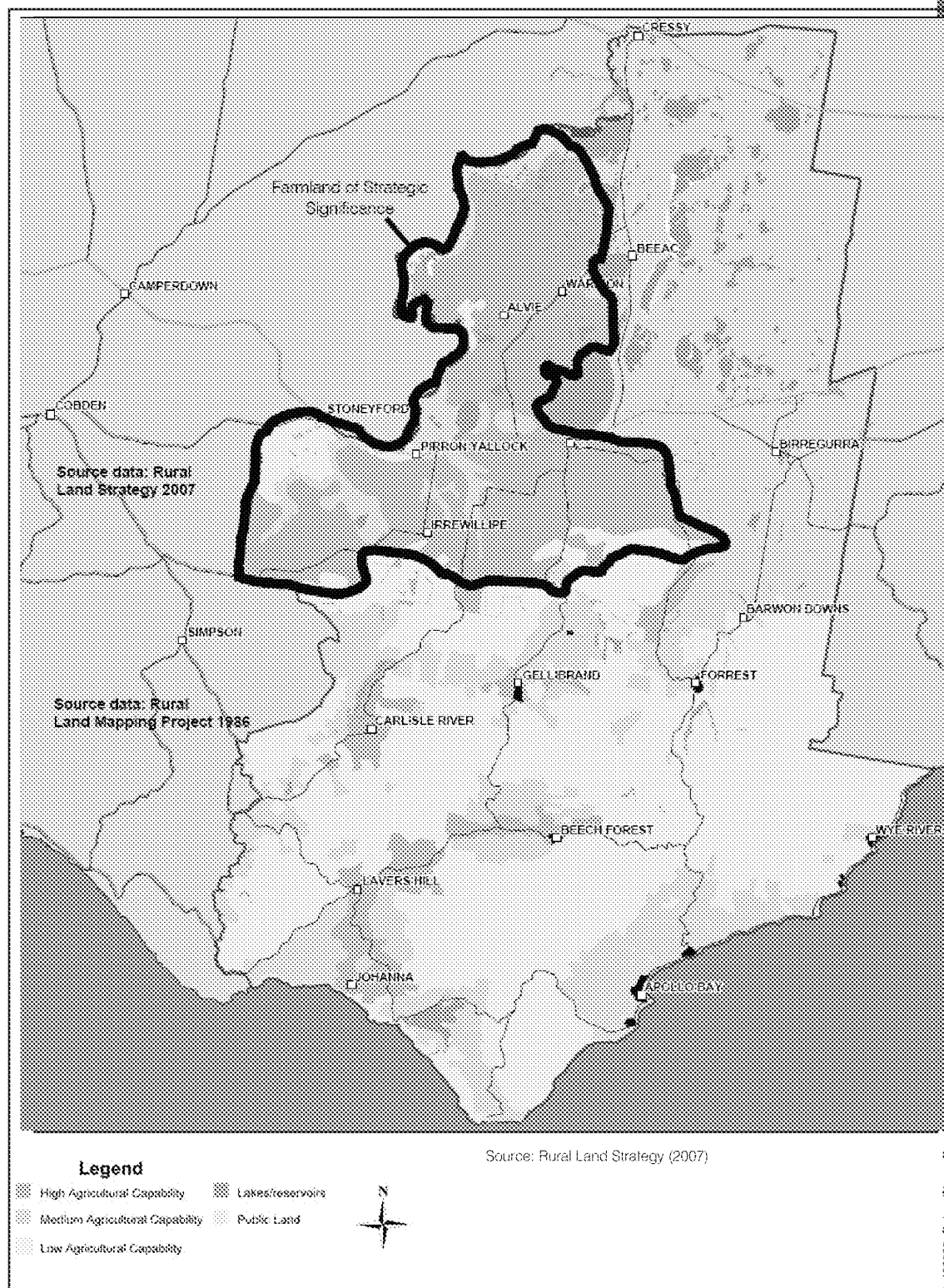
An important trend to note within the Shire is the increasing number of dairy farms being amalgamated. Farm amalgamation has seen the total number of farms within the Shire decline by over 40% in the last 20 years and this trend is likely to continue. The implications of such a trend may include a continuing decline in the population of rural areas of the Shire and an increase in the number of vacant farm dwellings as farms are amalgamated. A significant number of farms within the Shire will need to expand; change operation; look to alternative land uses such as plantation forestry; farm-based tourism; or find off-farm income to remain viable in the future.

The Rural Land Strategy (2007) identifies the agricultural quality of land within the Colac Otway Shire (Figure 3). The undulating plains to the north, west and south of Colac were identified as having high agricultural capability soils and are mainly used for dairy farming. A large area of land containing medium capability soils is located north east of Colac and used extensively for grazing. It is noted that on the eastern shores of Lake Corangamite, the dominant soil type is of high agricultural capability but is interspersed by rocky outcrops and small volcanic lakes, reducing the agricultural capability of the area.

South of Colac agricultural capability is generally medium to low, in particular land is very steep through the Otway Ranges and agricultural capability mostly low, with the exceptions being close to Beech Forest and Lavers Hill.

Along the coastal fringe of the Shire, there is a mix of medium and low agricultural capability land interspersed with areas of medium and high agricultural capability associated with river valleys. Grazing and lifestyle/boutique farming predominates these areas. Timber production is also emerging as a common land use as discussed in Section 4.1.2.

Figure 3 > Agricultural Capability and Farmland of Strategic Significance



4.1.1 Farmland of Strategic Significance

As noted in Section 3.1.1, the SPPF Objective for Agriculture is to:

Ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use and to enable protection of productive farmland that is of strategic significance in the local or regional context.

Council's Rural Land Strategy (2007), sought to identify areas within the Shire that were of local and regional significance which may require specific planning outcomes. To identify Farmland of Strategic Significance, the following criteria were applied to all land currently zoned Farming:

1. Areas of high quality agricultural land;
2. Areas with a pattern of allotments and settlement conducive to agriculture; and
3. Economic contribution of an area to the Shire economy.

Based on these criteria the Rural Land Strategy (2007) identified farmland of strategic significance as shown in Figure 3. This area is considered 'farmland of strategic significance' regionally due to the high value dairy farming and associated manufacturing which provides significant economic benefit to the region. It has a pattern of subdivision favourable for sustainable agricultural production and the current land use, agricultural capability and rainfall provides an environment in which farm businesses are able to respond quickly to market signals and capitalise on seasonal opportunities.

It was noted that other areas of the Shire were considered for inclusion as 'farmland of strategic significance' for example, high agricultural capability land in the Otways. However the economic value of agricultural production from other areas was not sufficiently significant at the time to merit their inclusion as 'farmland of strategic significance.'

4.1.2 Timber Production

Plantation forestry on private land is emerging as a significant segment of the forestry industry in the Colac Otway Shire. It is estimated that in 2006 forestry industries generated \$82 million value of production and provided 392 jobs within the Colac Otway Shire. Forestry operations are mainly located in the south of the Shire, corresponding with areas of higher rainfall. Jobs associated with management, harvesting and processing of the forestry resource are predominantly located in Colac.

The three main forestry industries in Central Victoria are softwood plantations, hardwood plantations and native forest harvesting. However, the recent declaration of the Great Otway National Park in the Colac Otway Shire has seen the cessation of native forest harvesting operations in 2008. The reductions in the availability of the public forest resource for commercial production is predicted to have a significant impact on native timber processors and employment as the expansion in hardwood and softwood plantation is not sufficient in the short term to offset the reduction in the native forest resource.

Plantations do not generally require a planning permit within the Farming Zone. However, they are a relevant strategic planning consideration given the increased potential for fire hazard and extended timeframes for which these areas are locked out of other agricultural production (20 years). Plantations also result in the de-population of farms, loss of vistas and high truck numbers on key transport routes at peak production time.

Of concern would be a significant expansion in plantations through acquisition or leasing of land in areas identified as farmland of strategic significance to the north of the Shire (Figure 3). As discussed in the Rural Land Strategy (2007), expansion of plantation timber through land purchase of farming land has been found to temporarily inflate land prices, which may encourage some farming families to leave farming and reduce opportunities for other farming businesses to expand and grow.

4.2 Fire Risk

The devastation and extensive impact of the 2009 Victorian bushfires has spurred community awareness and concern for personal and property safety. The Royal Commission is tasked with providing specific recommendations to government regarding the lessons learnt from the disaster and the strategies and actions that need to be implemented to minimise future threat to communities.

The potential for a major fire sweeping through parts of the Colac Otway Shire and causing considerable loss of life and property is real. Of particular concern is the risk from wildfires to private assets in the vicinity of public forested land and the potential for escapes from fuel reduction burns. Nevertheless, one of the key lessons of the 2009 fires was that no area of rural Victoria should be discounted as 'not exposed to fire danger'. Policies need to have a broad scale of application.

Colac Otway Shire realises that reducing the risk of fire requires a community effort in partnership with Council and Fire Authorities. The Shire's fire prevention is managed in accordance with Council's Municipal Fire Prevention Plan and a Wildfire Management Overlay (WMO) has been applied to a large number of areas in the study area, particularly through the Otways. Careful consideration will need to be applied to any settlement areas proposed in proximity to the Wildfire Management Overlay.

Applying specific criteria and methodology, 52 locations in 25 Local Government Areas were identified by the CFA as being particularly vulnerable and needing immediate attention prior to the 2009-10 fire season. In terms of Colac Otway Shire, the following settlements are included within the 52 locations: Barongarook, Barwon Downs, Carlisle River, Forrest, Kwarren, Kennett River, Lavers Hill and Wye River.

The fire agencies found that the most vulnerable areas were been identified because:

- They have high population densities, which may also arise because of the influx of summer tourists;
- They are located in areas where the physical characteristics of the area assist in building fire intensity;
- Fires are potentially well fed by fuel load before they reach the town or community. Some communities are

more likely to be impacted by a well established bushfire;

- They have limited ability to leave the area safely by road because of the limited number of roads or the likelihood that those affected do not know the local area well;
- Fire trucks may not be able to be brought into an area and so it will be dependent on local resources only;
- They have communities that have not had experience over time in preparing for extreme fire events;
- They are old townships or communities built with materials and standards not designed to minimise the impact of fire.

Township Plans were developed by the CFA for the 52 locations in order to provide a planned response (for both emergency services and the community) to a bushfire within close proximity to a township, which has the potential to impact on the local community.

4.2.1 2009 Victorian Bushfire Royal Commission

In a broader strategic context, the siting of population growth in areas with a high susceptibility to fire has to be questioned and challenged through this strategy. As quoted by Associate Professor Michael Buxton and Rachel Haynes (RMIT University) in Planning News⁶ Vol. 35, No. 11 December 2009, 'Further small settlements should not be allowed, but whether existing small settlement should be enlarged or increased population concentrated into larger regional settlements needs to be investigated.'

The article continues, 'land use planning is an independent factor which creates demand by increasing certain types of supply. There are many options for locating an increased population in fire prone peri-urban areas other than through more dwellings on rural residential lots. A range of housing types could be located in or on the edges of certain towns with greater economic benefits to the towns, better social outcomes and safer living environments.'

The debate around the validity of allowing settlements to be located in areas of unacceptably high fire risk is fundamental to the Rural Living Strategy.

⁶ Planning News Vol. 35, No. 11 December 2009

The recently released report by the 2009 Victorian Bushfire Royal Commission outlined three key recommendations of relevance to this point:

- *Recommendation 39* highlighted the necessity for State to 'adopt a clear objective of substantially restricting development in the areas of highest bushfire risk - giving due consideration to biodiversity conservation - and provide clear guidance for decision makers.' One potential method identified was the creation of a comprehensive Bushfire-prone Overlay (renamed from Wildfire Management Overlay) provision and amended state planning policy for bushfire.
- *Recommendation 40* continues advocating this method through advising that the CFA amend its guidelines to 'substantially restrict new developments and subdivisions in those areas of highest risk in the Bushfire-prone Overlay' when assessing permit applications for dwellings, non-dwellings and subdivision.
- A further approach outlined in *Recommendation 46* is the development and implementation of a retreat and resettlement strategy for existing developments in areas of unacceptably high bushfire risk, including a scheme for non-compulsory acquisition by the State Government.

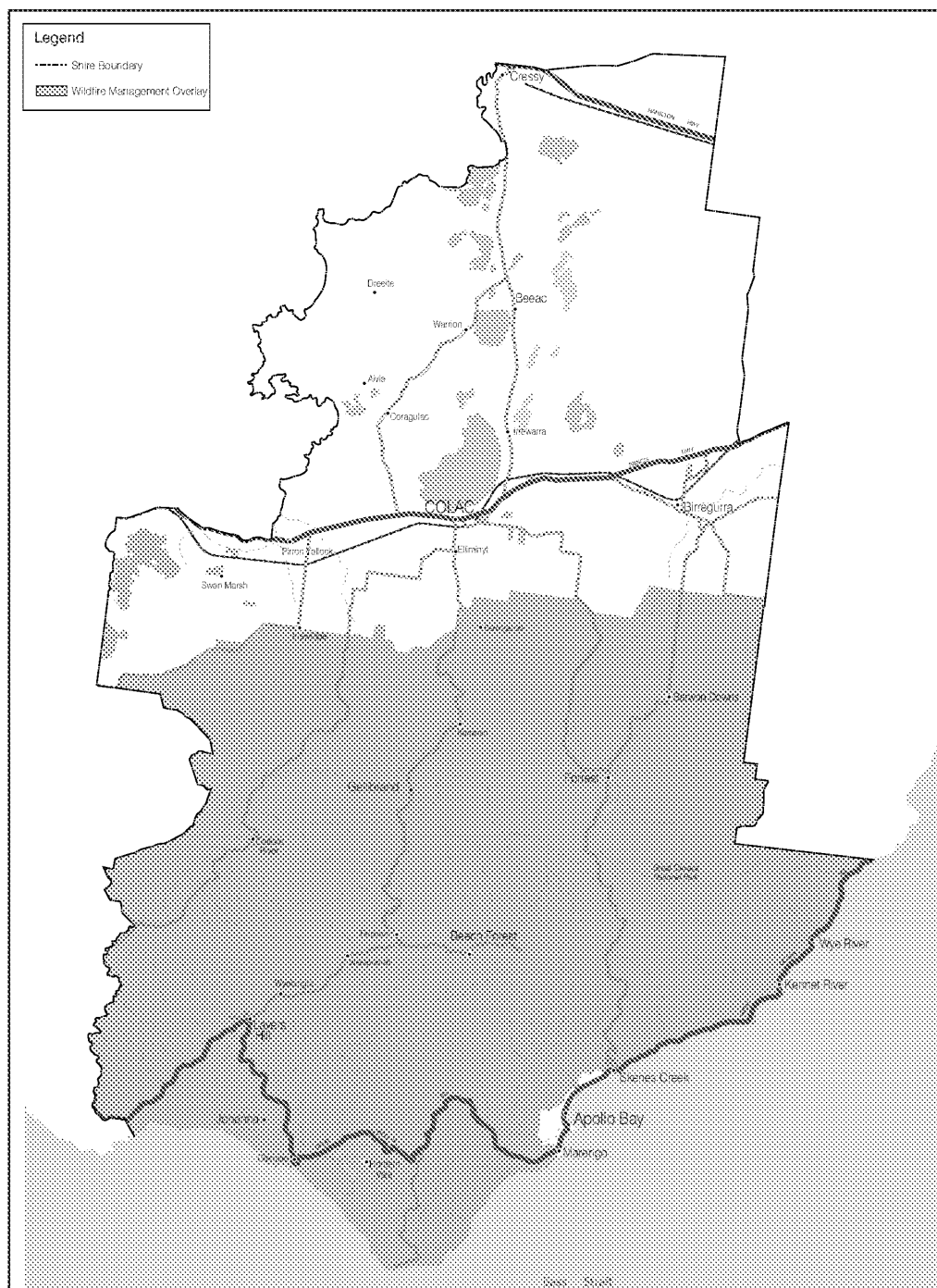
As concisely summarised on page 215, 'The current approach to planning does not take account of the fact that there are some areas in which the risk to life from bushfire is so high that new settlements should not be established in these locations. People should be prevented or discouraged from building new houses in such areas and those already living there should be helped to move.'

It is yet to be determined whether these recommendations will be accepted by State Government, however based on these recommendations, Colac Otway Shire must be careful in promoting further expansion of settlements located in areas of extreme bushfire risk.

Although not affected by the 2009 bushfires, the Otways region has proven just as much at risk, with approximately 41,000 hectares and 782 buildings destroyed as well as lives lost during the Ash Wednesday fires of 1983.

Until further direction is provided by State government, it is crucial the Rural Living Strategy take a precautionary approach, examining all available options to determine what the optimal situation for each individual settlement may be.

Figure 4 > Areas covered by the Wildfire Management Overlay within the Shire



4.3 Special Water Supply Catchments

4.3.1 Overview

There are six proclaimed Special Water Supply Catchments Areas in the Colac Otway Shire (Figure 5). The proclamation of the water supply catchments is under the Catchment and Land Protection Act 1994 (formerly the Soil and Conservation and Land Utilization Act 1958). Proclamation formally recognises the public benefit and importance of managing land in designated catchments to protect the quality of potable drinking water. It also establishes that water production for public purposes is to be a key use of lands within such catchments.

A key consideration for the Shire's catchments is that all are 'open' (i.e. part or all of the catchment is in private ownership, with unrestricted access). Water authorities do not have direct control over land management and development in such catchments, and are largely reliant on the planning scheme and landholder management skill for protection of water quality.

The Colac Otway Planning Scheme recognises the importance of these catchments and includes the Gellibrand River, West Barham, Upper Barwon, Skenes Creek, Pennyroyal Creek, Matthews Creek and Gosling Creek catchments within Environmental Significance Overlay (Schedules 3 and 5) to the Scheme with the following statement of significance and environmental objective:

Statement of environmental significance

- Maintenance of high quality water catchments is vital for the continued provision of domestic water supply to the community.

Environmental objective to be achieved

- To protect and maintain water quality and water yields in the Gellibrand River, West Barham, Upper Barwon, Skenes Creek, Pennyroyal Creek, Matthews Creek and Gosling Creek catchments.

Additionally, once a catchment is Declared, approvals for activities conducted under the Planning Scheme must be referred to the responsible land management authority (in

this case Barwon Water or Wannon Water) for approval. The importance of protecting water catchments is recognised through the Guidelines for Planning Permit Applications in Open, Potable Water Supply Catchment Areas, May 2009 published by the Department of Planning and Community Development. These guidelines define and set requirements under the following themes:

- density of dwellings;
- effluent disposal and septic tank system maintenance;
- vegetated corridors and buffer zones along waterways; buildings and works; and
- agricultural activities.

A critical issue in regard to the Rural Living Strategy is Guideline 1 which states:

Where a planning permit is required to use land for a dwelling or to subdivide land:

- *the density of dwellings should be no greater than one dwelling per 40 hectares (1:40ha), and*
- *each lot created in the subdivision should be at least 40 hectares in area.*

This does not apply if a catchment management plan, water catchment policy or similar project addressing land use planning issues and the cumulative impact of onsite waste water/septic tank systems has been prepared for the catchment, and the objectives, strategies and requirements of the plan or project have been included in the planning scheme.

There are no such catchment management plans, water catchment policy or similar projects addressing these issues in Colac Otway Shire to date. Therefore Guideline 1 applies in its entirety.

4.3.2 Benchmark Decisions

In examining the validity of employing the 1:40ha guideline in Colac Otway Shire it is important to consider the recent Victoria Civil and Administrative Tribunal (VCAT) Red Dot Decision in *Rozen vs Macedon Ranges Shire Council* [2009].

This case was about the application of the precautionary principle when considering a proposal to construct dwellings in an open potable water catchment.

A brief summary of the history is as follows:

1. A permit to develop four dwelling on a site in Macedon Ranges was applied for, each on an individual allotment.
2. Council refused this permit application.
3. An application for review was lodged at the Tribunal where Western Water became party to the proceedings, supporting the Council's refusal. The key basis of the opposition to four dwellings was the fact that the dwelling density would exceed one dwelling per 40 hectares, established as the benchmark density in the Guidelines previously outlined.
4. The application for review was heard by the Tribunal in 2007. The Tribunal set aside the Council's decision and granted a permit for four dwellings.
5. Western Water appealed this decision to the Supreme Court (2008). It was subsequently determined that the Tribunal had misapplied the precautionary principle by undertaking an assessment of the risks posed by each system individually, rather than the cumulative risk of multiple systems in close proximity to the water supply system.
6. The case went back to the Tribunal for further hearing in 2009 where it was ruled that the 1:40ha guideline was appropriate and that only one dwelling would be permitted.

Endorsing Guiding Principle 1 of the *Australian Drinking Water Guidelines* the Tribunal in *Rozen vs Macedon Ranges SC* [2009] VCAT stated that protection of water sources is of paramount importance and must never be compromised. Such a sentiment was similarly expressed by the Tribunal in *Hobbs v Macedon Ranges SC* [2000] VCAT 1119:

[22] *"In the Australian context water generally and palatable water more particularly is a very valuable resource. One of planning's most important roles is to protect resources so that they can be most effectively utilised for the benefit of the community at large."*

[24] *"It is our view that having regard to the importance of the resource, the conservative approach of the interim guidelines is the most appropriate approach. It is not really a matter of being sure that in some way the proposed septic tank system is functioning adequately, in a more general sense the subdivision will result in a significant increase in human activity within the catchment area and this must lead to an increase in risk."*

In regards to the Colac Otway Settlement Strategy this is the underpinning factor in determining the extent of future growth in water supply catchments. The *Guidelines for Planning Permit Applications in Open, Potable Water Supply Catchment Areas*, May 2009 make it clear that compliance with the Septic Tank Code of Practice is not sufficient in itself. Rather, the cumulative risk from any development within the catchment requires consideration.

The Tribunal in *Rozen vs Macedon Ranges SC* [2009] VCAT clearly states:

[87] *"We consider that every time an additional dwelling is permitted in the catchment an additional, albeit unquantifiable risk, is created of potential contamination to the quality of water. Individually, the risk from each dwelling may be minimal but the cumulative effect of these incremental risks, coupled with all the other risks which exist, mean that dwelling density in open potable water supply catchments must be curtailed."*

[137] *"As time goes on, development within the catchments will reach a critical point where it will be necessary to say no to further development if the objective of protecting water resources in open, potable water catchments is to have any meaning."*

The Tribunal further noted that the special needs of open potable water supply catchments justify a limitation on dwelling density that operates over and above any zone provisions.

