

# COLAC OTWAY RURAL LIVING STRATEGY

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Colac Otway  
SHIRE



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Prepared by CPG Australia Pty Ltd

# CONTENTS

<b>Executive Summary</b>	<b>4</b>
<b>1 Introduction</b>	<b>8</b>
1.1 Format	8
1.2 Study Area	8
1.3 Guiding Themes of Strategic Policy	9
1.3.1 Emergence of Sustainable Communities	9
1.3.2 Distinction between Role and Function	9
1.4 Principles	9
1.4.1 Social and Settlement	9
1.4.2 Economic	10
1.4.3 Environment and Landscape	10
<b>2 Methodology</b>	<b>11</b>
2.1 Identification of Settlements / Clusters	11
2.2 Assessment of Existing Services and Infrastructure	11
2.2.1 Services	11
2.2.2 Community Infrastructure	11
2.3 Municipal Assessment	12
2.3.1 Determination of Settlement Hierarchy	12
2.3.2 Supply and Demand	12
2.3.3 Constraints	12
2.4 Specific Recommendations	13
2.4.1 Rezoning	13
2.4.2 Settlement Boundaries	13
2.4.3 Cluster Boundaries	13
2.4.4 Restructure Overlay	13
2.4.5 Further Strategic Work	14
<b>3 Strategic Direction</b>	<b>15</b>
3.1 Overview	15
3.2 Growth Potential	15
3.2.1 Growth Areas	15
3.2.2 Least Constrained Settlements	15
3.2.3 Moderately Constrained Settlements	16
3.2.4 Highly Constrained Settlements	16
3.3 Rural Living Zone Candidate Areas	18
3.4 Clusters	
3.5 Rural Living Zoned Land	18
<b>4 Settlement Appraisals</b>	<b>20</b>

<b>5</b>	<b>Implementation</b>	<b>236</b>
<b>6</b>	<b>Conclusion</b>	<b>237</b>
	<b>Attachment 1: Consultation Methodology</b>	<b>238</b>
	<b>Attachment 2: Draft Housing and Subdivision Policy</b>	<b>239</b>
	<b>Attachment 3: Locations Map</b>	<b>243</b>

# EXECUTIVE SUMMARY

CPG Australia have 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 land use framework to guide the current and future management of rural living land and rural settlements throughout the Shire.

Increasing pressure for rural lifestyle opportunities and demand for development within rural settlements, in conjunction with the findings of the Rural Land Strategy (2007), have been the catalysts for the preparation and development of a Rural Living Strategy.

As the project has evolved a number of themes have emerged from State Government planning policy which have heavily influenced the outputs of the strategy. The themes of greatest influence include 'the emergence of sustainable communities' and 'the distinction between the role and function of settlements and rural areas'. A number of principles have been formed around these themes to guide the outcomes of the strategy. In essence, these principles seek to:

- protect productive agricultural land from urban encroachment;
- minimise conflict between agricultural activities and lifestyle housing;
- recognise 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 for rural living 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 a large

majority of the Shire is identified as having high wildfire risk;

- the water supply catchment areas and applicable state and local policies in the planning scheme which form the basis of the water authority's position and approach to the protection of water supply catchments and water quality;
- the classification and identification of 75 settlements, clusters and localities 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 and rural settlement opportunities in context of existing supply of land available for such development.

The Context Report identifies that the majority of freehold 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.

Settlements scattered throughout the Shire generally comprise of land in the Township Zone, which allows dwellings as a permissible use. The Colac and Apollo Bay townships have land that is within the Residential 1 Zone which encourages a range of housing types and densities. The Colac township also contains land within the Rural Living Zone and Low Density Residential Zone which currently provide for rural living opportunities.

State Government planning policy, particularly Ministerial Direction No. 6, plays a significant role in assessing and determining appropriate locations for rural residential opportunities. As a priority, this policy seeks to:

- protect rural land for agricultural activities; and
- direct rural living opportunities to locations that have a connection to existing settlements which are able to 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 and rural settlement opportunities based on the analysis contained within the Context Report. Strategic objectives, strategies and recommendations have been formulated to guide the preferred location for these rural living and rural settlement opportunities within the Rural Living Strategy.

## Consultation

As part of the preparation of the Draft Context Report, 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 to be identified by community members. A total of 44 written submissions were received from this consultation period. These submissions were considered as part of the development of the draft strategy and are summarised within each of the settlements, clusters and localities as appropriate.