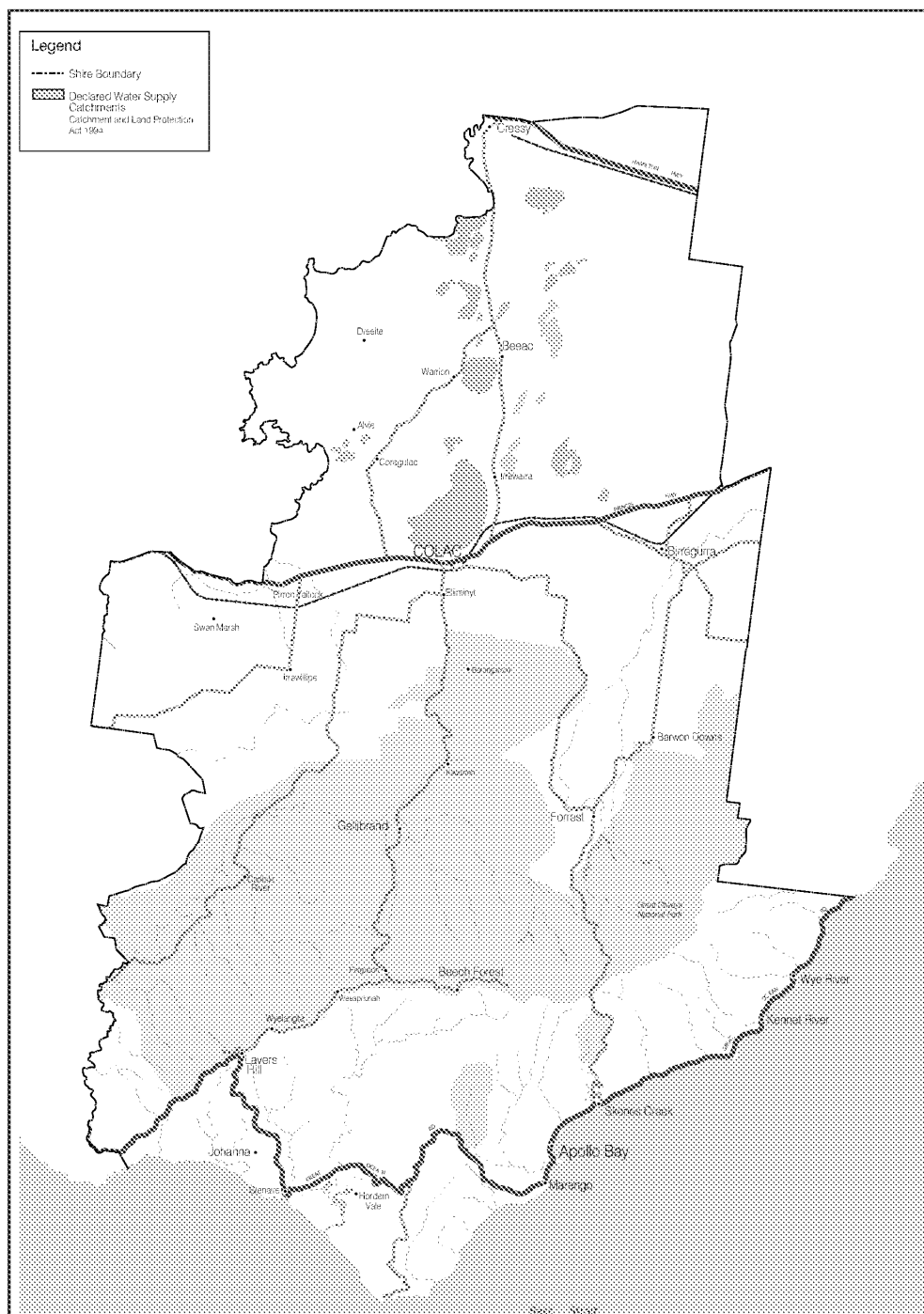
4.3.3 Implications for Colac Otway Shire

CPG and Council have undertaken discussions with the relevant Water Authorities in this region, being Wannon Water and Barwon Water. These authorities both indicated that the catchments have reached a point where they will generally not support further growth in the Special Water Supply Catchments unless it meets the 1:40ha dwelling density. Given the existing lot configurations in settlements located to the south of Colac Otway Shire, it is unlikely that such a dwelling density could occur, regardless of Planning Zonings.

The Water Authorities have indicated a preference for developing a catchment policy that will provide guidelines for consideration of applications for new dwellings in rural and township zoned land. It may be possible to expand settlements within water catchment areas subject to the provision of reticulated sewerage systems, however given the relative isolation of many settlements this may prove to be too costly in most instances.

Therefore, based on this assessment, and the precedents set in Victorian Case Law decisions, it is considered that no further growth can be recommended in the Special Water Supply Catchments in Colac Otway Shire. In the interests of net community benefit and sustainable development, the cumulative risks to this vital resource are considered to outweigh the benefits of future development in the area.

Figure 5 > Declared Special Water Supply Catchments in the Corangamite Region



4.4 Groundwater

Southern Rural Water is the responsible authority for management of groundwater diversion. Three groundwater management areas have been declared in the Colac Otway Shire: the Warrion, Paaratte and Gerangamete (Figure 6). Groundwater Management Plans describe the nature of these groundwater areas and outline their management to ensure long-term sustainability. The Colac Otway Planning Scheme currently has an Environmental Significance Overlay (Schedule 1) that applies to the Warrion Groundwater Area, north of Colac.

Whilst protection of land within groundwater management areas is of importance, CPG has been informed by Southern Rural Water that there are currently no specific dwelling densities identified for settlements located within these areas. Rather, management is based around design of individual septic systems in accordance with the Septic Tank Code of Practice to minimise contamination to groundwater.

4.5 Septics

Land capability also describes capacity of soils to accommodate septic treatment systems.

There are already examples within the study area where use of septic systems is causing pollution. In some circumstances, this appears to have occurred within townships with a reliance on septic systems where existing subdivision lot sizes and land capability cannot reliably deal with the septic system.

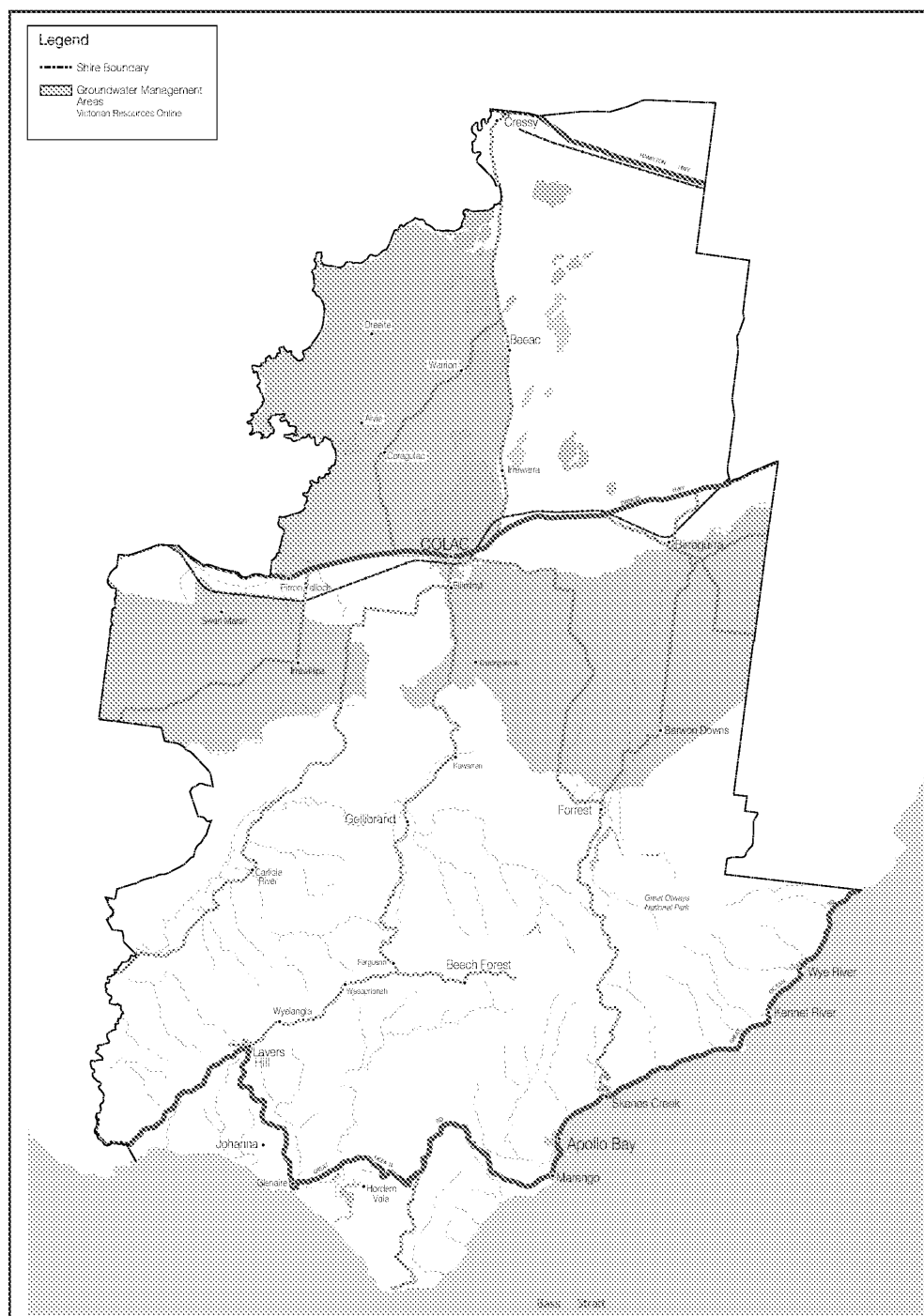
Where settlements reliant on septic systems are proposed to be expanded, consideration needs to be given to the long term cumulative environmental impacts. This issue has been further examined in terms of settlements over Declared Water Supply Catchments (Section 4.3).

Given these difficulties the land supply analysis in Section 5 considers the septic capacity of land in Colac Otway Shire. Both planning policy and environmental guidelines strongly support the provision of reticulated wastewater treatment, with the 2008 Environmental Protection Authority (EPA) guidelines stating that reticulated services should seriously be considered for lots less than 1 ha.

As a risk threshold, CPG have applied this 1 ha minimum size to all land currently unsewered in Colac Otway Shire as there is potential that such land may be unable to retain all domestic wastewater on site. This concern is particularly compounded, given the majority of this land is also located within a declared water supply catchment, and therefore the potential for pollution from non-functioning septic systems is high.

Refer to Section 5 for further information.

Figure 6 > Groundwater Management Areas in Colac Otway Shire



4.6 Flooding and Inundation

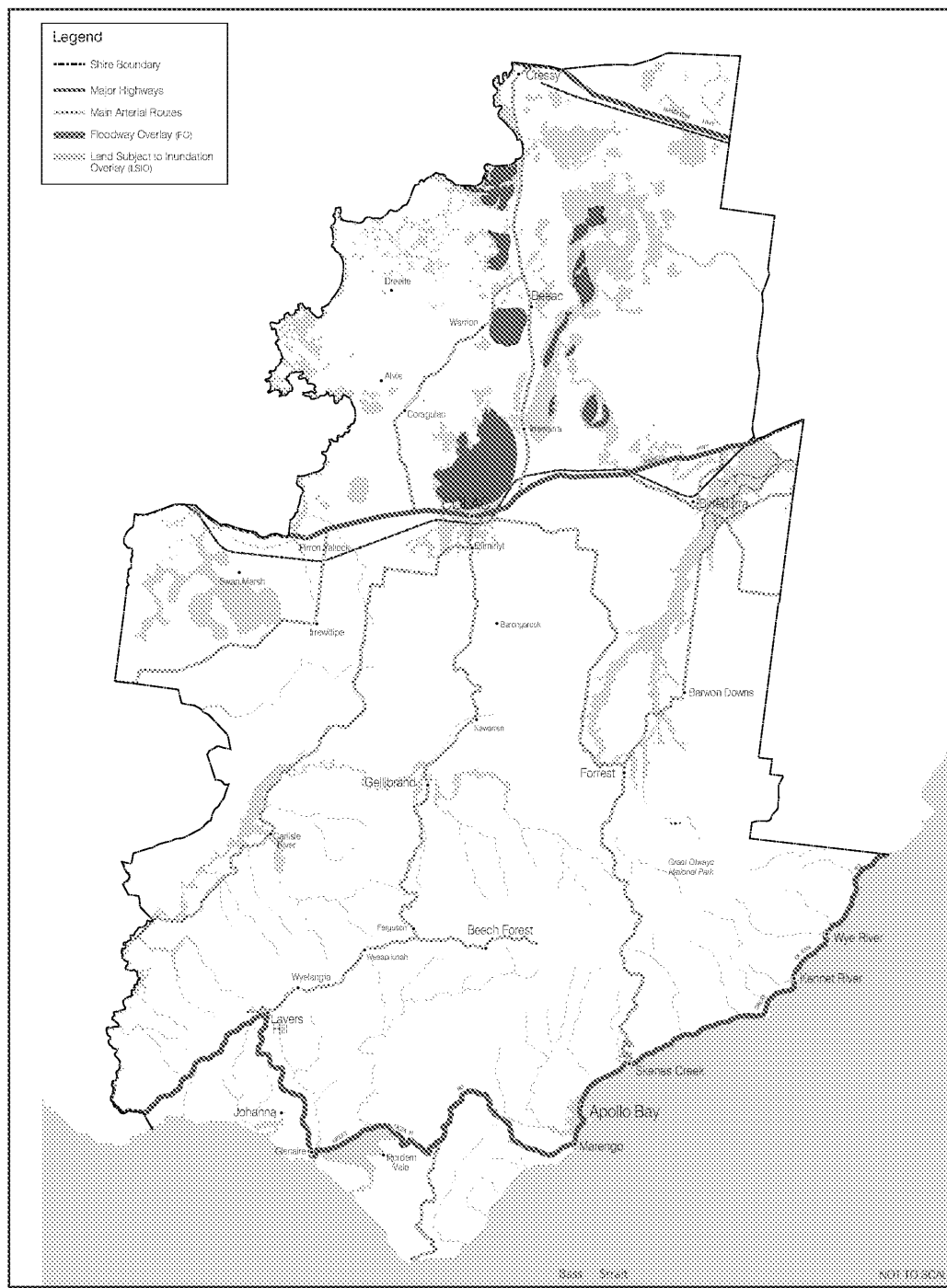
Flooding and inundation risk is a significant consideration in the location of dwellings and extension of settlements. In addition to current floodplains, consideration needs to be given to sea level rise and storm surge.

Floodways generally comprise the most hazardous parts of the floodplain and are often associated with fast flowing floodwater and/or areas of relatively deep flooding. The Barwon River valley and the volcanic lakes north of Colac are the current main areas where the 1% Annual Exceedance Probability flood event applies in the Colac Otway Shire.

Some identification of areas subject to flooding and inundation is provided by the Land Subject to Inundation Overlay of the Planning Scheme. As outlined in Section 3.3.2 Council is currently undergoing a Floodway Overlay Review through Planning Scheme Amendment C12. the review was completed in 2007 and utilises updated flood modelling undertaken by the Corangamite Catchment Management Authority. The Amendment includes variations to the existing Land Subject to Inundation Overlay as well as introducing a Floodway Overlay into the Colac Otway Planning Scheme. Exhibited in 2008, a Panel Hearing took place in November 2009 through which the Panel supported the Amendment in its entirety. The Amendment will be presented to Council for adoption later this year.

It is important that the Rural Land Strategy considers the potential impacts that the new flood maps from Amendment C12 may have on future growth in identified settlements. As such Figure 7 provides an overview of the mapping as proposed by Amendment C12 for the Shire.

Figure 7 > Proposed Floodway Overlay and Land Subject to Inundation Overlay (Amendment C12)



4.7 Biodiversity

Colac Otway Shire is renowned for its diversity of landscape and natural habitats that support an equally varied range of native flora, fauna and ecological communities.

As outlined in the Corangamite Regional Catchment Strategy (2003-2008), the Corangamite Region has a wealth of significant natural habitats that are highly important in terms of the natural biodiversity they contain, including:

- Internationally significant wetland habitats of the Western District Lakes and Geelong/ Lower Barwon;
- Internationally significant habitats for migratory bird species under JAMBA and CAMBA such as Lake Corangamite;
- Near pristine waterways and estuaries of the Otway Coast; and
- National Parks and Reserves.

it is noted that the majority of native vegetation is found on public land within the Colac Otway Shire, with small remnants on private land. The Corangamite Native Vegetation Plan (2003-2008) estimates 78% of the region's original native vegetation is now cleared, with remnant vegetation on private land being generally small in size and vulnerable to degradation from pests, disease or disturbance.

The main natural environment areas in Colac Otway Shire are recognised via planning scheme zones and overlays, including the application of:

- Vegetation Protection Overlays (VPOs) to protect significant and remnant vegetation and roadside vegetation.
- Environmental Significance Overlays protecting Groundwater Areas, Lakes, Wetlands and Watercourses, Water Supply Catchments and Biodiversity Habitats.
- Significant Landscape Overlays which protect the valleys, hills and plains landscape precinct; coastal towns of Skenes Creek, Kennett River, Wye River and Separation Creek; Apollo Bay Coastal Valley and Hills Precinct; Johanna Coast to Cape Otway Coastal Valley and Hills Precinct; and Apollo Bay landscape precinct.

4.8 Significant Landscapes

The Shire contains various landscapes which have been recognised as being important to protect for their environmental, cultural, social and economic significance. The landscape character types within the Shire, as identified in the Great Ocean Road Region Landscape Assessment Study 2004 (GORRLAS) include parts of the Western Plains, Cones and Lakes; the Otway Foothills, Valleys and Uplands; the Otway Forests and Coast; and localised flatlands.

The Great Ocean Road Coastline is recognised as one of the most spectacular in Australia and requires sensitive attention to maintain its visual qualities and physical features, biological features and cultural attachments.

As stated in the Municipal Strategic Statement, some of the key issues associated with the landscape of the Shire include:

- The importance of landscape character to the economy of the Shire and wider region.
- The need to relate new development to the landscape character types and precincts defined by the GORRLAS.
- The importance of containing township development within defined boundaries, and of managing development on the fringes of townships so that it enhances the character of the town's landscape setting.
- The need to retain the dominance of the landscape between townships and avoid ribbon development.
- The importance of views of the landscape from road corridors, and the need to control and manage development and land use that is highly visible from main road corridors and principal tourist routes.
- The need to retain the dominance of the landscape from key viewing locations throughout the Shire.
- The clear felling of plantation trees adjacent to main road corridors and tourist routes leaving large and often highly visible areas of the landscape scarred, detracting from the landscape character of the Region.
- The need to protect the scenic landscape values of ridgelines and landforms from inappropriate built form and removal of vegetation.

As such the following Significant Landscape Overlays currently exist within the Shire (Figure 8):

SLO1: Valleys, Hills and Plains Landscape Precinct

SLO2: Coastal Towns of Skenes Creek, Kennett River, Wye River and Separation Creek.

SLO3: Apollo Bay Coastal Valley and Hills Precinct

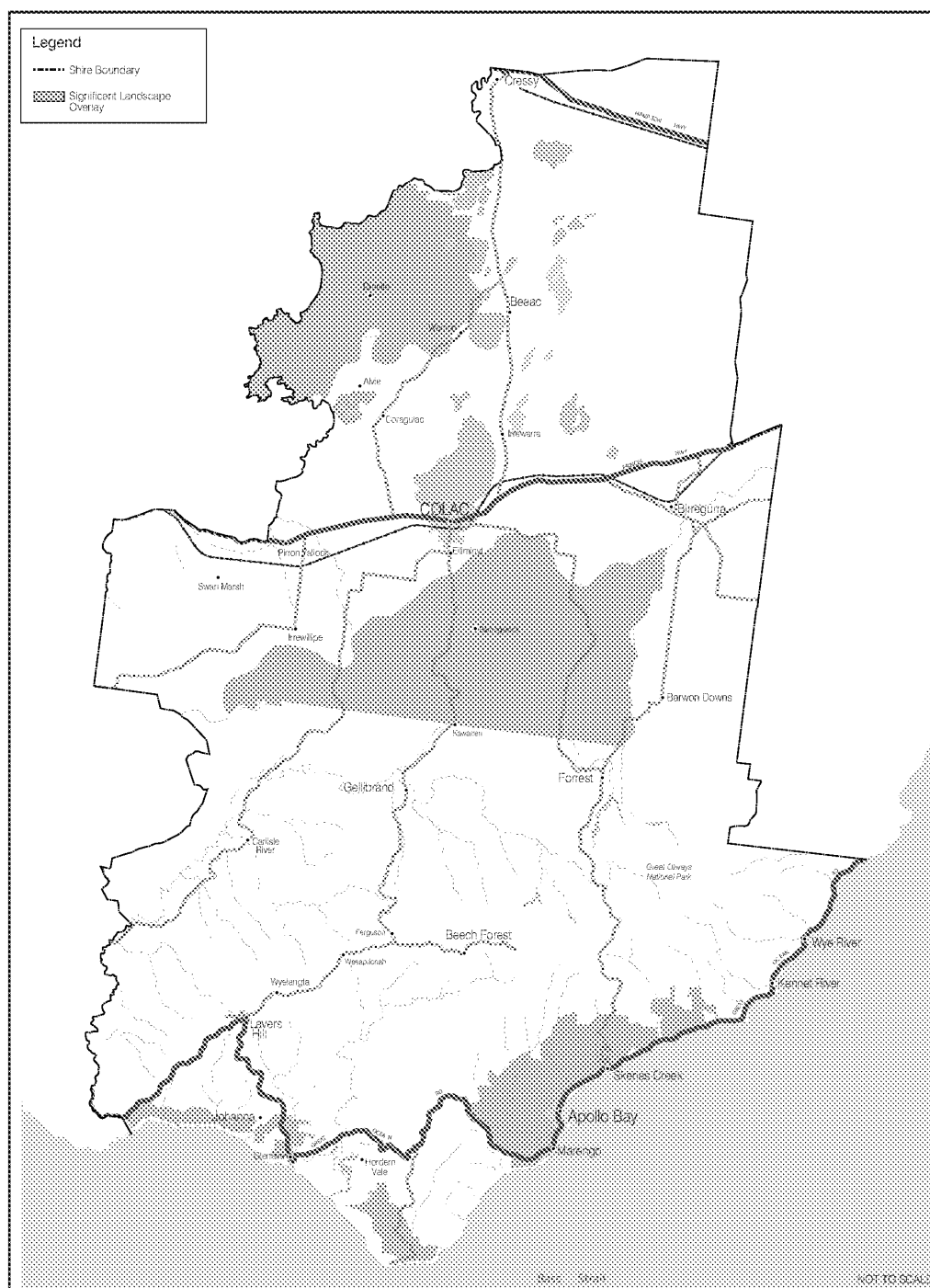
SLO4: Johanna Coast to Cape Otway Coastal Valley and Hills Precinct

SLO5: Apollo Bay Landscape Precinct

It is crucial that the Rural Living Strategy takes into regard these significant landscape overlays, and in particular their objectives as stated in the Colac Otway Planning Scheme:

- To retain the open and rural character of views and outlooks, particularly from main road corridors.
- To maintain the dominance of the natural landscape when viewed from main road corridors and tourist routes outside townships.
- To protect the variety of landscape features and landmarks of the precincts identified in the GORRLAS.
- To increase indigenous planting in the Landscape precincts to further emphasise natural features such as creeks.
- To protect ridgelines from inappropriate development and vegetation removal.

Figure 8 > Significant Landscape Overlays in the Colac Otway Shire



4.9 Geotechnical Stability

Landslides are a significant hazard in the Colac Otway Shire and have been a regular event in the natural evolution of the Corangamite Region. Over 1000 landslips have been mapped in various studies within the Shire and it is estimated that thousands more, of varying sizes, exist.

All known landslides have occurred south of the Princes highway where geology, steeper terrain and climate combine to provide significant areas susceptible to landslip. Areas where landslides are considered to be most prolific include the Otway Ranges, the valleys of the Barwon and Gellibrand Rivers, the Hordern Vale-Glenaire area, Lavers Hill-Johanna area and Kawarren- Yeodene area.

The scale and impact of past landslides has been severe, causing significant damage to property and destroying sections of the Great Ocean Road. The massive 1952 landslide near Forrest resulted in the formation of Lake Elizabeth as a 48 hectare section of forested mountainside slipped into the east branch of the Barwon River. The resulting flood of mud and silt destroyed farmland, roads and bridges as far downstream as Birregurra.

4.9.1 Implications for Colac Otway Shire

The Colac Otway Planning Scheme currently includes an Erosion Management Overlay (EMO) and accompanying schedule to manage the risks associated with development in landslide prone areas (Figure 15). The overlay and schedule was last updated in 2006 as part of Amendment C8 to the Colac Otway Planning Scheme.

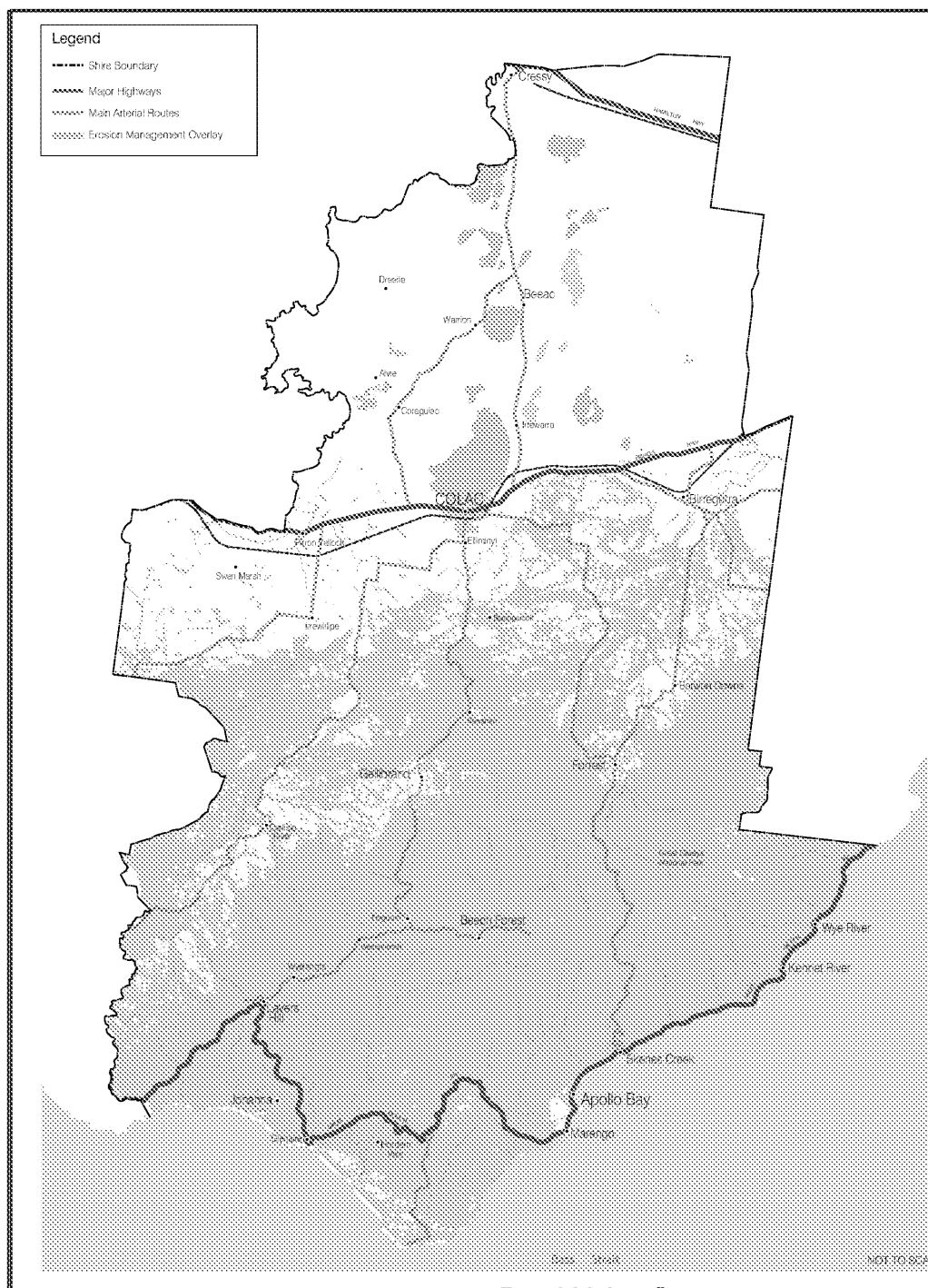
Amendment C8 adopted a conservative approach to the susceptibility mapping and expanded the coverage of the EMO to include the majority of land south of the Princes Highway. It also introduced a schedule that exempted certain minor buildings and works from the need for a planning permit.

Since its introduction in 2006 it has become apparent that the current EMO is having the undesirable effect of triggering planning permit applications in areas where the risk of landslide is minimal or non-existent.

Council officers are currently reviewing the coverage of the EMO to ensure that it aligns with updated landslide susceptibility modelling completed in 2007 by the CMMA and Department of Primary Industries (Figure 9). Once completed, the revised mapping will reduce the coverage of the overlay to exclude areas where there is no landslide risk. It is hoped that through the use of more up to date modelling techniques it will be possible to reduce the coverage of the overlay to exclude areas where there is no landslide risk.

The review will also update the Schedule to the EMO to expand the scope of permit exemptions and ensure compliance with current best practice geotechnical reporting requirements. It is expected that a Planning Scheme Amendment will be prepared and publicly exhibited upon completion of the review.

Figure 9 > CCMA Map of Revised Erosion Management Overlay (2007)



4.10 Salinity Management

Salinity has been recognised as a threat to agricultural production in the Colac Otway Shire since the first state-wide survey by the Soil Conservation Authority in the early 1950s. In recent years, the Corangamite Regional Catchment Strategy 2003 – 2008 recognised salinity as a threat to rural and urban infrastructure in the Shire, and set targets to protect the number of urban dwelling allotments in the region from salinity (CCMA 2003). In 2006 a joint mapping project was undertaken by the Corangamite Catchment Management Authority and the Department of Primary Industries, aimed at managing salinity to mitigate the risk of damage to public and private assets.

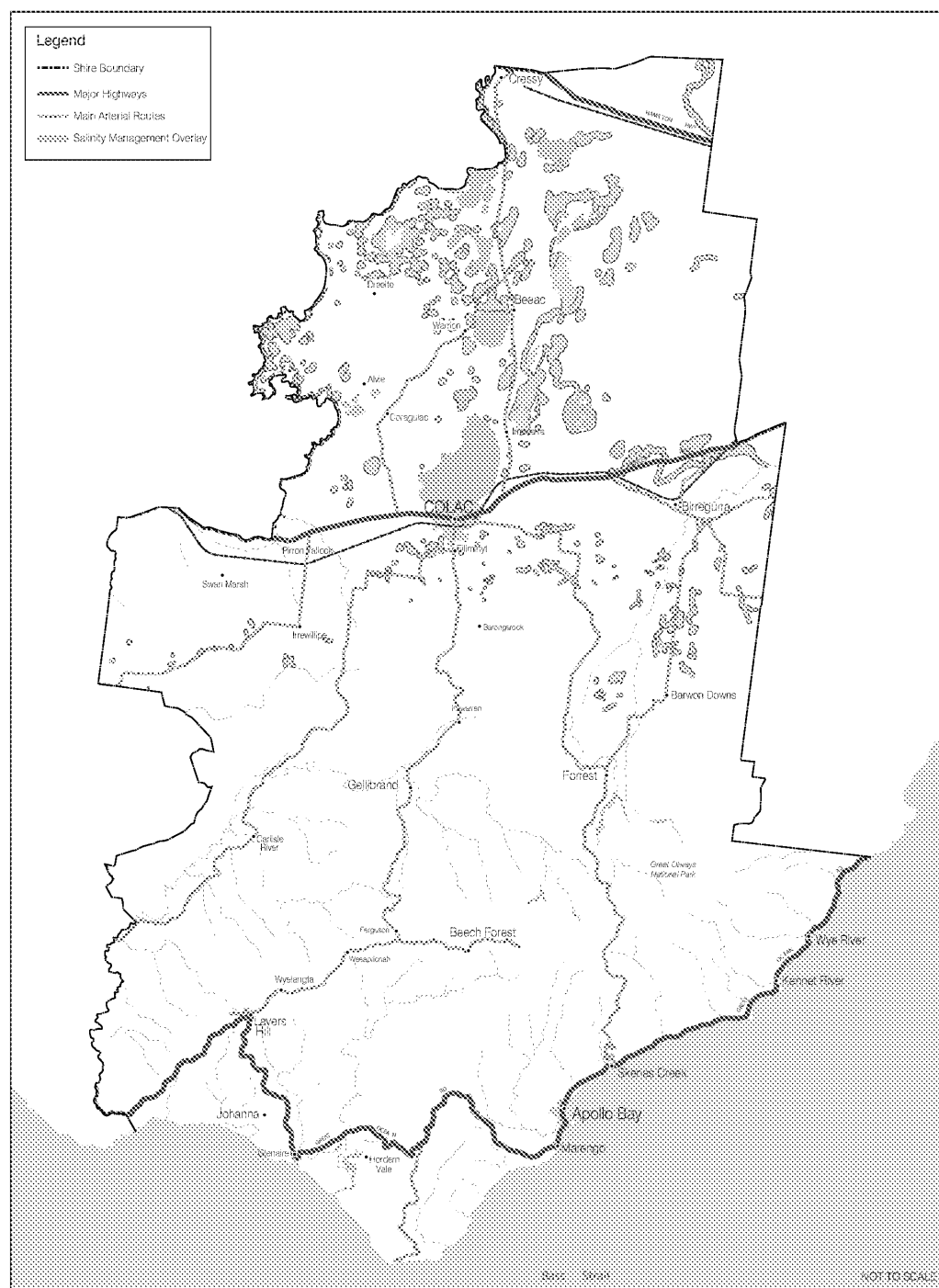
This project found that there are 539 mapped salinity sites in the Colac Otway Shire, ranging in size from 658 hectares to 85 square metres. The average size is 19 hectares, with the majority of the salinity occurring in saline wetlands, accounting for 55% of the total of 10,252 hectares.

While salinity sites may include semi-permanent or permanent saline wetlands - many of which are highly valued ecosystems or environmental assets, it can also be seen as a threatening process in some locations. Salinity can restrict the growth of plants in agricultural production, parks and gardens; it can destroy building foundations, sewer pipes and road materials; and salinity can corrode water pipes and telecommunication cables. The quality of urban water supplies can be degraded by salinity and remediation requires expensive treatment. Environmental and recreational values of waterways, lakes and native vegetation can also be lost through salinisation.

As such, broad areas of the Shire have been mapped in which there is potential for salinity issues.

Council has resolved to exhibit a Planning Scheme Amendment that will seek to introduce a Salinity Management Overlay over saline areas which have been identified throughout the Shire (Figure 10). These maps will be provided as part of the Amendment and will also propose to introduce a Schedule to the SMO that will specify appropriate exemptions from planning permit requirements.

Figure 10 > Proposed Salinity Management Overlay in the Colac Otway Shire



4.11 Climate change

The impact of climate change on land within Colac Otway Shire has been considered in a recent report (Climate Change in the Corangamite Region – DSE 2004) that addresses temperature, rainfall, drought, water resources, fire, winds, storms and sea level rise. Future climate in the Corangamite region is expected to be warmer and drier than it is presently. Clause 21.04-7 of the Colac Otway Planning Scheme states *'it is appropriate to apply the precautionary principle by ensuring that the land use and development considers the future impacts of climate change'*, as discussed in the following sections.

4.11.1 Agricultural uses

Climate change is likely to impact agricultural uses both through the changing capability of the land, as well as through the changing trade environment (a result of climate change impacts on production globally). This is described by the independent government economic research agency as productivity impacts and trade impacts (ABARE 2007).

Capability of the land is influenced substantially by the availability of water through rainfall.

CSIRO predicts that temperatures in south-western Victoria will increase by 0.8°C by 2030, and 1.3-2.4°C by 2070 (relative to 1990). Correspondingly, rainfall is expected to decrease, by approximately 4% to the year 2030 and 6-12% to the year 2070. This average decrease will characterised by more frequent dry spells.

With more adverse impacts predicted in other areas of Australia, *"Australia is projected to be one of the most adversely affected regions from future changes in climate change in terms of reductions in agricultural production and exports."* (ABARE 2007).

The changing climate will impact the viability of some agricultural uses within the study area. For example with increasingly dry weather, it is anticipated that broad-acre cereal cropping will grow at a greater rate and gradually move towards the southern parts of the study area, while wool production may reduce. Further, the relatively high rainfall in south is likely to become increasingly valuable, providing a differential advantage for dairying.

Impacts of climate change north of the study area reinforce the policy position of protecting valuable agricultural land.

Additionally, recycled water from urban services and ground water in the southern portions of the study area may lead to efforts for more intensive and higher yielding crops in these areas. The links between this region and the markets, including via the potential Avalon International Airport, and the pressure on existing horticultural areas in the State, create additional opportunities for the area.

The Rural Living strategy needs to give consideration to changing patterns of agricultural uses in relation to the impact this will have on need and demand for rural living within agricultural areas and settlements.

4.11.2 Extreme Weather Events

Although average changes in temperature, rainfall and evaporation will have long term consequences for the region, the impacts of climate change are more likely to be felt through extreme events such as the number of hot days, reductions in the number of frosts and fewer rain-days with more droughts. Consequently bushfire risk is also expected to increase.

4.11.3 Biodiversity

The effects of climate change on biodiversity can occur at many different levels – from individuals to ecosystems. Species may alter distribution, abundance, behaviour and the timing of events such as migration or breeding. The most susceptible species are those with restricted or specialised habitat requirements, poor dispersal abilities or small populations.

Climate change may also have indirect impacts on biodiversity, including increased pressure from competitors, predators, parasites, diseases and disturbances (such as bushfire or drought). By altering water flows in rivers and wetlands and the occurrence of bushfires, snow and floods, the changing climate may also influence the composition of ecosystems and their distribution. Climate change is likely to amplify existing threats such as habitat loss and invasive species, making their impacts considerably worse.

4.11.4 Communities

Since 2002, the ongoing drought and broad acceptance of human-induced climate change have dominated and shaped people's understanding of the threats to the sustainability of our communities.

Climate change has the potential to influence human health directly or indirectly. An example of a direct effect would be a heatwave, whilst an indirect effect could be a bushfire which leads to poor air quality and increased respiratory problems.

Warmer winters are likely to reduce some cold-related illnesses, but warmer summers are likely to increase the risk of heat-related health problems. The most vulnerable are the elderly, people under intense physical stress and those with cardiovascular disease.

High climatic temperatures have been linked to:

- increased hospital admissions and deaths (particularly among the elderly) relating to heat stress, sunburn and dehydration;
- more outdoor work-related accidents and reduced productivity;
- buckling of railway lines;
- greater peak electricity demand for air conditioners;
- reduced energy demand for heating in winter.

In terms of the built environment, changes in the average climate will affect the design and performance of our buildings and infrastructure, including shifting energy use from winter heating to summer cooling. Increased frequency and intensity of extreme events such as flash flooding and bushfires will also need to be considered to minimise risk to property.

The availability and cost of insurance may change as a result of extreme events.

Finally, the rural residential nature of the Shire and limited public transport services in some areas creates a higher reliance on cars which may not be sustainable into the future.

4.11.5 Infrastructure

It is important to consider the potential impacts climate change may have on existing infrastructure such as road networks and electricity transmission lines and stations. As previously discussed, it is predicted that the impacts of climate change are likely to be felt through extreme weather events. Such events may increase the level of infrastructure maintenance required to ensure its reliability and sustainability.

Potential impacts of climate change and the effects of policy responses such as carbon trading are the subject of much current discussion. However, without historic precedent such impacts tend to be speculative. While the implications of carbon trading are only just emerging, one aspect is the changing price of energy. Many regions of Victoria are wholly dependent on the electricity grid at present which leaves them vulnerable to price changes. Some regional cities have alternatives such as gas and in the future there may be localised use of large scale solar generation and wind power. In general, areas with a wider range of energy source options will have a competitive advantage.

4.11.6 Coastal Impacts

The Victorian Government's *Future Coasts* program acknowledges that climate change will impact on Victoria's coast through sea-level rise, increased temperatures and changing weather patterns. In addition to impacts to environmental systems and land forms, coastal settlements will also become increasingly vulnerable.

Modelling is being undertaken by the *Future Coasts* program to determine the physical vulnerability of coastal areas. Modelling will combine sea level rise, storm surge, inundation and erosion. Mapping currently available shows the elevation of areas along the coast. This should be viewed in the context of the Victorian Coastal Strategy, which requires a sea level rise of 0.8 metres by the year 2100 to be taken into account.

Impacts of sea level rise and storm surge clearly need to be taken into consideration in the planning of coastal and low lying settlements. Coastal settlements, including Apollo Bay, may be severely impacted by these events; thus shifting demand inland.

4.12 Tourism

Clause 21.02 of the Colac Otway Planning Scheme provides a vision for tourism in the Shire as follows:

- *"Opportunities for tourism are provided to contribute to the growth of the Shire.*
- *Tourism growth will be managed sustainably and the environmental and landscape assets that attract tourists and new residents alike will be protected.*
- *Limited opportunities will be provided for tourist related activities in the Apollo Bay hinterland and the Otways."*

To date increases in development, improved infrastructure and access to the region have resulted in increased recreation and tourism opportunities focused on the coast, particularly along the Great Ocean Road (Figure 18).

The value of tourism in the Great Ocean Road tourist region in 2001 was estimated to be \$940 million⁷. Local government in the region estimates the annual growth in visitor numbers to be 15 per cent per annum. International visitation to the area was 75,000 in 1991, 140,000 in 2000 and is predicted to be 250,000 in 2010.

The hinterland and the Otways also provide significant potential for expanding the region's product offer and increasing length of stay and yield. The Great Otway National Park is managed under the National Parks Act and was established based on national criteria for conservation. The Otway Forest Park is managed under the Forests Act and provides opportunities for informal recreation associated with the enjoyment of natural surroundings.

Together, Great Otway National Park and Otway Forest Park provide a complementary suite of opportunities for enhanced nature conservation, protection of cultural and lifestyle values and outstanding recreation and tourism experiences on public land. Such nature based tourism in and around the Otways is recognised in the Great Otway National Park and Otway Forest Park Management Plan (2009) as a means of capitalising on the area's natural attractions.

Due to increased tourism experiences and marketing, visitation in the Otways is expected to have doubled between 2000 and 2010, with a possible six-fold increase over the next 30 years. Opportunities for quality niche accommodation, interpretation and nature-based infrastructure within rural settlements must therefore be taken into consideration.

Another consideration is the Great Ocean Road Strategy which also aims to encourage tourism inland to take pressure off coastal settlements. It promotes development and usage of inland access routes to the coast via Winchelsea and Colac to alleviate pressure on the Great Ocean Road.

A recent example of tourism attractions based on the natural environment in the Shire is the advent of multi purpose rail trails, based on old rail routes. To date there are two such rail trails which have been created:

1. The Old Beechy Rail Trail, created in 2005, follows one of the state's former narrow gauge railway lines which operated from early last century to 1962 between Colac and Crowes, serving communities in the Otway Ranges. The 45km trail can be completed in shorter sections and in either direction. Tourists are encouraged to stay overnight in historic hotels or quality cabins, cottages and B&B's in the Colac, Barongarook, Gellbrand, Dinmont or Beech Forest areas.
2. The Birregurra to Forrest Rail Trail (the Tiger trail) is a multi purpose mountain bike, pedestrian and horse riding trail which is currently in the process of being constructed. In May 2009 funding from State Government aided the delivery of the initial 1.8km of Trail from Forrest to the Forrest recreation conserve. This track connects the town to the mountain bike facilities in the north.

Such initiatives will increasingly play a significant role in the Shire as they provide a means of capitalising on the area's natural attractions whilst ensuring key environmental values are protected for future generations.

⁷Great Ocean Road: Towards a Vision for the Future (2001)

4.13 Public Transport

Public transport within the study area is provided by train and bus (Figure 11).

V/line train services are currently limited to regional services. The service from Warrnambool to Melbourne stops at Colac and Birregurra Stations, with a coach stop at Pirron Yallock on Saturdays. There are three passenger rail services from Melbourne operating daily.

A V/line coach service is also provided along the Great Ocean Road linking Melbourne to Warrnambool. With six daily return trips, stops are located at Apollo Bay, Skenes Creek, Wongarra, Kennett River and Wye River.