Consultation on the Draft Rural Living Strategy consisted of a series of drop-in sessions, undertaken in late February 2011. These sessions were held at Cororooke, Lavers Hill, Colac and Gellibrand, with the public exhibition period running for 8 weeks commencing 7 February 2011 and closing on 4 April 2011. A total of 59 submissions were received in response to the Draft Rural Living Strategy. Again, these submissions have been considered as part of the development of the strategy and are summarised within each of the settlements and clusters, as appropriate.

## Strategy Recommendations

### Overview

Theoretically, there is sufficient land available to meet the demand for rural residential development within the Shire for approximately 33.3 years. However, the large majority of this supply is heavily constrained by environmental and infrastructure issues and unlikely to be developable. Further, the supply of land available for rural living opportunities is not necessarily located in the higher demand areas along the coast or near the Otways. The majority of vacant undeveloped land available for rural living and township development is located on the outskirts of existing built-up areas where, at the very least, a basic level of community infrastructure is available within adjoining townships.

A number of fragmented titles lie between Colac and Elliminyt as a result of previous old subdivisions. This area contains the majority of land available for rural residential development within the Shire.

Other smaller townships such as Alive, Beeac, Birregurra, Coragulac, Cororooke and Forrest provide additional opportunities for township and rural residential development.

With the exception of Colac and Forrest, which are respectively located in the 'growth area' and 'highly constrained' geographic regions, the settlements identified above are located within the 'least' or 'moderately' constrained geographic regions of the Shire and have the capacity to accommodate some growth for township and rural residential development.

Three settlements are identified as having deferred growth potential pending investigation and commitment to a town-specific effluent management strategy and/or detailed wildfire risk assessment. These settlements are: Gellibrand, Lavers Hill and Beech Forest.

Overall, the Strategy has achieved a balanced approach between making recommendations which add to the current supply of land available for rural residential development and recommendations which primarily reflect existing development within some of the smaller townships and the current pattern of development within rural 'clusters' of old inappropriate subdivisions.

## **Growth Potential**

For the purposes of the strategy, all 75 identified settlements, clusters and localities within the Shire have been colour coded into four categories based on their location within the Shire and associated level of environmental constraints to which they are subject.

The four categories, as illustrated in Figure 1 are:

- Growth areas
- Least Constrained settlements
- Moderately Constrained settlements
- Highly Constrained settlements

Colac, and to a lesser extent, Apollo Bay, have been identified as 'growth areas' as these two townships are the principal places for residential development and currently offer the necessary infrastructure and services to support further population growth.

The north-west 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, as protection of high value agricultural land is a key objective of both State and local planning policy. Notwithstanding, the Rural Living Strategy recognises the potential and importance to consider expansion of the Township Zone for some settlements as this would facilitate social and economic benefits for those towns, reflect demand and would not result in an unsatisfactory loss of agricultural land.

The north-east 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 or expansion of settlements if required.

The southern part of the Shire includes the Otway Ranges and is identified as being 'highly constrained'. Settlements in this area are impacted by environmental factors such as bushfire risk, soil erosion/land

instability, as well as being located in water supply catchments. It is crucial that the Rural Living Strategy takes a precautionary approach towards encouraging further growth of settlements in these areas.

Overall, the recommendations increase the supply of Township Zone land within existing settlements by only 2 years.

## **Clusters**

Eight rural areas have been identified as 'clusters', essentially created as a result of historical ad hoc subdivision approvals. The Strategy proposes to recognise these areas for what they are, and recommends they be rezoned with a 'cluster boundary' placed around the area of existing development to delineate the land and prevent future encroachment into adjoining agricultural land. The rezoning will prevent any further subdivision but allow the small number of vacant lots to be developed. It is not anticipated this will lead to additional infrastructure and/or services being provided to these clusters.

Clusters identified are:

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

Detailed appraisals of each settlement / cluster against a consistent framework of considerations are provided in Section 4. These appraisals provide specific recommendations for the future role and 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.

## Implementation

The strategy recommends a range of planning policy changes, including:

- Changes to the Municipal Strategic Statement at Clause 21 of the Planning Scheme;
- Introduction of a local planning policy for Housing and Subdivision in Rural Areas;
- Introduction of Zoning changes;
- Establishment of Settlement and Cluster boundaries around specific areas;
- Introduction of a Restructure Overlay.