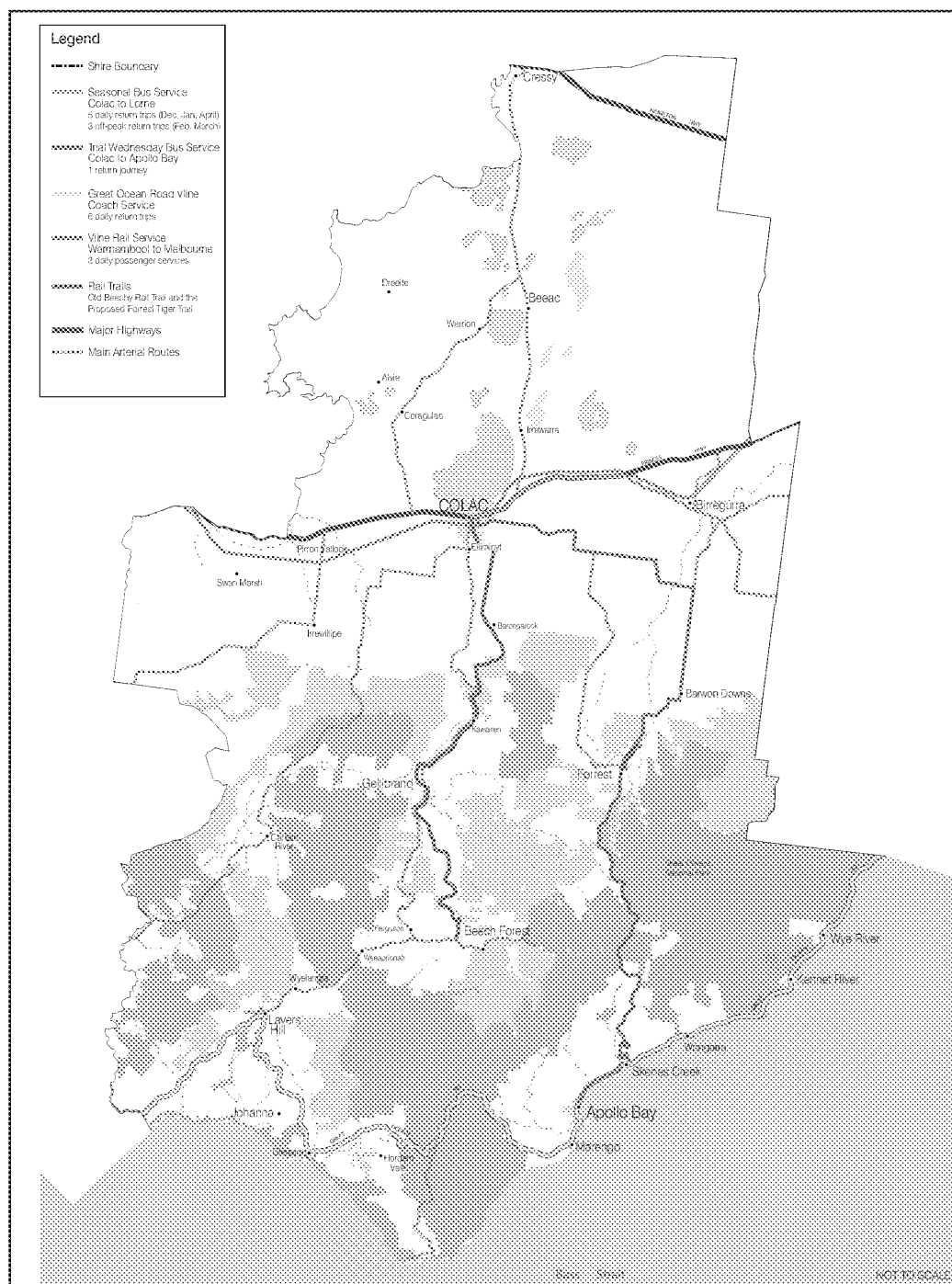
Three frequent public bus service loops operate within Colac aiding access to the shopping centre, healthcare facilities and social activities.

A new trial bus service between Colac and Apollo Bay started operating on July 1 2009. The Apollo Bay-Colac bus service offers one return journey on Wednesdays to provide health, recreation, retail and medical specialist options for bus travellers from Forrest, Barwon Downs and Apollo Bay.

The trial is the result of extensive community consultation in 2008, and a successful grant application by Colac Otway Shire for the Bringing Communities Together Transport Connections Project (TCP). Timetabling for the Wednesday bus also provides access to Geelong, Melbourne and Warrnambool train and coach connections.

Further, a seasonal Colac to Lorne bus service is run during the summer months providing affordable travel between Colac, Birregurra, Deans Marsh and Lorne. With a range of 5 daily return trips (Dec, Jan, April) and 3 off-peak returns (Feb, March), this service also encourages employment opportunities over school holidays.

Figure 11 > Transport Routes within Colac Otway Shire



4.14 External service centres

Naturally, settlements within the study area also interrelate with the surrounding region. Of particular relevance to this Strategy, there are a number of service centres beyond the study area which, in addition to Colac and Apollo Bay, play an important role for the local communities.

Geelong, has a population of approximately 137,222 and plays a significant role in servicing communities in the Colac Otway Shire. With several education institutions (a combination of public and private), commercial, retail and industrial opportunities, a large number of Colac Otway residents make the daily commute to work in Geelong.

Warrnambool is located 1.5 hours drive to the west of the Colac Otway Shire. It has a population of around 28,147, provides a broad range of social infrastructure and services, and is within commuting distance of many of the settlements to the northwest of the study area. Warrnambool also provides access for passengers and freight by rail and road through Colac Otway to Melbourne and Geelong.

Ballarat plays a role in servicing the communities in the northern portion of the study area. With a population of approximately 78,223, it provides a large range of commercial, retail and industrial opportunities and is within commuting distance from many of the settlements in the study area.

These external service centres influence the role and hierarchy of settlement within the study area. In planning for the future of settlements, these external centres and the services which residents of the Shire can access, need to be considered.

4.15 Servicing

Barwon Water and Wannon Water are responsible for reticulated water and sewerage within the study area.

Reticulated sewerage and potable water is currently provided to Colac, Elliminyt, Apollo Bay and Marengo. Reticulated potable water only is provided to Alvie, Barpinba, Beeac, Coragulac, Cororooke, Cororooke South, Corrulun, Cressy, Forrest, Gellibrand, Irrewarra, Nalangil, Ondil, Skenes Creek, Warrion and Whoorel. It is unlikely that these settlements will be sewered in the short to medium term due to their low population base and distance from larger settlements. Instead they rely on septic tanks and water tanks.

Separation Creek and Wye River have been identified as potential settlements for future reticulated sewerage.

Provision of reticulated sewerages in Birregurra is scheduled to begin in 2010 and will create the opportunity to unlock significant subdivision and development within the township zone. It is understood that development has in the past been limited due to the inability of land being serviced and the limitations associated with on-site waste management. The reticulated sewer system is likely to be completed in 2011. For further information on the implications of the reticulated sewer on Birregurra refer to the Birregurra Structure Plan.

The ability to provide reticulated services is fundamental to the form and density of development that can be provided within the Shire's settlements.

Without reticulated sewerage, townships are reliant on septic tanks. The ability for septic systems to manage sewerage without causing contamination is dependant on the soil characteristics within each of the settlements. Ability to accommodate septic systems and the type of systems used also determines the density at which dwellings can be located.

Within many of the existing townships zones, however, lots have historically been created to a relatively small size, without taking this into consideration.

Both planning policy and environmental guidelines strongly support the provision of reticulated wastewater treatment, with the 2008 Environmental Protection Authority (EPA) guidelines stating that reticulated services should seriously be considered for lots less than 1 ha.

As a risk threshold, CPG have applied this 1 ha minimum size to all land currently unsewered in Colac Otway Shire as there is potential that such land may be unable to retain all domestic wastewater on site. This concern is particularly compounded, given the majority of this land is also located with a declared water supply catchment, and therefore the potential for pollution from non-functioning septic systems is high. Refer to Section 5 for further information.

In considering appropriate future settlements therefore, particularly in relation to the growth of existing settlements, the Rural Living Strategy needs to give consideration to the ability to appropriately service future dwellings. The upfront cost of providing reticulated services is high. While the cost is dependant on a wide number of factors, it may be in the order of \$6,000 to \$30,000 per property. The cost is often shared between government agencies and landowners or developers. Provision of reticulated services can also result in a significant debt to the servicing authority, Barwon Water, the costs of which are then transferred to the consumer; Barwon Water's customer base.

Servicing of settlements is more affordable where capacity in an existing treatment facility can be utilised. For example, settlements in close proximity to Colac or Apollo Bay may not require their own treatment facility; rather, sewage could more cost effectively be pumped back to the Colac Water Reclamation Plant or the Apollo Bay Water Reclamation Plant.

Cost efficiencies are also gained where there are a higher number of dwellings to be serviced in closer proximity to each other. Further, it is noted that reticulated services are best provided at subdivision stage. However, individual cost estimates would need to be provided for any settlements proposed to be serviced in order to get a genuine understanding of the implications.

While provision of reticulated sewerage and water can have high upfront costs, the potential for long term damage to the environment where these services are not provided needs to be considered.

Although not 'deal breakers' in the context of high environmental constraints, a summary comparative matrix of existing services available has been conducted for each of the settlements within the Study Area (Table 3). The matrix provides a clear understanding of the level of services currently available within each settlement, and consequently the ability of each settlement to provide for further expansion.

Table 3> Settlement Services Matrix[illegible]

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4.16 Summary of Strategic Influences

4.16.1 Environmental Constraints

Through mapping key environmental overlays and strategic influences it is clear that there are considerable environmental constraints across the majority of the Colac Otway Shire (Figure 12).

Issues such as fire and landslip risks, isolation of settlements and access to escape routes are of utmost importance, especially post the 2009 Victorian Bushfires. These constraints significantly influence where rural living should be permitted within the Shire and will need to be considered on a case by case basis. In terms of the Special Water Supply Catchment Areas, the precedents set in Victorian Case Law decisions means that no further growth can be recommended in the Special Water Supply Catchments located to the south of Colac Otway Shire.

The following points have been summarised from the analysis of environmental constraints:

Farmland of Strategic Significance: Settlement boundaries need to be established around settlements located within this area. Infill will be allowed within these boundaries but attempts to incrementally extend beyond the boundaries will be resisted in favour of greater concentration and consolidation of the identified settlements.

Fire Risk: Until further confirmation is provided by State Government the Rural Living Strategy must take a precautionary approach towards promoting further expansion of settlements located in areas of extreme bushfire risk. Each settlement will need to be assessed on an individual basis, examining all available options to determine what the optimal situation in each case may be.

Special Water Supply Catchments: Given the existing lot configurations in settlements located in Special Water Supply Catchments in Colac Otway Shire, it is unlikely that a dwelling density of 1:40ha will be met, as required through the Guidelines for Planning Permit Applications in Open, Potable Water Supply Catchment Areas (2009). Based on this assessment and the precedents set in Victorian Case Law decisions, it is considered that no further growth can be recommended in settlements located within these Special Water Supply Catchments in the Shire.

Groundwater: Whilst protection of land within groundwater management areas is important, there are currently no specific dwelling densities identified for settlements located within these areas. Rather, management is based around design of individual septic systems to minimise contamination to groundwater. Consideration needs to be given to long term cumulative environmental impacts of settlements reliant on septs.

Flooding and Inundation: There are patches of land within the Shire at risk of inundation under flood conditions. Several of these are within close proximity to identified settlements. As such, particular attention will need to be given to topographic drainage patterns in Horden Vale, Glenaire, Carlisle River, Gellibrand, Forrest, Birregurra, Irrewarra and Beeac.

Biodiversity: The majority of native vegetation in Colac Otway Shire is found on public land with only small remnants on private land. Of the vegetation in public land to the south, over 85% of the vegetation in the Otway Range is classified as being of least concern in accordance with EVE conservation priority criteria. On this basis, it is considered that biodiversity is not a major constraint to future growth of the identified settlements, excluding those currently within the Rural Conservation Zone.

Significant Landscapes: The Shire contains various landscapes which have been recognised as important to protect for their environmental, cultural, social and economic significance. These are currently identified by Significant Landscape Overlays 1-5. Key objectives to be kept in mind when selecting areas for future growth include: retaining open and rural character of views and outlooks, maintaining the dominance of the natural landscape from main road corridors and protecting ridgelines from inappropriate development and vegetation removal.

Geotechnical Stability: Landslides are a significant hazard in the Colac Otway Shire, south of the Princes highway where geology, steeper terrain and climate combined to provide areas susceptible to landslip. Areas where landslides are considered most common include the Otway Ranges, the valleys of the Barwon and Gellibrand Rivers, the Horden Vale – Glenaire area, Lavers Hill – Johanna area and Kawarren – Yeodene area.

On this basis, future growth of identified settlements within these areas may be constrained, dependent on topography.

Salinity Management: Salinity is an important constraint as it can restrict the growth of plants in agricultural production; can destroy building foundations, sewer pipes and road materials; corrode water pipes and telecommunication cables; and reduce the quality of urban water supplies. Council have resolved to exhibit a Planning Scheme Amendment to seek to introduce a Salinity Management Overlay within the Shire. Through reviewing the associated maps, it appears that the main settlements this could affect are Beeac, Warrion and Irrewarra. Further growth in these areas will need to be aware of salinity constraints and avoid urban sub-division that includes extensive gardens and parks (that require watering).

Based on these findings, the following section provides an assessment of the existing application of the Rural Conservation Zone in the Colac Otway Shire.

4.16.1 Other Influences

While acknowledged as key influences on the Rural Living Strategy, environmental constraints are not the only pressures on settlements in Colac Otway Shire. The following paragraphs provide a summary of further strategic issues which need to be taken into account.

Climate Change

The influence of climate change in Colac Otway Shire will result in a warmer, drier climate than present day. This may impact the viability of some agricultural uses in the study area.

Rising sea levels will also have an impact on Victoria's coasts with coastal settlements becoming increasingly vulnerable.

Although changes in temperature, rainfall and evaporation will have long term consequences for the region, the impacts are most likely to be felt through increase extreme events. These will include increased numbers of hot days, reductions in the number of frost and fewer rain days with more droughts. Consequently the risk of wildfires is expected to increase.

Tourism

Improved infrastructure and access to the region has resulted in tourism playing an increasingly important role in Colac Otway Shire, particularly in the Great Ocean Road region, as well as the hinterland and the Otways.

Due to increased tourism experiences and marketing, visitation in the Otways is expected to have doubled between 2000-2010, with a possible six-fold increase over the next 30 years. Opportunities for quality niche accommodation, interpretation and nature-based infrastructure within rural settlements must therefore be taken into consideration.

A recent example of nature-based tourism is the advent of multi-purposerail trails, based on old rail routes. Such initiatives will play a significant role in the Shire, providing a means of capitalising on the area's natural attractions whilst protecting environmental values.

Public Transport

Public transport within Colac Otway Shire is fairly limited. Daily V/line trains operate from Melbourne to Warrnambool, with 2-3 stops in the Shire. V/line also run a coach service along the Great Ocean Road linking Melbourne to Warrnambool with six daily trips. However, these services all operate across the Shire rather than linking settlements from North to South.

Due to this lack of connection several trial buses and seasonal services are currently being tested in the Shire. These run between Colac and Apollo Bay and Colac to Lorne.

Again these services are limited to the southern section of the Shire, with no public transport options available north of Princes Highway.

External Service Centres

Naturally settlements within the study area also interrelate with the surrounding area. Particular centres which, in addition to Apollo Bay and Colac, play a role in servicing local communities include:

- Geelong
- Warrnambool
- Ballarat

These external service centres influence the role and hierarchy of settlement within the study area and consequently need to be considered when planning for future growth.

Servicing

The ability to provide reticulated services is fundamental to the form and density of development that can be provided within the Shire's settlements.

A number of settlements throughout the Shire rely on septic systems and water tanks. The ability for septic systems to manage sewerage without causing contamination is dependent on the soil characteristics within each of the settlements.

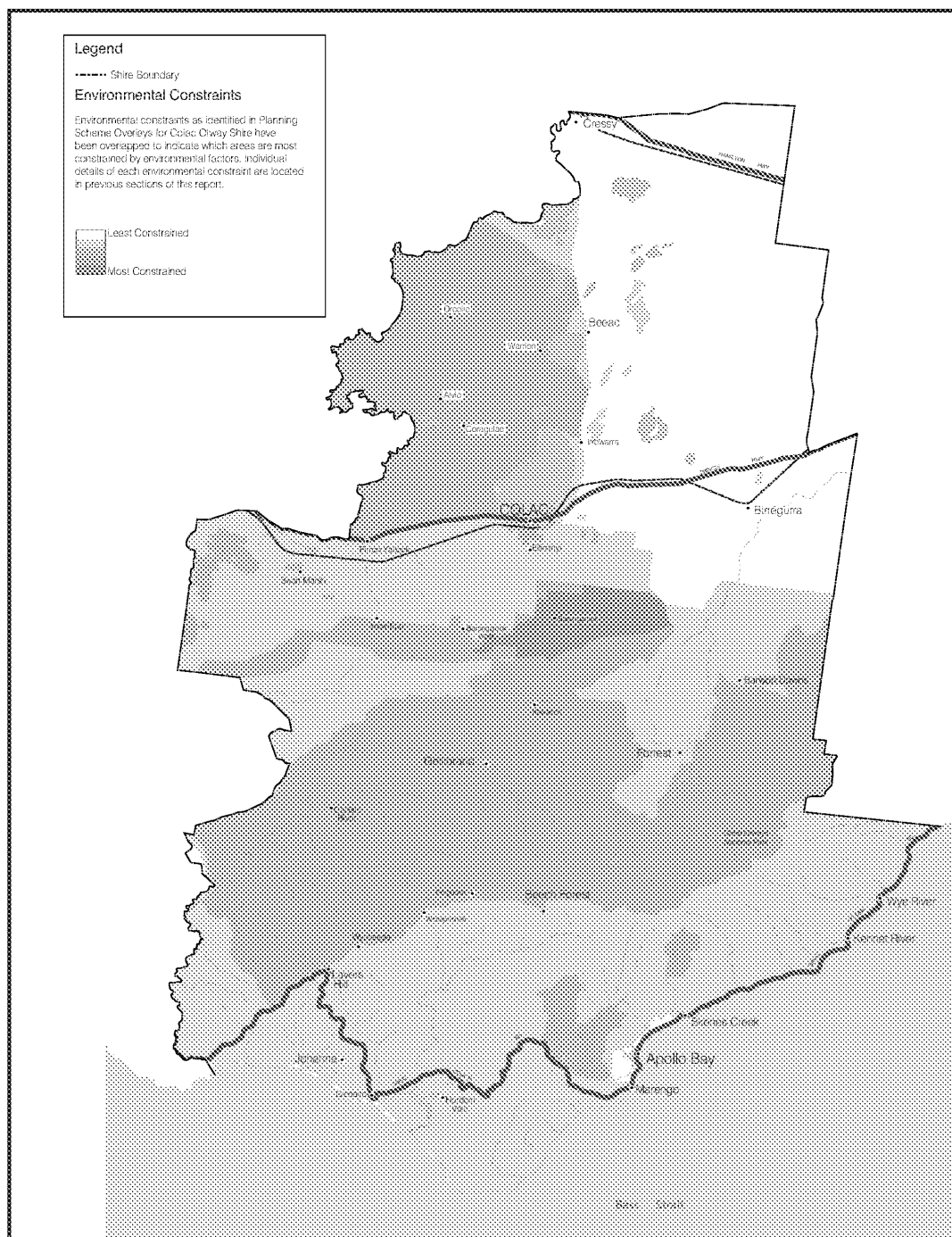
Within many of the existing township zones, however, lots have historically been created to a relatively small size, without taking this into consideration. Given that many of these settlements are also located within declared water supply catchments, this is of great concern.

In considering appropriate growth in existing settlements, the Rural Living Strategy therefore needs to give consideration to the ability to appropriately service future dwellings; the potential limitations that may need to be implemented on lot sizes; and any future development on unsewered land in water catchments.

4.16.2 Rural Conservation Zone

Addendum 4 provides analysis regarding the viability of extending the Rural Conservation Zone in the south of the Shire to protect key environmental values. However, given the extent of existing development constraints in the form of Planning Scheme Overlays protecting these values (Figure 12), this is not considered necessary.

Figure 12 > Summary of Environmental Constraints



5 LAND SUPPLY AND DEMAND CONTEXT

Colac Otway Shire is experiencing pressing supply and demand issues relating to rural residential development. A range of considerations have contributed to this outcome, such as:

- A dramatic and highly attractive landscape setting
- Proximity to a major regional growth centre
- Lifestyle, sea change and tree change influences
- An underlying subdivision of small lots
- Capability to acquire rural land for lifestyle purposes
- Generational change and viability issues associated with continued farming
- A reactive response to rural subdivision and development.

In particular, the Shire report increasing demand for housing for rural residential purposes within the Farming Zone. The intention of the Farming Zone is to provide for the use of land for agriculture and preserve productive land for that purpose. However, rural residential dwellings are frequently not associated with agricultural production but rather in demand for the lifestyle that they provide.

Rural residential opportunities are intended to be provided through the Rural Living Zone (RLZ) and Low Density Residential Zone (LDRZ), however to date these zones have not been used extensively.

While the Farming Zone does not intend to provide for rural residential opportunities, there are a number of provisions within the Scheme which allow for dwellings to be located in the Farming Zone without association to agricultural production. Generally a lot has to be in excess of 40 hectares for a dwelling to be constructed without a planning permit.

An analysis of data has been undertaken to determine the likely future demand for different housing locations. While a demand for rural residential living opportunities is being experienced within the study area, the analysis of future population projections suggests that this type of housing will not be appropriate for a large portion of the population.

This methodology is outlined in Addendum 5.

5.1 The Study Area

In order to understand market demand for rural living opportunities in Colac-Otway, the Rural Living Strategy focuses on the rural localities and settlements of the municipality beyond the urban areas, effectively meaning beyond Apollo Bay and Colac.

In addition, rather than looking at areas where dwellings are scattered throughout the Shire, the Strategy seeks to focus on clustered settlements where there are groups of dwellings proximate to each other. Hence, Figure 14 identifies the Study Area as the area with clustered dwellings in settlements excepting Colac and Apollo Bay.

The balance of the Shire is not regarded as the focus of the Study Area because it generally consists of dwellings which are not proximate to other dwellings; the areas with these discussed dwellings are thus not defined as settlements.

In order to assess the future demand for housing in the Shire, the settlements have been grouped according to the lifestyle opportunities they afford. Each settlement has been allocated into one of seven settlement types (Major Town, Coastal Town, Rural Town, Coastal Amenity, Forest Amenity, Rural Huddle, Farming/Agriculture) through a subjective evaluation based on the geographic location and the perceived benefits of living in these settlements. A more rigorous method of allocation would have been to have undertaken extensive primary research to understand specifically the motivations of residents to reside in their current dwellings, however in the absence of resources to undertake such research, the subjective allocation method was used.

The population of Colac-Otway living in each of these settlement types was established through analysis of the Australian Bureau of Statistics (ABS) Housing and Population Census data (2006) looking at the Census Collection Districts (CCDs) representing each of the settlement types.

5.2 Understanding the Market

For the purposes of identifying supply and demand trends, the Colac Otway Shire has been divided into seven broad settlement types based on lifestyle opportunities they afford (Table 4). Broadly speaking, 85% of the Colac Otway Shire population lives in the area covered by these seven settlement types. The following paragraphs outline the characteristics of each settlement type and the towns/hamlets/locations within Colac-Otway identified as belonging to each (Figure 13).

Table 4> Settlement Types

| Key Driver of Lifestyle Choice | Settlement Types |
|--------------------------------|--|
| Membership of Township | Major Town
Coastal Town
Rural Town |
| Lifestyle Choice | Coastal Amenity
Forest Amenity |
| Function / Efficiency | Rural Huddle
Farming / Agriculture |

Key Driver for Lifestyle Choice: Membership of Township

1) Major Town

The Major Town settlement type includes: Colac and Elliminyt. Accounting for approximately 53% of the Shire's population, key opportunities provided in this settlement type are around urban residential living and the high provision of services.