Following adoption of the Rural Living Strategy by Council, a Planning Scheme Amendment process will be required to incorporate the recommendations of the Rural Living Strategy into the Colac Otway Planning Scheme. The Amendment process will provide a further opportunity for community input on the form and content of changes proposed to the Planning Scheme.

Additionally, further strategic work is recommended to be undertaken by Council as follows:

- Preparation of a suitable effluent management plan for Gellibrand.
- Detailed fire risk assessments for Gellibrand, Lavers Hill and Beech Forest, including candidate areas identified in the Rural Land Strategy 2007.
- Preparation of 'Small Town' Growth Plans to investigate opportunities for future growth in Alvie, Beeac and Cororooke.

# 1 INTRODUCTION

Colac Otway Shire is an attractive place to live, work and play. The high amenity value presented by the Shire's dramatic and attractive landscapes, extensive forests and coastline, as well as its proximity to urban centres such as Geelong, Ballarat and Warrnambool, make it an attractive place to pursue a range of lifestyle, retirement and recreational opportunities.

However, these characteristics have created demand for housing within areas of the Shire that are remote from settlements, suitable for productive agricultural purposes, or endowed with environmental assets that should not be compromised by subdivision and development. This increasing pressure for rural living and rural settlement 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.

The project is presented in two parts:

- 1. Context Report:** Provides the background research and information on the current status and influences on settlements in the Shire.
- 2. 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 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.

## 1.1 Format

The Strategy is based upon a series of strategic principles and has involved broad consultation with

community and public authorities. An outline of the consultation is detailed in Attachment 1.

The principles and strategies contained in the Strategy are structured to recognise their contribution to social, economic and environmental outcomes. Town specific recommendations are provided, supported by detailed appraisals and conclude with a discussion of the key constraints and on the capacity for growth in individual settlements.

Given the constraints, the strategy has generally preferred the consolidation of existing areas where dwellings are concentrated and could be perceived as de facto 'rural living' over identifying new rural living land.

Whilst opportunities have been identified for some growth in the 'least constrained' and 'moderately constrained' areas of the Shire, much of the strategy is about recognising existing development and recommends rezoning to reflect the prevailing development conditions. In some locations, the Strategy also seeks to constrain further development in light of substantial environmental issues.

## 1.2 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.

### 1.3 Guiding Themes of Strategic Policy

The State Planning Policy Framework seeks to ensure the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through 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 State Planning Policy Framework has provided critical guidance in the development of the Colac Otway Rural Living Strategy and a number of key guiding themes are summarised below.

#### 1.3.1 Emergence of Sustainable Communities

Themes of sustainability, such as links to use of existing infrastructure and consolidation of centres as the focus for activities are echoed through planning policy. This is evidenced through the objectives of Clause 11 Settlement of the State Planning Policy Framework which identifies the need for regional planning strategies to develop regions and settlements which have a strong identity, are socially and are environmentally sustainable.

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.

Further discussion of these trends and the overall Guiding Principles of Strategic Policy' are provided within the Context Report.

#### 1.3.2 Distinction between role and function

People move to settlements in rural areas for a range of reasons, however often their expectations of rural residential 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 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 any proposed rezoning demonstrate that they will not compromise natural resources. This is reinforced by the State Planning Policy Framework, included within the planning schemes as part of the VPPs, which includes agriculture as a significant component of economic development.

Further discussion on this theme and the overall 'Guiding Principles of Strategic Policy' are provided within the Context Report.

### 1.4 Principles

Some key principles have arisen from the contextual research and State Government policy directions regarding settlements in rural areas. These principles both drive the overall strategy and guide the direction of the recommendations made in the individual settlements appraisals. These principles are summarised as follows

#### 1.4.1 Social and Settlement

In making recommendations to the Strategy, the key principles in relation to Social and Settlement issues are:

- Encourage development that is responsive to emerging demographic trends and associated lifestyle requirements where practical and where this does not compromise the other principles.
- Guide population to settlements where a base framework of community services and facilities already exists.
- Strengthen viability of existing social infrastructure in small towns.
- Maintain clear distinctions and separations between rural settlements in the Shire.
- Make a clear distinction between urban and semi-urban areas and land used for agriculture involving dwellings associated with farming activities.

### **1.4.2 Economic**

In making recommendations to the Strategy, the key principles in relation to Economic issues are:

- Guide population and development to settlements which will foster the economic base of the region and provide for the protection and growth of employment.
- Steer growth to settlements which optimise use of existing utility services and transportation infrastructure.
- Facilitate appropriate economic development in areas of the Shire that have tourism, recreation or environmental attractions.
- Protect land used for agriculture activities which remains a significant land use and economic function in the Shire.