2) Coastal Town

The Coastal Town settlement type includes: Apollo Bay, Separation Creek, Skenes Creek and Wye River, accounting for approximately 7% of the Shire's population. Lifestyle opportunities provided in this settlement type are based around the amenity values of the coast whilst still providing a reasonable level of services and a discrete community associated with a town.

3) Rural Town

The Rural Town settlement type includes: Barwon Downs, Beeac, Beech Forest, Birregurra, Forrest, Gellibrand, Lavers Hill and Carlisle River. Accounting for approximately 6% of the Shire's population, lifestyle opportunities provided in this settlement type are based around the amenity and community values of living in a rural township with the provision of a reasonable level of services.

Key Driver for Lifestyle Choice: Amenity

4) Coastal Amenity

The Coastal Amenity settlement type includes: Marengo East, Kennett River, Grey River, Johanna, Petticoat Creek, Glenaire and Wongarra, accounting for approximately 2% of the Shire's population. Key lifestyle opportunities provided in this settlement type are based around the amenity values of the coast and the ability to live in a small settlement types of dwellings located in fairly remote areas with limited access to services.

5) Forest Amenity

The Forest Amenity settlement types includes: Barramunga, Kawarren, Aire Valley, Cape Otway, Gellibrand Lower, Hordern Vale, Mount Sabine, Sugarloaf, Tanybryn and Wyelangta. This settlement type accounts for approximately 2% of the Shire's population. It provides lifestyle opportunities based around the amenity values of living in a heavily forested area and the ability to live in a small cluster of dwellings located in fairly remote areas with limited access to services.

Key Driver for Lifestyle Choice: Function / Efficiency

6) Rural Huddles – Affordable/Commutable

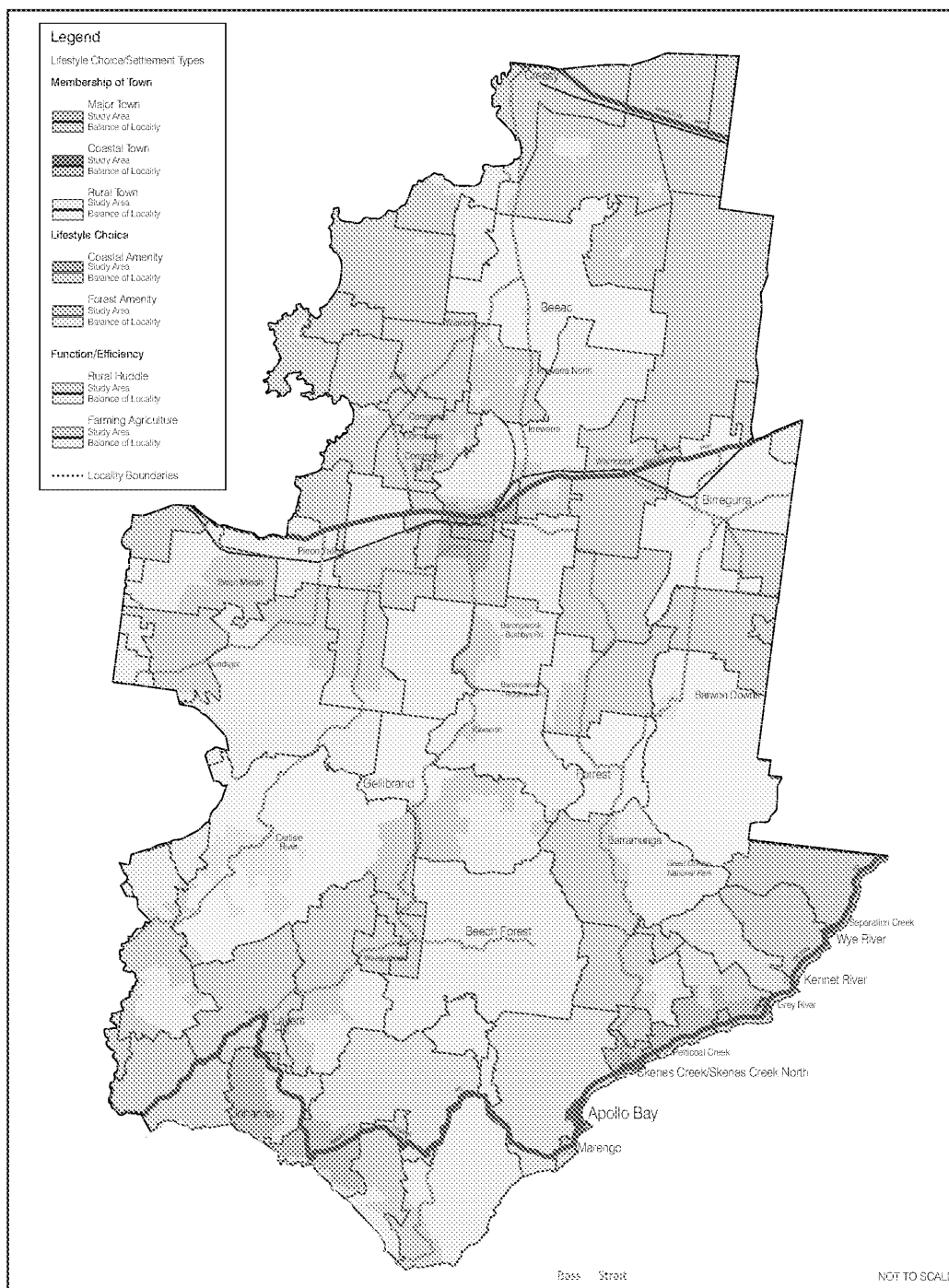
The Rural Huddles settlement types includes: Alvie, Coragulac, Cororooke, Cressy, Pirron Yallock, Warrion, Barongarook – Bushbys Road, Barongarook – Robinson Road, Barongarook West, Irrewarra, Irrewarra North, Warricoort and Weeapoinah.

Accounting for approximately 7% of the Shire's population, the lifestyle opportunities provided in this settlement type are based around the ability to live in a small cluster of dwellings located within a reasonable commute to the major towns. Key attractors for these settlements are the lower land values in these areas while still being proximate to the Major towns offering employment opportunities.

7) Farming / Agriculture

The Farming / Agriculture settlement types includes: Swan Marsh, Bungador, Cororooke South, Balintore, Barpinba, Barunah Plains, Chapple Vale, Corunnun, Cundare, Dreeite, Dreeite South, Eurack, Ferguson, Gerangamete, Irrewillipe, Irrewillipe East, Larpent, Murroon, Nalangil, Ombersley, Ondit, Pennyroyal, Stonyford, Weering, Whorrel, Wingeel, Wool Wool, Yeo, Yeodene and Yuulong. This settlement types accounts for approximately 8% of the Shire's population. Lifestyle opportunities provided in this settlement type is based around the ability to live in small clusters of dwellings associated primarily with agricultural purposes.

Figure 13 > Study Area



5.3 Existing Population and Dwelling Provision

This study focuses on a population of just over 6,400 people living in 3,520 dwellings in the Shire of Colac-Otway; this represents 33% of the total dwelling stock in the municipality as at the 2006 housing Census. Table 5 indicates that of this stock, almost 30% has been categorised as 'Coastal Town', however it is important to note that this represents less than a quarter of occupied dwellings in the Study Area. The remaining 70% of the stock is fairly evenly distributed throughout the 'Farming/Agriculture' (21%), 'Rural Huddle' (18%), 'Rural Town' (17%), 'Coastal Amenity' (9%), and just 5% of the stock in the 'Forest Amenity' cluster.

Table 5> Dwelling Stock 2006

| Occupied Dwellings | ERP 2006 | Total Occupied Dwellings 2006 | % of Study Area | Unoccupied Private Dwellings @ 2006 | Total Dwellings | % of Study Area |
|--------------------------------------|-----------------|--------------------------------------|------------------------|--|------------------------|------------------------|
| Rural Huddle | 1,470 | 572 | 22% | 14% | 649 | 18% |
| Rural Town | 1,169 | 480 | 18% | 24% | 595 | 17% |
| Coastal Amenity | 417 | 191 | 7% | 60% | 305 | 9% |
| Coastal Town | 1,406 | 644 | 24% | 65% | 1,062 | 30% |
| Farming/ Agricultural | 1,623 | 631 | 24% | 17% | 737 | 21% |
| Forest Amenity | 326 | 121 | 5% | 44% | 174 | 5% |
| | | | | | | % Colac-Otway |
| TOTAL RURAL LIVING STUDY AREA | 6,409 | 2,639 | 100% | 75% | 3,522 | 33% |
| Major Town | 11,026 | 4,603 | | 10% | 5,045 | 47% |
| Total 'other' | 3,595 | | | | 2,165 | 20% |
| Total Colac Otway | 21,030 | | | | 10,733 | 100% |

Source: ABS 2006 Census Population and Housing

Table 6 outlines the historical pattern of Building Approvals between 2003 and 2009 by settlement types.

Table 6> Number of Building Permit Approvals, Colac-Otway 2003-2009

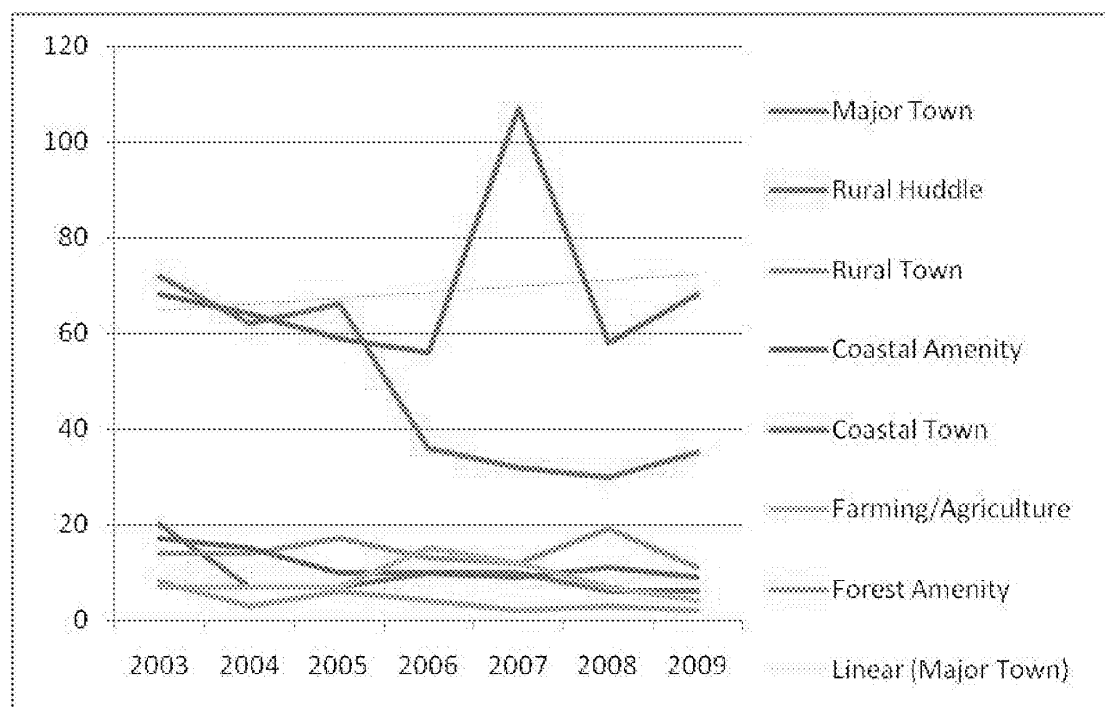
| | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | Total |
|-------------------------|------|------|------|------|------|------|------|-------|
| Major Town | 68 | 64 | 59 | 56 | 107 | 58 | 68 | 480 |
| Rural Huddle | 20 | 7 | 7 | 10 | 10 | 6 | 6 | 66 |
| Rural Town | 14 | 14 | 17 | 13 | 12 | 19 | 11 | 100 |
| Coastal Amenity | 17 | 15 | 10 | 10 | 9 | 11 | 9 | 81 |
| Coastal Town | 72 | 62 | 66 | 36 | 32 | 30 | 35 | 333 |
| Farming/
Agriculture | 7 | 7 | 7 | 15 | 12 | 7 | 4 | 59 |
| Forest Amenity | 8 | 3 | 6 | 4 | 2 | 3 | 2 | 28 |
| Total | 206 | 172 | 172 | 144 | 184 | 134 | 135 | 1,147 |

Source: CPG Australia; using Colac-Otway Shire Council building permit approvals data

Figure 14 depicts the Building Approval data showing a downward trend in the overall number of permits and for all areas except major towns. The significant downward trend in building permits in Coastal Towns is almost certainly more a reflection of supply than demand..

The spread of building permits approved is shown pictorially in Figure 15. This figure highlights the concentration of Building Approvals in Colac, Elliminyt and Apollo Bay as well as Wye River and Birregurra contrasting with the sparse development in the more rural areas.

Figure 14 > Building Permit Approvals 2003 - 2009 by Settlement Type



Source: CPG Australia; using Colac-Otway Shire Council building permit approvals data

[illegible]

5.4 Demand Summary

Applying the VIF growth estimates, Table 5 indicates the number of additional dwellings expected to be required in Colac-Otway each year out to 2026 in order to meet housing demand.

The distribution of historic building approvals by settlement type (shown in Table 6) is reflected in Table 8 together with the forecast new dwellings permits derived using the VIF (2008). It is clear that much consolidation is already occurring in and around Colac (Major Town) with 50% of the Shire's Building Approvals compared to just 33% in 2003.

The forecast demand shown in Table 7 shows that the consolidation to Major Towns and the Coastal Towns that has already been occurring is expected to continue and increase in the future.

Table 7> Estimated Building Approval Permits required to achieve forecast increase in number of new dwellings – Colac-Otway 2006-2026*

| | Average Annual | | | |
|---|----------------|-----------|-----------|-----------|
| | 2006-2011 | 2011-2016 | 2016-2021 | 2021-2026 |
| VIF data average annual dwelling provision | 86 | 93 | 89 | 71 |
| Average annual conversion Colac-Otway 2003 to 2008 of building permits to building completions* | 61% | 61% | 61% | 61% |
| Average Annual Building Permits | 141 | 152 | 146 | 116 |

Source: CPG Australia; VIF (2008); Forecast ID; Colac-Otway Shire Approvals Register

* Note: as defined by Building permits resulting in an Occupancy Certificate

Table 8> Building Approvals for the Colac Otway Shire*

| | % of Building Approvals | | | | Forecast Annual Demand | | | | | | | |
|----------------------|-------------------------|------|------|------|------------------------|------|-----------|------|-----------|------|-----------|------|
| | | | | | 2006-2011 | | 2011-2016 | | 2016-2021 | | 2021-2026 | |
| | 2003 | 2005 | 2007 | 2009 | No. | % | No. | % | No. | % | No. | % |
| Major Town | 33% | 34% | 58% | 50% | 39 | 45% | 50 | 54% | 49 | 55% | 39 | 55% |
| Rural Huddle | 10% | 4% | 5% | 4% | 7 | 8% | 8 | 9% | 6 | 6% | 3 | 4% |
| Rural Town | 7% | 10% | 7% | 8% | 5 | 5% | 5 | 6% | 6 | 6% | 4 | 6% |
| Coastal Amenity | 8% | 6% | 5% | 7% | 5 | 6% | 4 | 4% | 4 | 4% | 4 | 6% |
| Coastal Town | 35% | 38% | 17% | 26% | 22 | 25% | 17 | 19% | 19 | 21% | 16 | 23% |
| Farming/ Agriculture | 3% | 4% | 7% | 3% | 5 | 6% | 6 | 6% | 4 | 4% | 2 | 3% |
| Forest Amenity | 4% | 3% | 1% | 1% | 4 | 4% | 2 | 2% | 2 | 2% | 2 | 3% |
| Total | 100% | 100% | 100% | 100% | 86 | 100% | 93 | 100% | 89 | 100% | 71 | 100% |

Source: CPG Australia; VIF (2008); Forecast ID; Colac-Otway Shire Approvals Register

* Note: as defined by Building permits resulting in an Occupancy Certificate

5.5 Supply Analysis

Table 11 provides an estimated overview of the existing residential zoned land supply in Colac Otway Shire. Vacant titles have been determined using aerial photos and planning scheme maps and may therefore be subject to error. This table is intended as a guide rather than a completely accurate portrayal of the supply situation.

Additional potential lots have been calculated for areas where land is zoned residential but has not yet been subdivided or developed in any way. Applying the minimum subdivision size for the relevant zone to the undeveloped land determines the likely number of lots that could be yielded. Again, this was informed by aerial photos and planning scheme maps. It is not considered that all this land will come onto the market; however it does provide an overview of what could be allowed under existing Council policy.

Table 9 also outlines the projected demand relative to the existing supply of land within the settlement types, with an indication of the number of years supply currently available to meet the projected future demand. It is noted that the existing residential supply is limited to <8 years for the Coastal Towns settlement type as well as the Farming / Agriculture settlement type. In comparison there appears to be ample supply in the Major Towns and Rural Huddies to meet the projected future demand.

Table 9> Colac-Otway Growth Potential Based on Land Availability

| Growth Potential | | 2011 | 2016 | 2021 | 2026 | Land Availability | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 |
|------------------------|-----------------|------|------|------|------|--|------|------|------|------|------|------|
| Membership of Township | Major Town | 39 | 50 | 49 | 39 | Colac*
Eliminyt | 1832 | 120 | 1952 | 44.3 | 41.4 | 44.1 |
| | Coastal Town | 22 | 17 | 19 | 16 | Apollo Bay*
Kerriott River
Separation Creek
Skenos Creek
Skenos Creek North
Wyo River | 100 | 20 | 120 | 18.5 | 5.4 | 6.5 |
| | Rural Town | 22 | 17 | 19 | 16 | Barwon Downs
Beeac
Beech Forest
Birregurra - Cape
Otway Road
Forrest
Gellibrand
Lavers Hill
Carlisle River | 304 | 35 | 339 | 18.5 | 16.4 | 18.3 |
| | Coastal Amenity | 5 | 4 | 4 | 4 | Marengo - Alice Court
Grey River
Johanna
Pettibon Creek
Glennale
Wongarra | n/a | n/a | n/a | 4.25 | n/a | n/a |
| Lifestyle Choice | Forest Amenity | 4 | 2 | 2 | 2 | Barramunga
Kawarren
Aire Valley
Cape Otway
Gellibrand Lower
Hordern Vale
Mount Sabine
Sugarloaf
Tanybryn
Wyalunga | 37 | 6 | 37 | 2.5 | 14.0 | 14.8 |
| | Rural Huddle | 7 | 8 | 6 | 3 | Alvie
Coragulac
Cororooke
Crossy
Pirron Vallock
Warrion
Barongarook -
Bushbys Rd
Barongarook -
Robinsons Rd
Barongarook - Everett
Crescent
Hrewarra
Road
Warneport
Weeaprouah | 444 | 37 | 461 | 6 | 74 | 80.2 |

Source: CPG Australia; VIF (2008); Forecast ID; Colac-Otway Shire Approvals Register
* Note: as defined by Building permits resulting in an Occupancy Certificate

6 CONSULTATION

Effective consultation is essential to the outcomes of the project. The robustness of any strategic justification for amending the Colac Otway Planning Scheme to implement the Rural Living Strategy will in part be measured by the scope and completeness of consultation as part of the planning process.

CPG have undertaken a range of specific consultation in the preparation of the context report, including both internal and external stakeholders such as Council departments, Water Authorities and CFA.

A series of public workshops were also run to contribute to the development of the Draft Context Report and Strategy. These were held at the following locations:

- Tuesday 17 November 2009 (Cororooke Hall 7.30-9.30 PM)
- Thursday 19 November 2009 (Lavers Hill Hall 7.30-9.30 PM)
- Saturday 28 November 2009 (Birregurra Hall 1.30-3.00 PM)
- Saturday 5 December 2009 (Forrest Hall 1.30 - 3.00 PM)

It is noted that the Birregurra and Forrest workshops were preceded by sessions on the Birregurra and Forrest Structure Plans, being conducted concurrently with the Strategy.

Prior to the workshops a community bulletin was sent out to all landowners providing information on the project and when and where the public workshops would be run. It was understood that owing to distance, other commitments and time, not all land owners would be able to attend a formal consultation session. As such, an address for feedback (both electronic and hardcopy) was provided in the bulletin to ensure a depth and breadth of consultation was achieved.

Overall the workshops provided an invaluable opportunity for the public to convey their ideas, concerns and challenges experienced to CPG. All sessions were well attended.

To date 44 submissions have been received regarding the Rural Living Strategy. These submissions cover a wide range of topics and locations within the Shire. These have been assimilated into this report where appropriate; however the majority of the submissions will contribute to the more site-specific recommendations of the draft Strategy.

7 CONCLUSION

The following conclusions can be drawn from the previous chapters regarding specific settlements in Colac Otway Shire:

Based on the current **planning policy framework**, future settlement and housing principles need to consider the following:

- Planning should provide for at least ten years population growth.
- Population growth should be centred on settlements which are a focus of activity.
- Impacts on agricultural land need to be minimised, and impacts on high quality agricultural land avoided.
- Settlement boundaries should be established.
- Settlement location needs to be carefully balanced against the impacts on landscape character, amenity and culturally significant places.

Based on the **strategic influences**, future rural living principles need to consider the following:

- The hierarchy of settlements needs to account for those settlements beyond the study area.
- Settlements already connected to services may be better positioned to accommodate growth.
- Changing weather patterns highlight the need to protect quality agricultural land, particularly within the northern part of the study area.
- If approval of dwellings within the Farming Zone is to be curbed, expectations need to be changed and appropriate alternatives identified.

Based on the environmental **characteristics and constraints** data, future rural living principles need to consider the following:

- Expansion of settlements to the north-east of the Shire needs to be balanced against the need to minimise impacts on high quality agricultural land.
- Growth, and particularly a diversity of higher density dwellings, can not be accommodated in settlements reliant on septic systems where the soils have limited capacity to accommodate these systems.
- The necessity of protecting water supply catchments has been emphasised by Water Authorities to such a degree that further growth within these areas cannot be justified.

In summary, the context report has identified a number of constraints to rural living within the Colac Otway Shire. However, opportunities do exist, particularly in settlements with reasonable levels of services available to cope with growth.

The context report will now be used to inform the Rural Living Strategy in further assessing how growth might best be structured within the Shire in light of key recommendations regarding wildfire, special water catchments, existing residential land supply and predicted demand over the next 20 years.