### **1.4.3 Environment and Landscape**

In making recommendations to the Strategy, the key principles in relation to Environment and Landscape issues are:

- Guide population and development to settlements where existing environmental assets and scenic landscapes will not be jeopardised.
- Provide for residential opportunities in settlements where there is limited threat to people and property from bushfire risk.
- Ensure residential development is directed away from locations of higher quality productive agricultural land.
- Provide protection to water supply catchments through guiding development to settlements where reticulated sewer systems are available or appropriate effluent management plans in place.

## 2 METHODOLOGY

The methodology undertaken to develop the Colac Otway Rural Living Strategy involved a highly analytical assessment of rural living land and rural settlements throughout the Shire. A number of stages were followed to ensure a thorough evolution of recommendations; from the Shire-wide level right through to individual settlements.

Recommendations arising from the Strategy have been verified through consultation with local communities, public agencies and council at key stages of the project. This process has ensured that all stakeholders within the Colac Otway Shire community have been provided with the opportunity to have their views taken into account when identifying the opportunities and constraints to rural living and rural settlements within the Shire.

### 2.1 Identification of Settlements and Clusters

To determine the existing level of rural living opportunities within the Shire, Council staff and consultants initiated this project by exploring the on ground reality of existing development against current zoning plans and aerial photographs. This process identified a number of locations where dwellings were grouped together in rural localities, whether in defined settlements or in historical subdivisions in remote locations.

A total of 75 settlements were identified, including candidate areas identified in the Rural Land Strategy 2007. These settlements are generally based on existing townships with land zoned Township or Low Density Residential, or former settlements now forming part of the rural landscape.

The exception to the above is the identification of 8 clusters essentially created as a result of historical ad hoc subdivision approvals and reflecting de facto rural living. These clusters have no demonstrable connection to existing settlements and therefore lack necessary infrastructure and services required to meet State Government planning policy for rural living.

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.

### 2.2 Assessment of Existing Services and Infrastructure

The established patterns of larger settlements, with their extended range of services and infrastructure, are an important influence in identifying locations where growth can be accommodated. Following identification of settlements and clusters, an assessment of the corresponding availability of services and infrastructure was undertaken as follows:

#### 2.2.1 Services

Key utility services assessed were the provision of reticulated water, sewage, gas, electricity and public waste and wastewater management services.

The majority of settlements within the Shire are not currently serviced with reticulated water or sewerage, nor likely to be in the near future. Instead, residents rely on water tanks and on-site septic systems.

Anecdotal evidence suggests many septic systems are not functioning adequately in rural localities, particularly in locations where the size and density of lots and the attributes of soils do not enable effective absorption. The resulting odour and environmental degradation in these locations provides a clear warning about the unsustainable patterns and conditions of development which have characterised some rural living areas and settlements in the past.

The adequate provision of suitable effluent management services is clearly fundamental to the form and density of future development which can be accommodated by settlements within the Shire.

#### 2.2.2 Community Infrastructure

It is essential to consider the level of existing community infrastructure available to residents when determining the appropriate growth of existing settlements.

A number of small towns in the Shire have been provided with community facilities such as schools, maternal child health centres, recreation reserves and community halls. It is important to encourage a level of growth that will ensure small towns retain services such as these in order to encourage community cohesion and interaction between local residents.

## 2.3 Municipal Assessment

### 2.3.1 Determination of 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.

This Strategy adopted and extended the hierarchy 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 (Table 1.)

### 2.3.2 Supply and Demand

Clause 11.02-1 of the State Planning Policy Framework encourages Councils to plan to accommodate projected population growth over at least a 15 year

period and provide clear direction on locations where growth should occur.

In order to accommodate such growth, a detailed demand and supply analysis of residential land was undertaken across the municipality (provided in the Context Report). The analysis focused on settlements and clusters and did not attempt to assess rural land outside of these areas.

### 2.3.3 Constraints

In arriving at the recommendations contained in this strategy, the Shire has been divided into four geographic areas. These areas are defined by key environmental constraints or opportunities such as high value agricultural land or high wildfire risk (Figure 1). Other environmental constraints including water supply catchment areas, land instability and vegetation cover have also influenced the recommendations of this strategy.

**Table 1** > Settlement Hierarchy

Hierarchy	Indicative 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.