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ADDENDUM 1

STATE GOVERNMENT DOCUMENTS

1.1 Ministerial Direction

No. 6 – Rural Residential Development

Ministerial Direction No. 6 is a key driver for the Colac Otway Rural Living Strategy as it requires a settlement strategy be in place prior to the consideration of a Planning Scheme Amendment proposing Rural Living Zone or Low-Density Residential Zone. By doing so, it seeks to manage provision of sustainable rural residential development.

The Ministerial Direction must also be taken into consideration where it is proposed to introduce a lot size of less than 8 hectares within any of the rural zones (excluding the Rural Living Zone and Low-Density Residential Zone).

The Ministerial Direction requires a planning authority to demonstrate that the proposed rural development:

- Is consistent with the housing needs and settlement strategy of the area;
- Does not compromise natural resources;
- Protects visual and natural qualities;
- Avoids adverse environmental impacts; and
- Is efficiently served by social and physical infrastructure.

1.2 Victorian Coastal Strategy 2008

The Coastal Strategy sets out four principles for coastal planning and management. The fourth of these is of most relevance to the Rural Living Strategy, being to:

“Ensure development on the coast is located within existing modified and resilient environments where the demand for development is evident and the impact can be managed.”

This seeks to ensure, that urban development is located within existing settlements and activity centres.

The Coastal Strategy has four parts:

1. Provide for the protection of significant environmental and cultural values;
2. Undertake integrated planning and provide clear direction for the future;
3. Ensure the sustainable use of natural coastal resources; and
4. Sustainable development on the coast.

Part 4 is of most relevance to this study. It sets out the characteristics of a sustainable coastal community; incorporating social wellbeing, economic activity, appropriate development and environmental protection. The associated policy requires:

- a defined boundary around coastal settlements;
- settlements support the Coastal Settlement Framework (from Coastal Spaces 2006);
- direction of residential development to within settlement boundaries;
- encouraging renewal within existing settlements;
- maintenance of non-urban breaks between settlements;
- protection of visually significant landscapes; and
- ensure sustainable physical infrastructure for coastal settlements.

The Rural Living Strategy can assist in completing the following objectives of the Coastal Strategy:

- Incorporate settlement boundaries into Planning Schemes by 2010; and
- Provide information on land availability and demand.

Part 2 of the Coastal Strategy - Undertake integrated planning and provide a clear direction for the future - also has some relevance, as it includes the Section Planning for Climate Change. This section sets out considerations that need to be given to such factors as sea level rise, storm surge, coastal acid sulphate soils and erosion. In particular, it establishes a need to plan for a 0.8 metre sea level rise by 2100.

1.2.1 Coastal Action Plans

Skenes Creek to Marengo Coastal Action Plan

Prepared by the Western Coastal Board, 2005, the CAP covers the area from the foothills behind the coast to three nautical miles offshore. The coastline involved stretches from just southwest of Marengo to just northeast of Skenes Creek. The purpose of the CAP is to provide a strategic planning framework for the future protection and development of the coast and near-shore waters.

The objectives of the CAP are:

- the protection of the green open space of the central foreshore reserve;
- protect sites of natural and cultural significance;
- promote measures to protect and enhance the amenity and environmental integrity of waterways and estuaries;
- enhance open space oriented passive recreation and tourism opportunities;
- create adequate and appropriate access and visual linkages between the Apollo Bay township and harbour areas;
- contain intensive tourism development within the Apollo Bay township and harbour areas;
- provide for on-going use of the Apollo Bay harbour by existing commercial and boating user groups;
- promote strong partnerships between relevant organisations (government, private sector, community) in the implementation of this plan.

Central West Victoria Regional Coastal Action Plan

Prepared by the Western Coastal Board (2003), the Central West Victoria Regional Coastal Action Plan (CAP) covers the area from Point Lonsdale to Moonlight Head. The purpose of the CAP is to build on and complement existing planning strategies. It also provides a framework to support and integrate existing local CAPs (eg. Angelsea, Skenes Creek to Marengo, Lorne), and a regional context and guide to the development of regional and local policies and strategies, and on-ground works programs.

Central West Victoria Estuaries Coastal Action Plan

The Central West Victoria Estuaries CAP, prepared by the Western Coastal Board, 2005, covers the area from Point Lonsdale to Moonlight Head. The purpose of the Coastal Action Plan is to establish a planning and management framework that will improve the protection of estuary values through integrated management planning.

1.2.2 Coastal Spaces – Recommendations

The Coastal Spaces – Recommendations (April 2006) report notes:

- The importance of establishing boundaries for individual settlements, based on detailed local planning, to accommodate appropriate growth and development opportunities.
- In response to the need for 'robust' township boundaries, a Settlement Boundaries Planning Practice Note was developed.
- The significance of non-urban breaks and the importance of maintaining them. Visually significant landscapes are identified by the Coastal Landscape Assessment Study.

The report sets out a framework for coastal settlements as follows, classifying towns based generally on population, utility connections, and services.

1.3 Future Farming Strategy

The Victorian Government's Future Farming Strategy aims to "encourage innovation, increase productivity and make the farming sector even more competitive through the use of new technology and farming practices."

The Strategy proposes State government investment across a number of areas of the farming industry, including: research and development, building skills, climate change planning, management of weeds and pests, land and water, targeted social support, and investment in rail freight and infrastructure.

The Strategy makes a number of observations of relevance to the study area, including:

- there is a long term trend of farms increasing in size – with the average property increasing in size from 210 hectares to 430 hectares between 1964 and 2005;
- for broad acre farming, the rate of return between 2001 and 2005 was positive only for the largest one third of farms;
- changes are most likely to impact on small to medium family farm businesses;
- recent trends in 'tree change migration' are resulting in the operation of small properties for lifestyle, rather than profit;
- regional centres are likely to continue recent strong population growth and;
- the largest agricultural industry (in terms of dollar value) in the Western District, which includes the study area, is 'dairy and wool', followed by 'meat and livestock products', then 'crops, horticulture and plantations'.

In spite of the recorded increase in average farm size, the Strategy notes that:

"In Rural Amenity Landscapes urban environmental preferences and 'tree-change' migration are increasing the price of land in amenable and accessible parts of the rural landscape. As a result, farm sizes are decreasing and enterprises are intensifying. Emerging patterns are of an ageing farm population of gentrified agriculture production, dormitory living and niche industries. Small towns may survive through amenity and in-migration."

In addition to the message of the State government's support for farmers and the farming industry, the Strategy is most likely to impact on land use planning through proposals relating to the management of land and water, and potentially, in some areas, through investment in rail freight and infrastructure.

Future Farming does not propose changes to land management, rather provides for the establishment of a Regional Strategic-Planning Expert Group which may, amongst other things, develop land use planning policy and change statutory planning tools.

1.4 Blueprint for Regional Growth

The recently released Blueprint for Regional and Rural Victoria provides the broad framework for managing growth and change, and sets the policy directions for future government programs and investment in provincial Victoria.

Provincial Victoria is at the sharp end of the major challenges facing the whole state over the next ten years. Climate change, an ageing population and workforce, the world economy and population growth will impact on where people live, what work they do, what is produced and how it is distributed.

Successfully facing these challenges requires a new approach to whole-of-region planning that integrates the intelligence, energy and knowledge of regional leaders, councils, government departments and communities. As such, the blueprint, will in part, be informed by regional plans. These regional plans are being produced by or in collaboration with Regional Development Australia (RDA) committees in each of Victoria's regions. The Macedon Ranges Shire is located within the Loddon Mallee RDA region. Work on regional and sub-regional plans will continue alongside implementation of the state-wide blueprint. This integrated planning and policy framework will enable regional strengths and local needs to be addressed.

The blueprint proposes five directions towards growth that is well managed and sustainable; regional participation that is valued; and livelihoods that are prosperous and rewarding:

1. Position regional economies for growth
2. Connect up Victoria
3. Plan for sustainable growth
4. Make provincial Victoria an even better place to live
5. Empower communities to plan for their future

ADDENDUM 2

VICTORIAN PLANNING PROVISIONS

2.1 State Planning Policy Framework

The State Planning Policy Framework seeks to ensure appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The following provisions are of particular relevance to the Rural Living Strategy:

Clause 11 Settlement

Provides specific objectives and strategies for settlement in Metropolitan Melbourne and Rural and Regional Victoria. Key objectives of relevance to the Rural Living Strategy are:

- To direct growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner.
- To maintain and provide for the enhancement of environmental health and productivity of rural and hinterland landscapes by:
 1. Managing the impacts of settlement growth and development to deliver positive landuse and natural resource management outcomes.
 2. Avoiding development impacts on land that contains high biodiversity values, landscape amenity, water conservation values, food production and energy production capacity, extractable resources and minerals, cultural heritage and recreation values, assets and recognised uses.
- To respond to the impacts of climate change and natural hazards and promote community safety by siting and designing new dwellings, subdivisions and other development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards, such as bushfire and flooding
- To support the growth and development of distinctive and diverse regional settlements by limiting urban sprawl and directing growth into existing settlements, promoting and capitalising on opportunities for urban renewal and redevelopment.

Clause 12 Environmental and Landscape Values

Seeks to:

- ensure protection and conservation of biodiversity including native vegetation and provision of habitats;
- recognise and enhance the value of the coastal areas to the community and ensure sustainable use of natural coastal resources;
- ensure development is sensitively sited and designed and respects the character of coastal settlements;
- manage the sustainable development of the Great Ocean Road region.

Clause 13 Environmental Risks

Clearly outlines the following:

- Planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards.
- Planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.

Clause 14 Natural Resource Management

- Seeks to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.

Of particular relevance to the Rural Living Strategy are:

- Clause 14.1-1 which aims to “*protect productive farmland which is of strategic significance in the local or regional context.*”
- Clause 14.02-1 of which a key strategy is to “*protect water catchments and water supply facilities to ensure the continued availability of clean, high-quality drinking water.*”

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Clause 16 Housing

- Clause 16.02-1 directs planning authorities to identify land suitable for rural living and rural residential development.
- Key strategies include managing development in rural areas to protect agriculture and encouraging consolidation in existing settlements where investment in physical and community infrastructure and services has already been made.

3.2.1 Local Planning Policy Framework

| Key Theme | References | Content |
|--|---|---|
| Distinction between Productivity and Living Areas | Clause 21.02-2
Land Use Vision | <ul style="list-style-type: none"> -- Rural living will be directed to nominated areas. -- High quality agricultural land will be protected. |
| | Clause 21.03-1
General | <ul style="list-style-type: none"> -- 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. -- There is a need to identify and designate 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. -- Objective: To facilitate the development of the various settlements in the Shire in accordance with the needs of each local community. |
| | Clause 23.03-9
Rural Living | <ul style="list-style-type: none"> -- Rural land traditionally used for farming is being used for lifestyle purposes in the absence of land zoned for Rural Living. 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. -- Strategy: 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. |
| | Clause 21.04-7
Climate Change | <ul style="list-style-type: none"> -- Strategy: Ensure highly capable land is protected for agriculture into the future by discouraging dwellings and subdivision in areas of high agricultural capability and high rainfall. -- Strategy: Ensure use and development proposals take into account and respond adequately to future sea level rise and storm surge related to climate change. |
| | Clause 21.05-3
Economic Development, Agriculture | <ul style="list-style-type: none"> -- There has been an increase in demand for rural lifestyle properties. -- The diversity of land uses resulting from change in rural land use may bring conflict between agriculture and other land uses. |

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Comment

Key principles established:

- The need for clear and consistent distinction between the role and function of settlements and rural areas when considering decisions about development.
- The importance of minimising potential conflicts between agriculture and other land uses.
- The need to strongly discourage discretionary approval for settlement and housing in agricultural areas except where there is a demonstrated need to live on the land to conduct an effective agricultural use.
- Acknowledgement of the agricultural value of the land in regard to climate change implications. These areas will become more important for food production in the future.

| Key Theme | References | Content |
|--|-------------------------------------|---|
| Sustainable Communities | Clause 21.03-1
General | <ul style="list-style-type: none"> – 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. |
| | Clause 21.03-8
Smaller Townships | <ul style="list-style-type: none"> – 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. |
| | Clause 21.04-9
Cultural Heritage | <ul style="list-style-type: none"> – Objective: To protect places and areas of cultural heritage significance and encourage development and adaptation where appropriate that does not detract from their significance. – Strategy: Encouraging new development in precincts that responds to the historic character, form and context of the precinct and makes a positive contribution through innovative design. |
| Consolidation of Existing Settlements | Clause 21.02-2 | <ul style="list-style-type: none"> – Major urban development will take place in the main, fully serviced centres of Colac and Apollo Bay. – Less intensive residential and township development will take place in other, smaller settlements in a manner that contributes to the economic development of these townships. |
| | Clause 21.03-1
General | <ul style="list-style-type: none"> – Strategy: 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. |
| | Clauses 21.03-2 to 21.03-7 | <ul style="list-style-type: none"> – Outline the preferred development futures for Colac, Apollo Bay and Marengo, Birregurra, Skenes Creek, Kennett River, Wye River and Separation Creek, emphasising consolidation of existing development. |
| | Clause 21.03-8
Smaller Townships | <ul style="list-style-type: none"> – Strategy: Restrict the expansion of communities in areas of landslip and high fire risk. |
| | Clause 21.04-7
Climate Change | <ul style="list-style-type: none"> – Key issues associated with the landscape of the Shire include: – The importance of containing township development within defined boundaries, and of managing development on the fringes of townships so that it enhances the character of the town's landscape setting. – Strategy: Ensure townships have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond. |

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Comment

Key principles established:

- The need to ensure plentiful land and housing supply within settlements balances pressure for land release and approving development outside settlements.
- Awareness of State Policy and existing Council Strategies, particularly the Rural Land Strategy 2007.
- The need to protect places and areas of cultural heritage significance while ensuring the economic viability of small townships.

Key principles established:

- The need to clearly define boundaries for settlements suitable for growth.
- Importance of resisting attends to incrementally extend beyond boundaries in favour of greater concentration and consolidation of identified settlements.
- The need to direct housing development to settlements and locations where demand exists and growth can most effectively be accommodated taking into account issues such as salinity, land instability, agricultural values and fire threat.

ADDENDUM 3

RURAL LAND STRATEGY (2007): CANDIDATE AREAS FOR RURAL LIVING

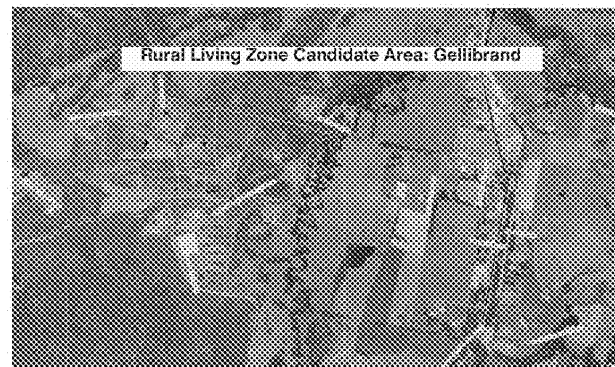
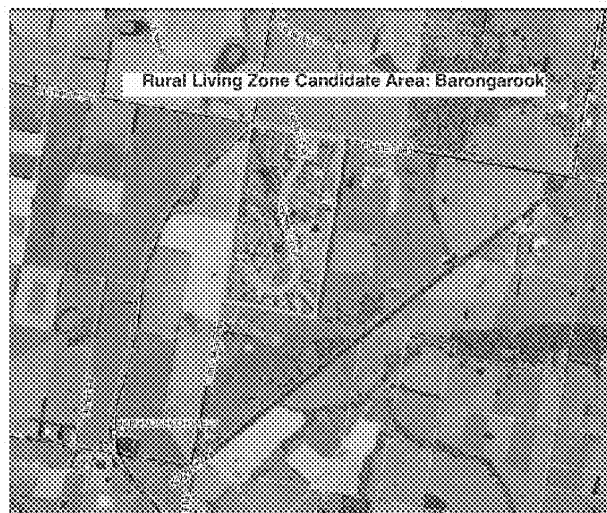
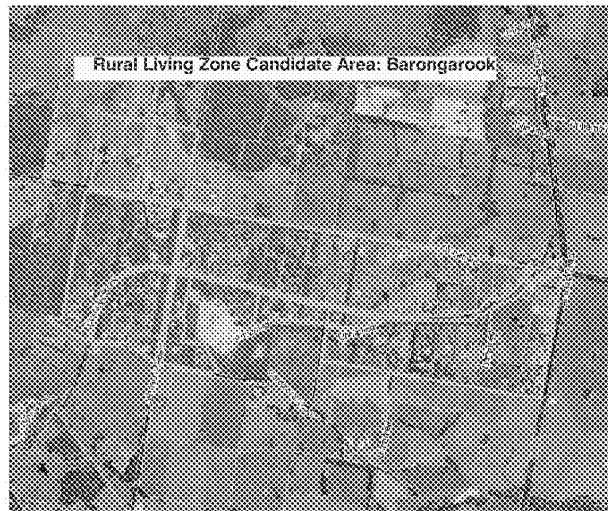
The Rural Land Strategy (2007) identified that de facto rural living is occurring in the Farming Zone of Colac Otway Shire due to an increasing demand for rural lifestyle opportunities and a lack of areas zoned for Rural Living purposes.

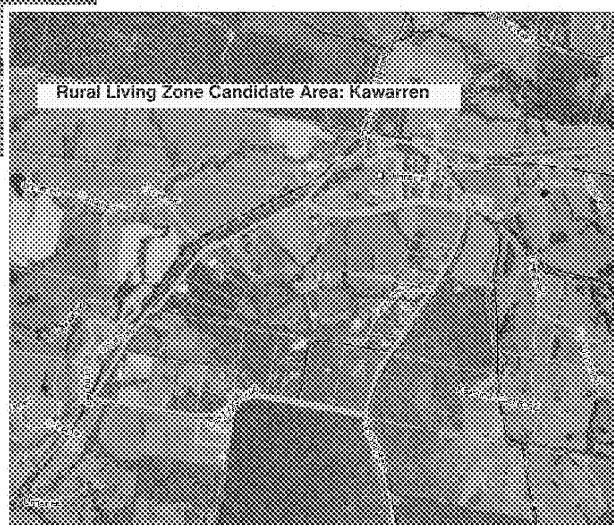
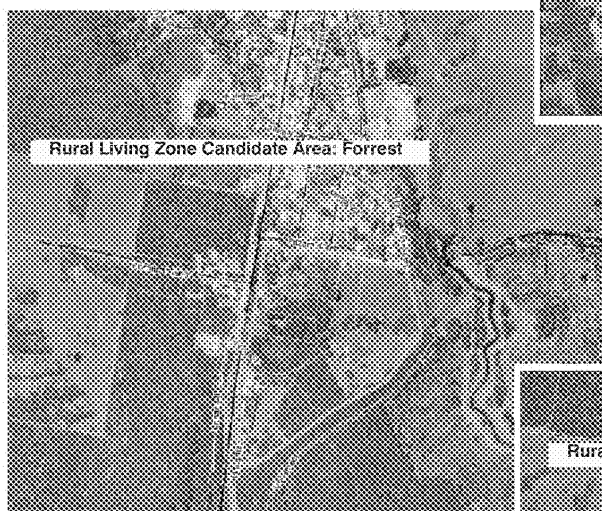
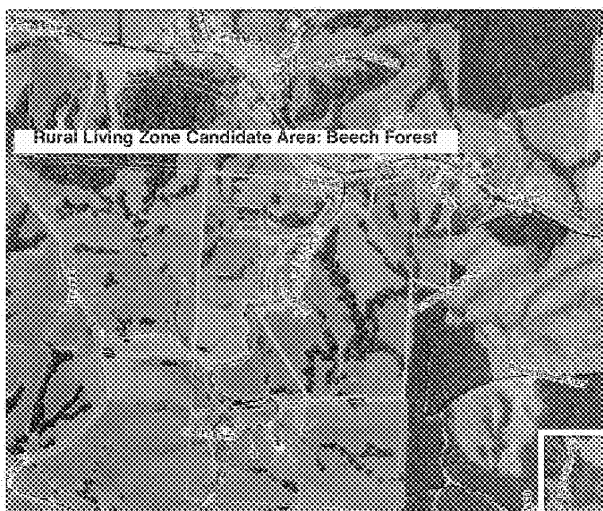
Candidate areas that have potential for further and more detailed analysis for rezoning to Rural Living were identified at:

- Kwarren;
- Barongarook;
- Gellibrand;
- Forrest;
- Beech Forest;
- Lavers Hill; and
- Elliminyt

It is noted that the candidate areas were nominated using a criteria of moderate to low agricultural capability land immediately adjacent to townships. In this respect it did not include consideration of key environmental constraints such as wildfire risk and impacts on water supply catchments. The significance of the candidate areas and the associated environmental constraints and infrastructure issues will be discussed in the Rural Living Strategy.

The following maps of the candidate areas are included for reference purposes only from the Rural Land Strategy (2007). They do not indicate where rezoning will occur through the Rural Living Strategy.





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ADDENDUM 4

RURAL CONSERVATION ZONE:

As previously outlined in Section 3.1.3, the State Government introduced the 'new zones' in June 2004 through Amendment VC24 to the Victorian Planning Provisions. As no strategic work had been undertaken by Colac Otway Shire to justify alternate application, the Environmental Rural Zone was directly translated to the Rural Conservation Zone in those areas of the Shire where the Environmental Rural Zone applied.

The new rural zones were developed in line with the objectives of planning in Victoria. Following the introduction of the new format planning schemes there was concern that the rural zones did not adequately recognise the importance of agriculture and environmental values. The 'new zones' therefore aimed to respond to this concern, providing for the fair, orderly, economic and sustainable use, and development of land in rural areas.

The Colac Otway Planning Scheme (Clause 35.06) states the purpose of the Rural Conservation Zone is to:

- "To conserve the values specified in the schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes."

A schedule to the zone also allows specific conservation values of the land to be listed. The Colac Otway Planning Scheme lists the following conservation value in the Schedule to the Rural Conservation Zone: "Prevent land degradation including soil erosion, salinity and vegetation removal because of agriculture and other activities."

Agriculture is allowed in the zone provided it is consistent with the environmental landscape values of the area.

In terms of rural residential development, it is a restrictive zone. Small-excisions and most non-rural uses are prohibited. The minimum lot size for subdivision is 40 hectares, which was based on the minimum lot size in the Rural Zone and the previous Environmental Rural Zone. It is noted that there is one exception to the minimum lot size provided in the Colac Otway Planning Scheme (Table 10).

Table 10 > Exception to 40ha min sub size)

| Land | Area / Dimensions / Number |
|---|---|
| All the land affected by Development Plan Overlay Schedule 4 Mariners Vue, being that land more particularly described as: Lot 2 LP137842; and Lot 3 LP137842, on the north side of Marriners Lookout Road, Apollo Bay. | Minimum area necessary to create balance lots in the Rural Conservation Zone and to allow that part of the land in the Residential 1 Zone to be subdivided for residential purposes |

All other land in the Shire zoned Rural Conservation is subject to a minimum lot size of 40 hectares.

Colac Otway Shire currently applies the Rural Conservation Zone to the south of the Shire on all private land along the coast (Figure 16).

These areas also correspond to key landscapes of conservation values of the land to be listed. The Colac Otway Planning Scheme lists the following conservation value in the Schedule to the Rural Conservation Zone: State significance as protected by Significant Landscape Overlays 3 (Apollo Bay Coastal Valley and Hills Precinct) and 4 (Johanna Coast to Cape Otway Coastal Valley and Hills Precinct). Table 11 provides further detail on these landscapes.

Given the number of overlays which currently exist over the south of the Shire and the extensive areas of public land surrounding land within the Farming Zone, it is considered that the expansion of the Rural Conservation Zone is not required (Figure 17).

The purpose for using such a zone would be to provide additional protection to significant conservation values. However, in this case the pockets of land which could be rezoned to RCZ are already constrained to such an extent that further growth in these areas is unlikely without the need for additional rezoning which would effectively create a duplication of existing overlays. This does not rule out the option of further rezoning in the future, however if such a rezoning was to occur it would need to be preceded by substantial ground analysis and an understanding of the associated constraints this would place on ecotourism in the Otways.

Table 11 > Landscapes of Significance within the Rural Conservation Zone

| | Reason for Significance | Protected By |
|--|---|---|
| Apollo Bay Coastal Valley and Hills Precinct | Distinctive as a location where a number of different landscape elements intersect in a dramatic manner: low sea coast, bayside townships, topographic edge of the Otway Ranges sweeping down to the narrow coastal strip, edge of the forest, and the incised, vegetated creek valleys. The edges and interrelationships between these elements create a landscape setting of national significance. | Significant Landscape Overlay 3
Rural Conservation Zone
Public Conservation and Resource Zone |
| Johanna Coast to Cape Otway Landscape Precinct | Distinctive for the rugged, isolated cliffs and dune backed beaches that contrast with the rolling pastures inland. The coastal landscape has state significance with 'classic' Great Ocean Road scenery, accessible from popular viewing locations at Castle Cove, Johanna Beach and Cape Otway. Cape Otway itself, with its historic lighthouse, is a landscape of national significance. | Significant Landscape Overlay 4
Rural Conservation Zone
Public Conservation and Resource Zone |

Figure 16 > Existing Extent of Rural Conservation Zone in Colac Otway Shire

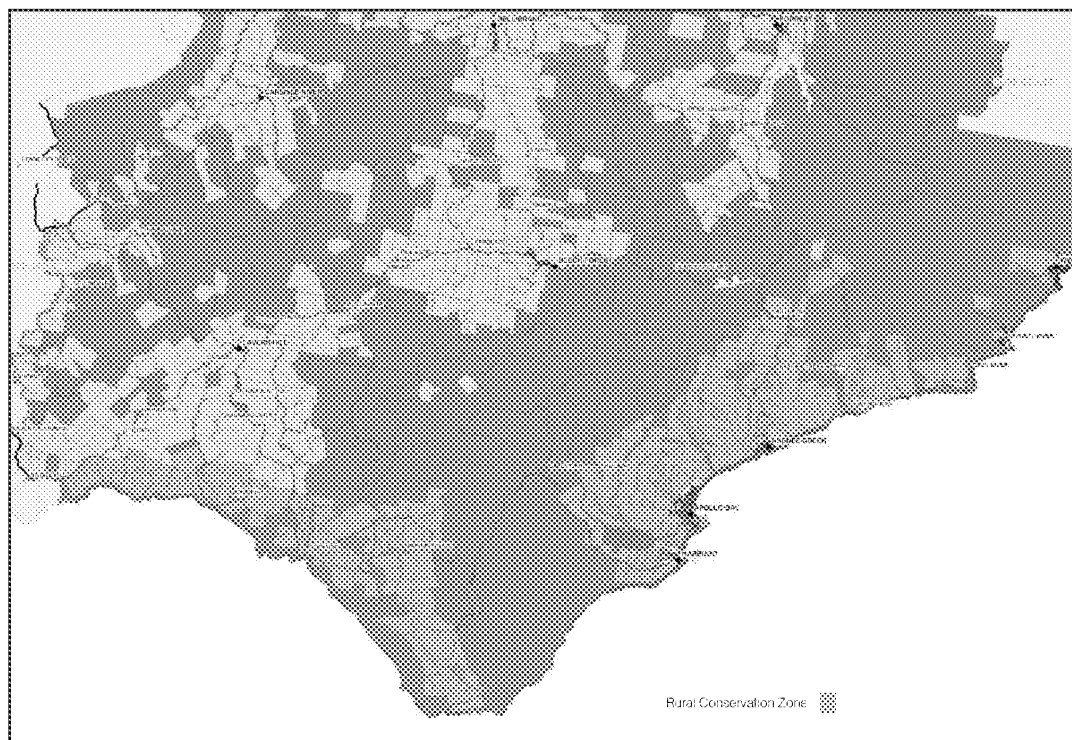
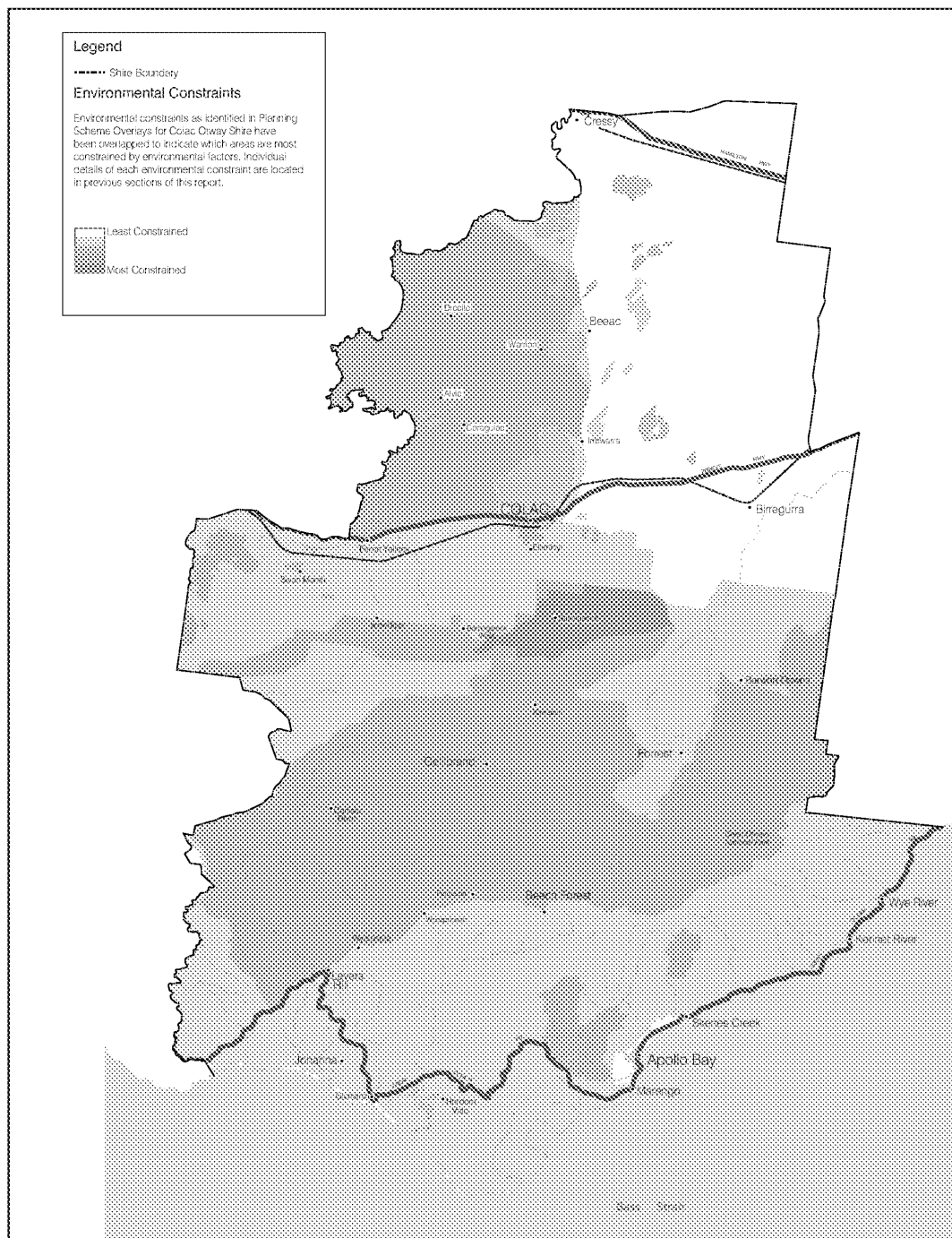


Figure 17 > Summary of Environmental Constraints in the form of Planning Scheme Overlays



ADDENDUM 5

METHODOLOGY FOR ESTIMATING HOUSING DEMAND

3.1 The Study Area

The methodology employed to understand the market demand for housing in Colac-Otway was as follows:

1. Allocate settlement population to lifestyle choice clusters.

2. Establish the usual resident population in each of clusters as at the 2006 ABS Census of Population and Housing.

3. In order to estimate the resident population (ERP) for each of the clusters, each of the clusters was attributed a lift rate from Victoria In Future 2008⁸.

4. The base ERPs were then attributed a growth profile from Victoria In Future 2008 according to the most relevant Statistical Division (SD) forecast for that cluster⁹.

5. The average household size for clusters was then applied. This was also based on the average household size in the relevant SD and the average household size projected by applying the average annual rate of change in household size for regional Victoria generally.

6. The forecast population and average household size estimates were then used to estimate the number of occupied private dwellings required to accommodate the resident population.

7. Finally, the rate of occupied private dwellings for each cluster as at the ABS 2006 Population and Housing Census was applied to the forecast of the number of occupied private dwellings to project the number of additional dwellings likely to be required to maintain the 2006 dwelling occupancy levels.

In order to understand market demand for rural living opportunities in Colac-Otway, the Rural Living Strategy focuses on the rural localities and settlements of the municipality beyond the urban areas, effectively meaning beyond Apollo Bay and Colac.

In addition, rather than looking at areas where dwellings are scattered throughout the Shire, the Strategy seeks to focus on clustered settlements where there are groups of dwellings proximate to each other. Hence, Figure 17 identifies the Study Area as the area with clustered dwellings in settlements excepting Colac and Apollo Bay.

The balance of the Shire is not regarded as the focus of the Study Area because it generally consists of dwellings which are not proximate to other dwellings; the areas with these discussed dwellings are thus not defined as settlements.

In order to assess the future demand for housing in the Shire, the settlements have been grouped according to the lifestyle opportunities they afford. Each settlement has been allocated into one of seven settlement types (Major Town, Coastal Town, Rural Town, Coastal Amenity, Forest Amenity, Rural Huddle, Farming/Agriculture) through a subjective evaluation based on the geographic location and the perceived benefits of living in these settlements. A more rigorous method of allocation would have been to have undertaken extensive primary research to understand specifically the motivations of residents to reside in their current dwellings, however in the absence of resources to undertake such research, the subjective allocation method was used.

The population of Colac-Otway living in each of these settlement types was established through analysis of the Australian Bureau of Statistics (ABS) Housing and Population Census data (2006) looking at the Census Collection Districts (CCDs) representing each of the settlement types.

⁸Each of the clusters was allocated an ERP lift rate and growth profile based on the broad location of the clusters. Where most of the cluster is in the North of the Shire, the cluster was allocated the Colac – North Statistical Divisions (SDs) profile; where most of the cluster is in the South of the Shire, the cluster was allocated the Colac – South SD profile; the Colac Major Towns cluster was allocated the Colac SD profile and the overall profile for “Colac-Otway” was applied to the “Rural Towns” cluster since this cluster is spread across the Shire.

⁹The “most relevant” population forecast for each cluster was determined based on the forecast which most closely matched the predominate geographic location for the majority of that cluster.

3.2 Understanding the Market

For the purposes of identifying supply and demand trends, the Colac Otway Shire has been divided into seven broad settlement types based on lifestyle opportunities they afford (Table 12). Broadly speaking, 85% of the Colac Otway Shire population lives in the area covered by these seven settlement types. The following paragraphs outline the characteristics of each settlement type and the towns/hamlets/locations within Colac-Otway identified as belonging to each (Figure 18).

Table 12 > Settlement Types

| Key Driver of Lifestyle Choice | Settlement Types |
|--------------------------------|--|
| Membership of Township | Major Town
Coastal Town
Rural Town |
| Lifestyle Choice | Coastal Amenity
Forest Amenity |
| Function / Efficiency | Rural Huddle
Farming / Agriculture |

Key Driver for Lifestyle Choice:

Membership of Township

1) Major Town

The Major Town settlement type includes: Colac and Elliminyt. Accounting for approximately 53% of the Shire's population, key opportunities provided in this settlement type are around urban residential living and the high provision of services.

2) Coastal Town

The Coastal Town settlement type includes: Apollo Bay, Separation Creek, Skenes Creek and Wye River, accounting for approximately 7% of the Shire's population. Lifestyle opportunities provided in this settlement type are based around the amenity values of the coast whilst still providing a reasonable level of services and a discrete community associated with a town.

3) Rural Town

The Rural Town settlement type includes: Barwon Downs, Beeac, Beech Forest, Birregurra, Forrest, Gellibrand, Lavers Hill and Carlisle River. Accounting for approximately 6% of the Shire's population, lifestyle opportunities provided in this settlement

type are based around the amenity and community values of living in a rural township with the provision of a reasonable level of services.

Key Driver for Lifestyle Choice: Amenity

4) Coastal Amenity

The Coastal Amenity settlement type includes: Marengo East, Kennett River, Grey River, Johanna, Petticoat Creek, Glenaire and Wongarra, accounting for approximately 2% of the Shire's population. Key lifestyle opportunities provided in this settlement type are based around the amenity values of the coast and the ability to live in a small settlement types of dwellings located in fairly remote areas with limited access to services.

5) Forest Amenity

The Forest Amenity settlement types includes: Barramunga, Kawarren, Aire Valley, Cape Otway, Gellibrand Lower, Hordern Vale, Mount Sabine, Sugarloaf, Tanybryn and Wyelangta. This settlement type accounts for approximately 2% of the Shire's population. It provides lifestyle opportunities based around the amenity values of living in a heavily forested area and the ability to live in a small cluster of dwellings located in fairly remote areas with limited access to services.

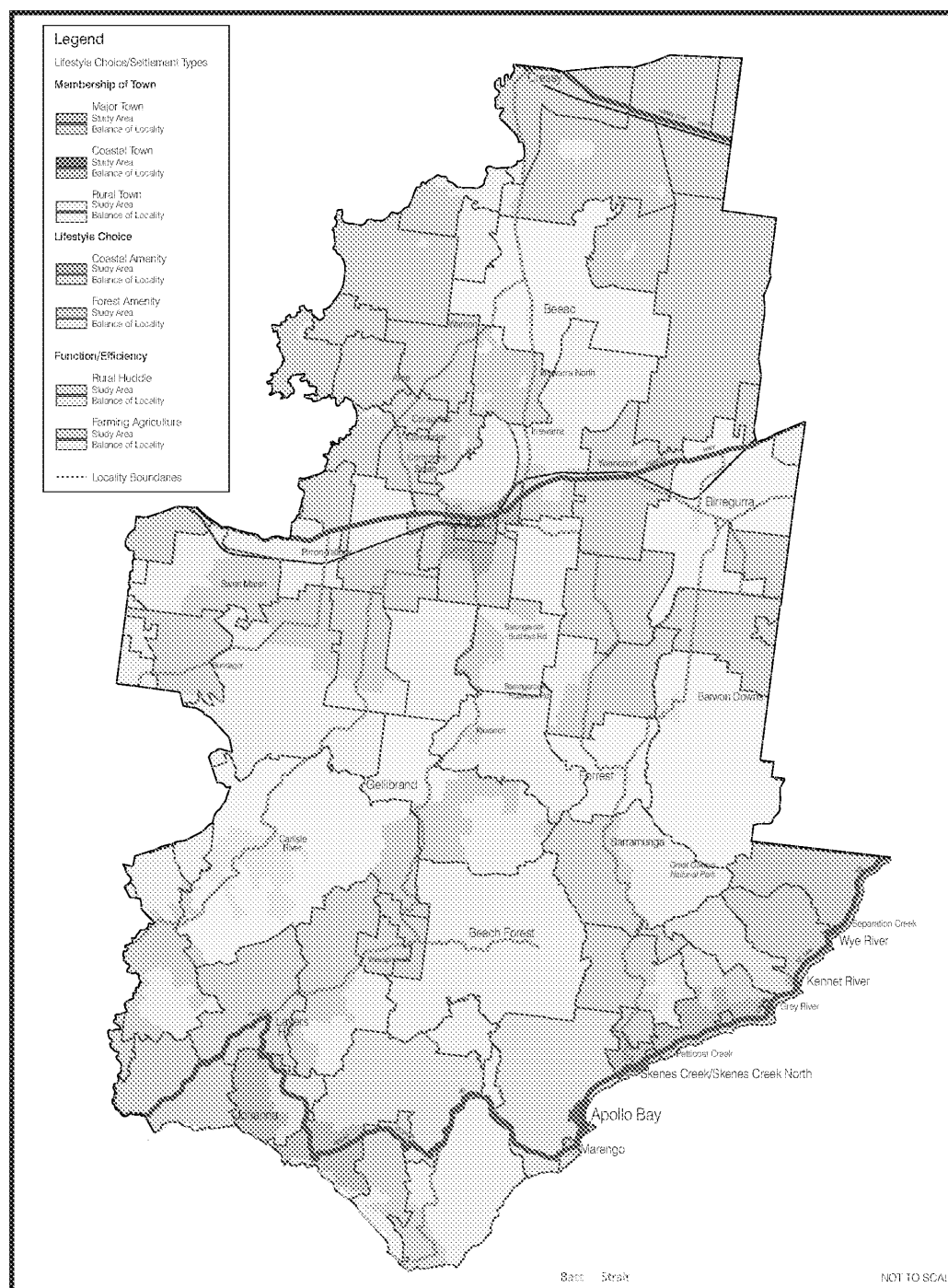
Key Driver for Lifestyle Choice: Function / Efficiency

6) Rural Huddles – Affordable/Commutable

The Rural Huddles settlement types includes: Alvie, Coragulac, Cororooke, Cressy, Pirron Yallock, Warrion, Barongarook – Bushbys Road, Barongarook – Robinson Road, Barongarook West, Irrewarra, Irrewarra North, Warracoot and Weeaprounah. Accounting for approximately 7% of the Shire's population, the lifestyle opportunities provided in this settlement type are based around the ability to live in a small cluster of dwellings located within a reasonable commute to the major towns. Key attractors for these settlements are the lower land values in these areas while still being proximate to the Major towns offering employment opportunities.

The Farming / Agriculture settlement types includes: Swan Marsh, Bungador, Cororooke South, Balintore, Barpinba, Barunah Plains, Chapple Vale, Corunnun, Cundare, Dreeite, Dreeite South, Eurack, Ferguson, Gerangamete, Irrewillipe, Irrewillipe East, Larpent, Murroon, Nalangil, Ombersley, Ondit, Pennyroyal, Stonyford, Weering, Whorrel, Wingeel, Wool Wool, Yeo, Yeodene and Yuulong. This settlement types accounts for approximately 8% of the Shire's population. Lifestyle opportunities provided in this settlement type is based around the ability to live in small clusters of dwellings associated primarily with agricultural purposes.

Figure 18 > Study Area



3.4 Existing Population and Dwelling Provision

This study focuses on a population of just over 6,400 people living in 3,520 dwellings in the Shire of Colac-Otway; this represents 33% of the total dwelling stock in the municipality as at the 2006 housing Census. Table 13 indicates that of this stock, almost 30% has been categorised as 'Coastal Town', however it is important to note that this represents less than a quarter of occupied dwellings in the Study Area. The remaining 70% of the stock is fairly evenly distributed throughout the 'Farming/Agriculture' (21%), 'Rural Huddle' (18%), 'Rural Town' (17%), 'Coastal Amenity' (9%), and just 5% of the stock in the 'Forest Amenity' cluster.

Table 13> Dwelling Stock 2006

| Occupied Dwellings | ERP 2006 | Total Occupied Dwellings 2006 | % of Study Area | Unoccupied Private Dwellings @ 2006 | Total Dwellings | % of Study Area |
|--------------------------------------|-----------------|--------------------------------------|------------------------|--|------------------------|------------------------|
| Rural Huddle | 1,470 | 572 | 22% | 14% | 649 | 18% |
| Rural Town | 1,169 | 480 | 18% | 24% | 595 | 17% |
| Coastal Amenity | 417 | 191 | 7% | 60% | 305 | 9% |
| Coastal Town | 1,406 | 644 | 24% | 65% | 1,062 | 30% |
| Farming/Agricultural | 1,623 | 631 | 24% | 17% | 737 | 21% |
| Forest Amenity | 326 | 121 | 5% | 44% | 174 | 5% |
| | | | | | | % Colac-Otway |
| TOTAL RURAL LIVING STUDY AREA | 6,409 | 2,639 | 100% | 75% | 3,522 | 33% |
| Major Town | 11,026 | 4,603 | | 10% | 5,045 | 47% |
| Total 'other' | 3,595 | | | | 2,165 | 20% |
| Total Colac Otway | 21,030 | | | | 10,733 | 100% |

3.5 Estimating Demand

While the discussion above has focused on residents, ERP data must be used as the basis of demand projections. Analysis of the Census Data allows quantification of the number of 'usual residents' in each settlement type. This number then needs to be adjusted to reflect the 'estimated resident population' (ERP) for each settlement type. The ABS (June 2008), Victoria In Future (DPCD, 2008) and Forecast ID (2008) provide ERP data. Only Victoria In Future and Forecast ID provide forecasts of ERP. A review of the Victoria In Future data which was released in 2008 relative Forecast ID data released around the same time revealed a significant difference in forecast growth rates, with Forecast ID estimating an average annual growth (AAG) of 0.7% out to 2036 for the Colac Otway Shire overall compared with the Victoria In Future estimate of AAG of 0.47% over the same period. This represents a 67% difference between the growth rates and therefore meant that further consideration of the most appropriate data source on which to base demand and supply forecasts for the Colac-Otway Shire was required.

Rationale for selecting the data source for use in the Rural Settlement Strategy:

In order to determine the most appropriate data source for the Colac-Otway Rural Settlement Strategy, the number of additional dwellings required to accommodate the forecast population for 2007, 2008 and 2009 was deduced, using each of the Victoria In Future and Forecast ID data, by applying the average household size for these same periods¹⁰. These numbers of additional dwellings were then compared to the Colac-Otway Shire's Building Approval register to understand the extent to which the forecast ERPs reflected the actual numbers of new buildings in recent years (both Building Approvals and occupancy permits issued were considered).