## 2.4 Specific Recommendations

Detailed appraisals of each settlement and cluster against a consistent framework of considerations are provided in Section 4. These appraisals provide specific recommendations for the future role and intended outcomes for each settlement or cluster, changes to be made to the planning scheme (if required) and boundaries to be set for the containment and growth of each settlement.

In addition, this Strategy 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 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 and/or detailed wildfire risk assessments.

A number of mechanisms for managing growth in rural settlements and clusters of the Shire are proposed in Section 4. Detailed explanation of these mechanisms are provided below.

### 2.4.1 Rezoning

Where appropriate, rezoning of land is proposed in specific settlements/clusters. Generally this rezoning has been recommended to reflect the prevailing development conditions rather than identifying new development opportunities.

### 2.4.2 Settlement Boundaries

The concept of a settlement boundary is based upon

the idea of the Coastal Settlement Boundary planning provision, an outcome of the Victorian Coastal Strategy (2008).

Settlement boundaries intend to clearly define the allowable area for rural residential 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.

### 2.4.3 Cluster Boundaries

Another mechanism for containing growth has been the development of cluster boundaries for the existing 'clusters' identified throughout the Shire (Section 2.1). Cluster boundaries operate in a similar manner to the settlement boundaries but recognise that the existing subdivisions are isolated rural clusters not established settlements.

Cluster boundaries are placed around specific locations in order to delineate these clusters and prevent any future encroachment into adjoining agricultural land. Additional planning controls will be designed in this circumstance to prevent any further subdivision or additional dwelling rights of the existing lots.

### 2.4.4 Restructure Overlay

Although not currently utilised in the Colac Otway Planning Scheme, the Victorian Planning Provisions provide a framework for the implementation of a Restructure Overlay (RO) under Clause 45.05.

The key purposes of a RO are:

- *To identify old and inappropriate subdivisions which are to be restructured.*
- *To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.*

Colac Otway Shire is fairly representative of many rural municipal areas within the Western District. It has inherited, and may have contributed to, a rural landscape that appears to be 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.

A Restructure Overlay is recommended to be applied to 3 such subdivisions to prevent development of these clusters of small lots within the Farming Zone.

An additional draft policy for Housing and Subdivision in Rural areas of Colac Otway Shire is provided in Attachment 2 which could be implemented to provide further protection against adverse inappropriate development.

#### **2.4.5 Further Strategic Work**

As previously outlined, a number of settlements have been identified as having 'deferred growth' potential pending the investigation and commitment to a town-specific effluent management strategy and/or detailed wildfire risk assessments.

These studies would be priority assessments before any change in planning policy, including rezoning of land, could take place.

##### *Effluent Management Plans*

The development of a suitable effluent management plan is recommended prior to further growth of specific settlements within Water Supply Catchments. Such an effluent management plan will require detailed land capability assessment in order to stipulate the minimum lot size for the development of dwellings within the settlement. A series of options should also 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. Any proposed development in these areas must also satisfy the relevant statutory framework for Potable Water Catchments as outlined under Clause 14.02 of the the State Planning Policy Framework in addition to conforming to the controls set out in any relevant Effluent Management Plan,.

##### *Wildfire Risk Assessments*

State Government is currently in the process of developing new bushfire hazard mapping and revised state planning policy and provisions relating to bushfire risk. It is envisaged this mapping will provide a greater state wide picture to inform bushfire management and land use activities. Until such time as this mapping and the new planning provisions are introduced, it is necessary for the Rural Living Strategy to take a precautionary approach, identifying settlements where growth would otherwise be supported as having 'deferred growth' potential.

Colac Otway Shire has recently received a grant of \$120,000 from State Government to develop local policy regarding bushfire threat. It is recommended this grant be utilised to undertake further detailed assessment of fire risk in specific locations of deferred growth within the Shire.

##### *'Small Towns' Growth Plan*

Other areas requiring further strategic work have been identified in Beac, Corrooke and Alive. These towns have been identified as capable of accommodating further growth subject to further investigation. This investigation could be carried out through a variety of means including, but not limited to, a formal structure plan process or a community-based growth plan aimed at addressing relevant growth considerations for these small towns.

# 3 STRATEGIC DIRECTION

## 3.1 Overview

Contextual analysis has identified the primary focus for demand and growth is proximity to Colac and 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.

Overall the supply and demand assessment revealed there is sufficient land available to meet the demand for rural residential development within the Shire for approximately 33.3 years. However, the large majority of this supply is heavily constrained by environmental and infrastructure issues and unlikely to be developable. Further, the supply of land available for rural living opportunities is not necessarily in the higher demand areas along the coast or near the Otways. Instead the majority of land available for rural residential development is located on the outskirts of Colac and to a lesser degree, in Alive, Beeac, Birregurra, Coragulac, Cororooke and Forrest which are identified for moderate growth.

With the exception of Colac and Forrest, which are respectively located in the 'growth area' and 'highly constrained' geographic regions, the settlements identified above are located within the 'least' or 'moderate' constrained geographic regions of the Shire and have the capacity to accommodate some growth for rural residential development.

All other settlements have been identified as having low growth potential for rural residential development. No substantial change is recommended for the majority of these settlements, however there are a small number of settlements for which rezoning is proposed primarily to reflect existing development patterns.

Three settlements have been identified as having deferred growth potential pending investigation and commitment to a town-specific effluent management strategy and/or detailed wildfire risk assessment. These settlements are: Gellibrand, Lavers Hill and Beech Forest. The main impetus for further work to investigate potential growth in these towns is the desire to facilitate tourism development and encourage tourism growth within the Otways and the Great Ocean Road hinterland.

## 3.2 Growth Potential

All identified settlements and clusters within the Shire have been colour coded into four categories based on their location within the Shire and associated level of environmental constraints they are subject to.

The four categories, as illustrated in Figure 1 are:

- Growth areas
- Least Constrained settlements
- Moderately Constrained settlements
- Highly Constrained settlements

The following sections provide further detail on these categories.

### 3.2.1 Growth Areas

Shaded in green, the growth areas primarily consist of Colac/Elliminyt and Apollo Bay. Existing Strategic Plans provide further analysis on how this growth will be managed into the future.

Key features of growth areas are:

- Provision of a high range of lifestyle opportunities with a diverse variety of lots sizes and dwelling types.
- Availability of a number of public transport linkages and opportunities for connection with a range of services.
- Play key economic supporting roles to the Shire.
- Are provided with utility services such as water, sewer and electricity.

### 3.2.2 Least Constrained Settlements

The north-east 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.

Key features of the least constrained settlements are:

- Located outside the Wildfire Management Overlay and Water Supply Catchments.
- Limited public transport linkages and connections between settlements in the north-east of the Shire.

- Economic services 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.
- Utility services such as water, wastewater management and electricity are available to a limited number of settlements. The provision of these services is the responsibility of water authority's and private sector utility providers. The allocation of these services is based on a number of factors including, but not limited to, supply and demand, population growth, relevant legislation and policy, cost constraints and environmental considerations. Birregurra is the only settlement in this geographic region to be provided with reticulated sewerage.

### 3.2.3 Moderately Constrained Settlements

The north-west 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, particularly for rural living zoned land, due to the protection of high value agricultural land.

Key features of the moderately constrained settlements are:

- Located outside the Wildfire Management Overlay and Water Supply Catchments, however within the Farmland of Strategic Significance.
- Limited public transport linkages and connections between settlements in the north-west of the Shire.
- Given the size of existing settlements, community services and facilities are somewhat limited and reliant on Colac. However, there are some schools, community facilities and small scale shops available.
- Employment opportunities and the majority of commercial services are provided in Colac rather than in these settlements.
- Utility services such as water, wastewater management and electricity are available to a limited number of settlements within this area. The provision of these services is the responsibility of water authority's and private sector utility providers. The allocation of these services is based on a number

of factors including, but not limited to, supply and demand, population growth, relevant legislation and policy, cost constraints and environmental considerations. Reticulated sewerage is not currently provided to any settlements within this area.

### 3.2.4 Highly Constrained Settlements

The south of the Shire has been shaded in red. This indicates settlements within this area are highly constrained due to high wildfire risk, location of water supply catchments and/or landslip risks.

Key features of the highly constrained settlements are:

- The Wildfire Management Overlay extends over the entirety of this area indicating potential high wildfire risk.
- Water supply catchments are located within this area, with increased risks to water quality present from a reliance on septic tanks.
- Linkages and connections between settlements in the South of the Shire are limited to private car usage.
- 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.
- Employment opportunities and the majority of commercial services are provided in Colac and Apollo Bay rather than in these settlements.
- Utility services such as water, wastewater management and electricity are available to a limited number of settlements within this area. The provision of these services is the responsibility of water authority's and private sector utility providers. The allocation of these services is based on a number of factors including, but not limited to, supply and demand, population growth, relevant legislation and policy, cost constraints and environmental considerations. Reticulated sewerage is not currently provided to any settlements within this area.