Applying the population growth projections for Colac-Otway sub-regions to the settlement types, the number of additional dwellings in each settlement type can be deduced¹¹.

Table 14> Forecast New Dwellings per annum derived from VIF (2008)

| Growth - VIF | 2006-2011 | 2011-2016 | 2016-2021 | 2021-2026 |
|-----------------------|-----------|-----------|-----------|-----------|
| Major Town | 39 | 50 | 49 | 39 |
| Rural Huddle | 7 | 8 | 6 | 3 |
| Rural Town | 5 | 5 | 6 | 4 |
| Coastal Amenity | 5 | 4 | 4 | 4 |
| Coastal Town | 22 | 17 | 19 | 16 |
| Farming / Agriculture | 5 | 6 | 4 | 2 |
| Forest Amenity | 4 | 2 | 2 | 2 |
| Total | 86 | 93 | 89 | 71 |

¹⁰In the case of the Forecast ID data, the average household size was estimated by amortising the change in average household size between forecast years; in the case of the VIF data, the average change in household size for Regional Victoria generally was applied to the average household size for Colac-Otway 2006

¹¹Using VIF data each settlement type was allocated one of four growth projections depending on the geography description most closely aligned to the settlement. Using forecast ID projections, settlement types were allocated one of five growth projections based on the geographical description most reflective of the settlement type. In order that the number of new dwellings reflect overage occupancy levels, the forecast number of new dwellings was inflated by the current occupancy rate for each of the settlement types to maintain the 2006 occupied private dwellings rate.

Table 15> Forecast New Dwellings per annum derived from Forecast ID (2008)

| Growth - Forecast ID | 2006-2011 | 2011-2016 | 2016-2021 | 2021-2026 |
|-----------------------|------------|------------|------------|-----------|
| Major Town | 67 | 72 | 72 | 56 |
| Rural Huddle | 2 | 2 | 3 | 1 |
| Rural Town | 6 | 8 | 8 | 6 |
| Coastal Amenity | 5 | 8 | 8 | 6 |
| Coastal Town | 18 | 29 | 30 | 24 |
| Farming / Agriculture | 1 | 0 | 2 | 1 |
| Forest Amenity | 2 | 3 | 2 | 1 |
| Total | 101 | 124 | 124 | 96 |

Tables 14 and 15 indicate that using the more conservative VIF forecast delivers an estimate of 86 total new dwellings per year in Colac-Otway out to 2011 compared with 101 dwellings applying the Forecast ID population projections. These comparisons are further highlighted in Table 16.

Table 16> Forecast New Dwellings per annum derived from Forecast ID (2008)

| Growth | 2006-2011 | 2011-2016 | 2016-2021 | 2021-2026 |
|--------------|------------|------------|------------|------------|
| VIF | 86 | 93 | 89 | 71 |
| Forecast ID | 101 | 124 | 124 | 96 |
| Total | 17% | 33% | 39% | 35% |

The Forecast ID projections which were prepared before the release of the VIF data were consistently much higher than the VIF data. In order to select the data set most appropriate for Colac-Otway moving forward, the estimates of addition households (as a proxy for dwellings) required in 2007, 08 and 09 were compared to actual building activity during this period.

Table 17> Number of Building Permit Approvals, Colac Otway 2003-2009

| | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | Total |
|-----------------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Major Town | 68 | 64 | 59 | 56 | 107 | 58 | 68 | 480 |
| Rural Huddle | 20 | 7 | 7 | 10 | 10 | 6 | 6 | 66 |
| Rural Town | 14 | 14 | 17 | 13 | 12 | 19 | 11 | 100 |
| Coastal Amenity | 17 | 15 | 10 | 10 | 9 | 10 | 9 | 81 |
| Coastal Town | 72 | 62 | 66 | 36 | 32 | 30 | 35 | 333 |
| Farming / Agriculture | 7 | 7 | 7 | 15 | 12 | 7 | 4 | 59 |
| Forest Amenity | 8 | 3 | 6 | 4 | 2 | 3 | 2 | 28 |
| Total | 206 | 172 | 172 | 144 | 184 | 134 | 135 | 1,147 |

Source: CPG Australia; using Colac Otway Shire Council building permit approvals data

The spread of building permits approved is shown pictorially in Figure 19. This figure highlights the concentration of Building Approvals in Colac, Elliminyt and Apollo Bay as well as Wye River and Birregurra contrasting with the sparse development in the more rural areas.

[illegible]

In order to assess the extent to which building approvals reflect dwelling completions, the number of building approvals concluding with an occupant permit was assessed. The number of days between issue of building permit approval and issue of occupancy permit was also calculated to understand the average length of the lag between the two permits.

Of those building permit approvals which have resulted in an occupancy permit in Colac-Otway between 2003 and 2008/9, the average number of days to conversion was 354 days; or one year. Thus, the average percentages of building permit approvals resulting in occupancy permits were calculated between 2003 and 2008. The 2009 building permits were excluded from this calculation since these were within the average building construction period.

On this basis, the number of building permit approvals converted to occupancy permits for 2003 to 2008 was 61% (Table 18).

Table 18> Number of Building Permit Approvals, Colac Otway 2003-2009

| | Building Approval
Permits Issued | Number
Occupancy
Permits Issued | % conversion |
|-----------------|-------------------------------------|---------------------------------------|--------------|
| 2003 | 208 | 116 | 56% |
| 2004 | 173 | 84 | 49% |
| 2005 | 173 | 98 | 57% |
| 2006 | 146 | 104 | 71% |
| 2007 | 184 | 134 | 73% |
| 2008 | 134 | 86 | 64% |
| 2009 | 136 | 27 | 20% |
| Total | 1,154 | 649 | 56% |
| Total 2003-2008 | 1,018 | 622 | 61% |

Source: CPG Australia from permit data issued by Colac Otway Shire

The average conversion rate of 61% (Building Permit Approvals to Occupancy Rates) was then applied to the forecasts on additional average annual additional dwellings provision based on each of the VIF and Forecast ID growth scenarios. Based on this method, in order to achieve an additional 101 dwellings, one would expect approximately 166 building approvals (Table 19). Hence, the average number of building permit approvals under each of the VIF and Forecast ID growth scenarios has been estimated in order to compare these numbers to the actual number of Building Permit Approvals in Colac-Otway in each of 2006, 2007, 2008 and 2009.

Table 19> Number of Building Permit Approvals, Colac Otway 2003-2009

| | Forecast No. Building Applications | | Actual No. Building Applications |
|-------------------------------|------------------------------------|-------------|----------------------------------|
| | VIF | Forecast ID | |
| 2006 | 141 | 166 | 146 |
| 2007 | 141 | 166 | 184 |
| 2008 | 141 | 166 | 134 |
| 2009 | 141 | 166 | 136 |
| Total | 564 | 664 | 600 |
| Difference Forecast to Actual | -36 | +64 | |
| % Difference | -6% | +10.7% | |

Source: CPG Australia; VIC (DPCD 2008); Forecast ID; Colac Otway

The actual versus forecast building permit approval data provides a strong base for using the Vic In Future (2008) population forecast for the Rural Settlement Strategy for Colac-Otway. Extrapolating the VIF data, the DPCD estimate of Building Permit Approvals was just 6% less than actual Building Permit Approvals while the VIF data was 11% more than actual: on this basis, the VIF data will be used to estimate demand for the Colac-Otway Rural Settlement Strategy

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Water Transport Resources Energy Buildings Urban Development Agribusiness

CONSENT CALENDAR**OFFICERS' REPORT**

D = Discussion

W = Withdrawal

| ITEM | D | W |
|--|---|---|
| <u>GENERAL BUSINESS</u> | | |
| <u>OM112701-7 ASSEMBLY OF COUNCILLORS</u> | | |
| Department: General Business | | |
| <u>Recommendation(s)</u> | | |
| <i>That Council notes the Assembly of Councillors reports for:</i> | | |
| • 14 October 2010 Friends of Colac Botanic Gardens Advisory Committee | | |
| • 11 November 2010 Friends of Colac Botanic Gardens Advisory Committee | | |
| • 24 November 2010 Apollo Bay Transfer Station | | |
| • 8 December 2010 Central Reserve Advisory Committee | | |
| • 9 December 2010 Friends of Colac Botanic Gardens Advisory Committee | | |
| • 15 December 2010 Councillor Briefing Session | | |
| • 19 January 2011 Councillor Workshop | | |

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM112701-7**ASSEMBLY OF COUNCILLORS**

| | | | |
|-------------|---------------|-----------|-----------|
| AUTHOR: | Rhonda Deigan | ENDORSED: | Rob Small |
| DEPARTMENT: | Executive | FILE REF: | GEN00460 |

Changes to the *Local Government Act 1989* and Regulations have redefined Assemblies of Councillors to include advisory committee meetings attended by at least one Councillor and planned/scheduled meetings involving at least half the Councillors and an officer.

It is now a requirement that the record of an assembly is to be reported to the next practicable Council meeting and be included in the minutes of that meeting, instead of being made available for public inspection.

The following Assemblies of Councillors have been held:

| | |
|------------------|---|
| 14 October 2010 | Friends of Colac Botanic Gardens Advisory Committee |
| 11 November 2010 | Friends of Colac Botanic Gardens Advisory Committee |
| 24 November 2010 | Apollo Bay Transfer Station |
| 8 December 2010 | Central Reserve Advisory Committee |
| 9 December 2010 | Friends of Colac Botanic Gardens Advisory Committee |
| 15 December 2010 | Councillor Briefing Session |
| 19 January 2011 | Councillor Workshop |

Attachments

1. Friends of Colac Botanic Gardens - October 2010
2. Friends of Colac Botanic Gardens - November 2010
3. Apollo Bay Transfer Station - November 2010
4. Central Reserve Advisory Committee - December 2010
5. Friends of Colac Botanic Gardens - December 2010
6. Councillor Briefing Session 15 December 2010
7. Councillor Workshop January 2011

Recommendation(s)

That Council notes the Assembly of Councillors reports for:

- ***14 October 2010*** ***Friends of Colac Botanic Gardens Advisory Committee***
- ***11 November 2010*** ***Friends of Colac Botanic Gardens Advisory Committee***
- ***24 November 2010*** ***Apollo Bay Transfer Station***
- ***8 December 2010*** ***Central Reserve Advisory Committee***
- ***9 December 2010*** ***Friends of Colac Botanic Gardens Advisory Committee***
- ***15 December 2010*** ***Councillor Briefing Session***
- ***19 January 2011*** ***Councillor Workshop***

~~~~~v~~~~~





## Assembly of Councillors Record

This Form MUST be completed by the attending Council Officer and returned IMMEDIATELY to Document Management Co-ordinator for filing. A copy of the completed form must be provided to the Executive Officer to the CEO, Mayor & Councillors for reporting at the next Ordinary Council Meeting. {See over for Explanation/Guide Notes}

**Assembly Details:** Friends of Colac Botanic Gardens

Date: 14 / 10 / 10

Time: 7.30 am/pm

**Assembly Location:** Colac Botanic Cafe  
(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

### In Attendance:

Councillors: Cr C Smith

Officer/s: Laurence Towers

Matter/s Discussed: Friends of Colac Botanic Gardens Committee Meeting

(some e.g's. Discussion s with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

### Conflict of Interest Disclosures: (refer page 5)

Councillors: Nil

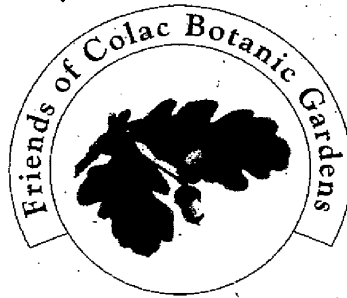
Officer/s: Nil

Left meeting at: 8.55pm

Completed by: [Signature]

(Noir Admin)

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*Quercus Robur* (English Oak)

**COPY**

**AGENDA FRIENDS OF THE GARDENS COMMITTEE MEETING  
TO BE HELD AT COLAC BOTANIC CAFÉ THURSDAY, October 14 , 2010 at  
7.30 pm**

**PRESENT:**

**IN ATTENDANCE:**

**APOLOGIES:** Roslyn Scanlan

**MINUTES OF PREVIOUS MEETING**

**BUSINESS ARISING**

**CORRESPONDENCE**

**In:** Elm Watch – 2011 sub. Due

Brisbane Volunteer Guides : notice of 2011 conference

Colac Herald: account advert: \$83.95

Friends of the Botanic Gardens (Sydney): notice re. photo. Competition

Dept. Planning & Community Dev't: Heritage register proposal

Friends of Botanic Gardens Spring magazine

**Out:**

***Business arising from correspondence :***

**TREASURER'S REPORT**

**GARDENER'S REPORT**

**POTTING REPORT –**

**GENERAL BUSINESS**

➤ Daylesford trip

**RAFFLE**





## Assembly of Councillors Record

This Form MUST be completed by the attending Council Officer and returned IMMEDIATELY to Document Management Co-ordinator for filing. A copy of the completed form must be provided to the Executive Officer to the CEO, Mayor & Councillors for reporting at the next Ordinary Council Meeting. {See over for Explanation/Guide Notes}

**Assembly Details:** Friends of Colac Botanic Gardens

**Date:** 11 / 11 / 10

**Time:** 7.40pm am/pm

**Assembly Location:** Colac Botanic Café  
(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

### In Attendance:

**Councillors:** C. Smith

**Officer/s:** Laurence Towers (Apology)

**Matter/s Discussed:** Friends of Colac Botanic Gardens Committee Meeting

(some e.g's. Discussion s with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

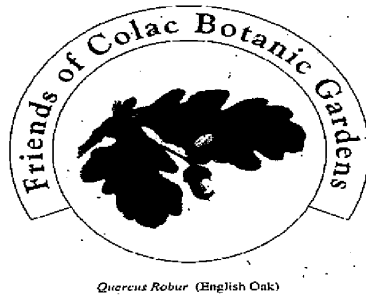
### Conflict of Interest Disclosures: (refer page 5)

**Councillors:** Nil

**Officer/s:** Nil

**Left meeting at:** No OFFICERS ATTENDING, FORM NOT

**Completed by:** Held TECHNICAL RECORD

**COPY****AGENDA November 2010****TO BE HELD AT COLAC BOTANIC CAFÉ THURSDAY NOVEMBER 11, 2010 at 7.30 pm****PRESENT:****APOLOGIES:****MINUTES OF PREVIOUS MEETING****Business Arising from Minutes**

- Hugh Murray House (HP...)
- Proposed Heritage Listing : report of October 26 meeting to be tabled

**CORRESPONDENCE****Out:**

- DPCD re Heritage Listing proposal
- Elm Watch re Colac report

**In**

- Colac Herald Account : \$30.00
- Friends of Geelong Botanic Gardens: dinner invitation
- Friends of Bendigo Botanic Gardens: Newsletter No. 4, 2010

**Business arising from correspondence :****TREASURER'S REPORT****GARDENERS REPORT****POTTING REPORT****GENERAL BUSINESS****OTHER BUSINESS****RAFFLE****NEXT MEETING** Thursday December 9, 2010



## Assembly of Councillors Record

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### Assembly Details:

Date: 24 / 11 / 2010

Time: 11 am/pm

Assembly Location: Apollo Bay Transfer Station  
(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

### In Attendance:

Councillors: Cr Stephen Hart Cr Stuart Hart  
Cr Lyn Russell Cr Frank Buchanan  
Officer/s: Neil Allen / Ranjini Dka  
Roger Fox

Matter/s Discussed: Site visit to A.B Transfer Station to observe progress.  
(some e.g's. Discussion s with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

### Conflict of Interest Disclosures: (refer page 5)

Councillors: .....  
.....  
Officer/s: .....  
.....

Left meeting at: 12 Noon

Completed by: Roger Fox

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# Agenda

## Central Reserve Advisory Committee

Wednesday 8 December 2010

5:15pm-7:00pm

Central Reserve Hockey Clubrooms

### INVITEES:

Ian Seuren (Colac Otway Shire)  
 Cr. Brian Crook (Colac Otway Shire)  
 Nick Lang (Colac Football & Netball Club Inc.)  
 Bruce Roberts (Colac Football & Netball Club Inc.)  
 Helen Gibson (Colac Netball Club Inc.)  
 Graham Tevelein (Colac Youth & Recreation Club)  
 Rob Osborne (Colac & District Cricket Association Inc.)  
 Nick Hay (Colac & District Cricket Association Inc.)  
 Val Russell (Colac & District F/L Netball Association Inc.)  
 Bob Mason (Colac & District Football Netball League)  
 Sam McDonald (Colac Auskick)  
 Gerard Kavenagh (Little Athletics Colac)  
 Terry Stephens (Colac & District Dog Obedience Club)

### Agenda topics

|     |                                                                                              |            |
|-----|----------------------------------------------------------------------------------------------|------------|
| 1.  | APOLOGIES:                                                                                   |            |
| 2.  | WELCOME & INTRODUCTION                                                                       | Ian Seuren |
| 3.  | Confirmation of Minutes from Previous Meeting and Business Arising                           | All        |
| 4.  | Facilities Maintenance Report (Infrastructure)<br>Grounds Maintenance Report (CosWorks)      | Ian Seuren |
| 5.  | CYRC Facility Improvement Update                                                             | Ian Seuren |
| 6.  | Skate Park Redevelopment Update                                                              | Ian Seuren |
| 7.  | Central Reserve Oval Redevelopment Update                                                    | Ian Seuren |
| 8.  | Central Reserve Grandstand Redevelopment Update                                              | Nick Lang  |
| 9.  | CRAC Terms of Reference                                                                      | Ian Seuren |
| 10. | Update from all User Group Representatives                                                   | All        |
| 11. | General Business                                                                             | All        |
| 12. | Items for future meetings                                                                    | All        |
| 13. | Next meeting:<br><ul style="list-style-type: none"> <li>Wednesday 2 February 2011</li> </ul> |            |



*Please file*

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### Assembly Details:

Date:

# 9 / # 12 / 10

Time:

6:30 am/pm

### Assembly Location:

825 NAIRANGIL AV

(some e.g.s. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

### In Attendance:

Councillors:

*Nil*

Officer/s:

*Neil Allen*

*Laurence*

Matter/s Discussed:

*BOTANIC GARDENS ADVISORY COMMITTEE*

*NOTES*

(some e.g.s. Discussion s with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

### Conflict of Interest Disclosures: (refer page 5)

Councillors:

Officer/s:

*Nil*

Left meeting at:

*8:30 pm*

Completed by:

*[Signature]*

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## Assembly of Councillors Record

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### Assembly Details:

**Date:** 15/12/10

**Time:** 12.30 pm

**Assembly Location:** .....COPACC Meeting Rooms.....

(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices – Nelson Street, Apollo Bay)

### In Attendance:

**Councillors:** Cr Brian Crook/ Cr Lyn Russell/ Cr Stephen Hart/ Cr Stuart Hart/  
Cr Frank Buchanan (from 2.00pm)

**Officer/s:** Rob Small/ Colin Hayman/ Neil Allen, Mike Barrow/ Rhonda Deigan/  
Doug McNeill (from 1.15pm)

**Matter/s Discussed:**... Councillor reports from other meetings, Council Meeting Agenda, general business.....

(some e.g's. Discussion s with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)

### Conflict of Interest Disclosures: (refer page 5)

**Councillors:** .....Nil ...../...../...../.....  
...../...../...../.....

**Officer/s:** .....Rob Small.../.....Colin Hayman/...../.....  
...../...../...../.....

**Left meeting at:** .....NA.....

**Completed by:** .....Rhonda Deigan.....

|                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                         |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
|  <p><b>Agenda</b></p> | <h1>Councillor Workshop</h1> <p><b>Wednesday, 19 January 2011</b><br/><b>COPACC Meeting Room</b><br/><b>9.00 am to 2.00 pm</b></p>                                                                                                                                                                                                                                                                                                    |                                                         |
|                                                                                                        | <p><b>ATTENDEES:</b><br/>Cr Crook (Mayor), Cr Buchanan, Cr Stephen Hart, Cr Stuart Hart,<br/>Cr Higgins, Cr Russell<br/>Rob Small (CEO)<br/>Rick Morrow (Acting GM, Corporate &amp; Community Services)<br/>Jack Green (GM, Sustainable Planning &amp; Development)<br/>Neil Allen (GM, Infrastructure &amp; Services)</p> <p><b>Part:</b><br/>Mike Barrow<br/>Doug McNeill, &amp; Anne Sorensen<br/>Don Lewis &amp; Paul Marsden</p> |                                                         |
|                                                                                                        | <h2>Agenda Topics</h2>                                                                                                                                                                                                                                                                                                                                                                                                                |                                                         |
| 9.00 am                                                                                                | <b>Declaration of Interest</b><br><b>Crs Stephen Hart &amp; Stuart Hart – Rural Living Strategy (left meeting at 9.40am – 10.25am)</b><br><b>Cr Stephen Hart – Fuel Prices (left meeting 12.01pm – 12.14pm)</b>                                                                                                                                                                                                                       |                                                         |
| 9.00 am – 9.40 am                                                                                      | <b>Planning Committee Briefing Session</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |
| 9.40 am – 10.30 am                                                                                     | <b>Rural Living Strategy</b>                                                                                                                                                                                                                                                                                                                                                                                                          | Doug McNeill/Anne Sorensen/Paul Marsden/Don Lewis (1hr) |
| 10.30 am – 11.00am                                                                                     | <b>Planning Committee Meeting</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                                                         |
| 11.00am – 11.45 am                                                                                     | <b>Birregurra Structure Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                      | Doug McNeill/Don Lewis/Paul Marsden (30 min)            |
| 11.45 am – 11.50am                                                                                     | <b>Sale of Beech Forest Land</b>                                                                                                                                                                                                                                                                                                                                                                                                      | Mike Barrow (30 min)                                    |
| 11.50 am – 12.00 pm                                                                                    | <b>Birregurra Small Town Infrastructure Plan</b>                                                                                                                                                                                                                                                                                                                                                                                      | Mike Barrow (15 min)                                    |
| 12.00pm                                                                                                | <b>Lunch</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                         |
| 12.45pm – 2.00pm                                                                                       | <b>Mayoral Update</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                         |



## IN COMMITTEE

### **Recommendation**

***That pursuant to the provisions of Section 89(2) of the Local Government Act, the meeting be closed to the public and Council move “In-Committee” in order to deal with:***

| <b><i>SUBJECT</i></b>                                                                                                  | <b><i>REASON</i></b>                                                                                                                              | <b><i>SECTION OF ACT</i></b> |
|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Report From Delegate to Other Bodies - Audit Committee Meeting                                                         | this matter deals with personnel matters; AND this matter deals with contractual matters; AND this matter may prejudice the Council or any person | Section 89 (2) (a) (d) (h)   |
| Contract Approval<br>Contract 1006 – Enterprise Content Management System<br>(Mount Alexander Shire Tender: M680-2010) | this matter deals with contractual matters                                                                                                        | Section 89 (2) (d)           |