### 3.3 Rural Living Zone Candidate Areas

The Rural Land Strategy 2007 identified seven candidate areas for investigation as part of this study (provided in Addendum 3 of the Context Report). Of the seven candidate areas, Barongarook – Bushbys Road, Barongarook – Everett Crescent, Barongarook – Robinson Road, Forrest and Kawarren have been supported for a rezoning of land to the Rural Living Zone and a mechanism to delineate the extent of the settlement or cluster from the surrounding rural land. The remaining Rural Living Zone candidate areas have been deferred pending detailed wildfire risk assessments and/or effluent management plans associated with the Gellibrand, Lavers Hill and Beech Forest settlements.

### 3.4 Clusters

Eight rural areas have been identified as 'clusters', essentially created as a result of historical ad hoc subdivision approvals. The Strategy proposes to recognize these areas for what they are, and recommends they be rezoned with a 'cluster boundary' placed around the area to delineate existing development and prevent future encroachment into adjoining agricultural land. Planning controls will be designed in this circumstance to prevent any further subdivision or additional dwelling rights of the existing lots.

Clusters identified are:

- Barongarook – Bushbys Road
- Barongarook – Robinson 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.

### 3.5 Rural Living Zoned land

Demand in the Shire for Colac and Elliminyt is for around 55 dwellings per annum. In addition to the vacant supply of Rural Living Zoned land (90 lots refer to Table 2), there is a supply of some 1,270 lots (refer to Table 3) throughout the non urban areas, representing some 23 years supply overall in the non urban areas.

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 (Attachment 2). 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.

The draft 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. It will provide increased guidance on circumstances when applications will or will not be supported for such uses and development.

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

**Table 2** > 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 - Robinson Road	22	3
Coragulac	15	7
Cororooke - Langdons Lane	36	21
Irrewarra - Pyles Road	36	11
Kawarren	65	20
Lavers Hill (deferred)	28	9
Warncoort	14	4
<b>TOTAL</b>	<b>321</b>	<b>90</b>

**Table 3** > Regional Demand and Supply Analysis

Characterisation		Projected Demand				Existing Supply				Analysis	
		2006-2011	2011-2016	2016-2021	2021-2026	Settlement Areas	Existing Supply*	Proposed Additional Supply*	Total Supply*	Average Annual Demand 2006-2026	Total Years Supply
Membership of Township	Major Town	39	50	49	39	Colac	1760	0	1760	44.3	39.7
						Eliminyt					
	Coastal Town	22	17	19	16	Apollo Bay	601	0	601	18.5	32.5
						Kennett River					
						Separation Creek					
						Skenes Creek					
						Skenes Creek North					
						Wye River					
	Rural Town	22	17	19	16	Barwon Downs	295	64	359	18.5	19.4
						Beeac					
						Beech Forest					
						Birregurra - Cape					
Otway Road											
Forrest											
Gellibrand											
Lavers Hill											
Carlisle River											
Lifestyle Choice	Coastal Amenity	5	4	4	4	Marengo - Alice Court	19	0	19	4.25	4.5
						Grey River					
						Johanna					
						Petticoat Creek					
						Glenaire					
						Wongarra					
	Forest Amenity	4	2	2	2	Barramunga	0	20	20	2.5	8.0
						Kawarren					
						Aire Valley					
						Cape Otway					
						Gellibrand Lower					
						Holdern Vale					
Mount Sabine											
Sugarloaf											
Tanybryn											
Wyelangta											
Function / Efficiency	Rural Huddle	7	8	6	3	Alvie	212	32	244	6	40.7
						Coragulac					
						Cororooke					
						Cressy					
						Pirron Yallock					
						Warrion					
						Barongarook - Bushbys Rd					
						Barongarook - Robinsons Rd					
						Barongarook - Everett Crescent					
						Irrewarra					
						Road					
						Warncoort					
Weeaprounah											
Farming / agricultural	5	6	4	2	Swan Marsh	3	21	24	4	6	
					Bungador						
					Cororooke - Langdons Lane						
					Balintore						
					Barpinba						
					Barunah Plains						
					Chapple Vale						
					Corunnun						
					Cundare						
					Dreeite						
					Dreeite South						
					Eurack						
					Ferguson						
					Gerangamete						
					Irrewillipe						
					Irrewillipe - Swan Marsh Road						
					Larpent						
					Murroon						
					Nalangil						
					Ombersley						
					Ondit						
					Pennyroyal						
					Stonyford						
					Weering						
Whoorel											
Wingeel											
Wool Wool											
Yeo											
Yeodene											
Yuulong											
		104	121	122	98	2,890	137	3,027	98.05	30.9	

\* It is recognised that some titles may be able to yield a higher number should they be subdivided in the future  
 Further subdivision: It is noted that this is not expected to be significant

Notes:

1. This table is for residentially zoned lots only. Consequently supply is low for farming/agricultural, with the majority of lots located in the farming zone; and also low for coastal amenity and forest amenity with the majority of lots zoned Rural Conservation.
2. Wye River, Separation Creek and Kennett River vacant lots assessments based on 2005 data (from Structure Plans)
3. Apollo Bay data from the Apollo Bay land and supply review 2011
4. Colac data from the Colac Structure Plan

## 4 SETTLEMENT APPRAISALS

Each settlement and cluster has been appraised against a consistent framework of considerations. Recommendations for the future role of each settlement and cluster, the intended outcomes for each settlement and cluster, 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 and cluster 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 discussed in Section 3.3.

To aid location of settlements and clusters, an A4 page has been provided on the last page of the Strategy, to be read with the settlement appraisals.

## Settlement/Cluster Appraisals Index

### Levels of Constraint

	Growth Area
	Least Constrained
	Moderately Constrained
	Highly Constrained

Settlement/Cluster	Page No.
Colac / Elliminyt	85
Barpinba	48
Barunah Plains	53
Beeac	60
Birregurra	70
Cressy	109
Eurack	119
Irrewarra	146
Irrewarra - Pyles Road	148
Murroon	181
Ombersley	185
Ondit	187
Pennyroyal	189
Warncoort	208
Weering	218
Whoorel	220
Wingeel	222
Yeo	230
Yeodene	232
Alvie	22
Balintore	33
Barongarook - Everett Crescent	40
Bungador	75
Coragulac	92
Cororooke	99
Cororooke - Langdons Lane	104
Corunnun	107
Cundare	113
Dreeite	115
Dreeite South	117
Irrewillipe	152
Irrewillipe - Swan Marsh Road	154
Larpent	166
Nalangil	183
Pirron Yallock	193

Stonyford	199
Swan Marsh	203
Warrion	212
Wool Wool	226
Apollo Bay/Marengo	27
Barongarook - Bushbys Rd	35
Barongarook - Robinson Rd	44
Barramunga	50
Barwon Downs	55
Beech Forest	65
Cape Otway	77
Carlisle River	79
Chapple Vale	83
Ferguson	121
Forrest	123
Gellibrand	130
Gellibrand Lower	136
Gerangamete	138
Glenaire	140
Grey River	142
Hordern Vale	144
Johanna	158
Kawarren	161
Lavers Hill	168
Marengo - Alice Court	177
Mount Sabine	179
Petticoat Creek	191
Skenes Creek North	197
Sugarloaf	201
Tanybryn	206
Weeaprounah	216
Wongarra	224
Wyelangta	228
Yuulong	234

# ALVIE

Role	Village
Main features	<ul style="list-style-type: none"> <li>– Established settlement on Corangamite Lake Road, approximately 18km north of Colac.</li> <li>– Small rural community consisting of approximately 20 dwellings, a primary school, netball courts, recreation reserve and club rooms.</li> <li>– Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming.</li> <li>– Limited service provision with no reticulated sewerage or gas. However, Alvie is connected to town water and receives weekly waste collection services.</li> <li>– 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.</li> <li>– 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.</li> <li>– Majority of existing development fronts Corangamite Lake Road with lots ranging in size from 1,000 to 5,000sqm.</li> <li>– 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.</li> <li>– 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.</li> <li>– Council, in partnership with community and user groups, have recently completed a major redevelopment of facilities at the Alvie Recreation Reserve.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development encourages rural residential growth and development in established settlements with access to key services and infrastructure.</li> <li>– The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007) and has a high agricultural capability.</li> <li>– 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.</li> <li>– 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.</li> <li>– Colac Otway Heritage Study (2003) details the establishment and expansion of Alvie and nominates a number of locally significant heritage sites.</li> </ul>

Zones / overlays	<ul style="list-style-type: none"> <li>- Majority of existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming.</li> <li>- The Red Rock lookout and reserve is included in the Public Conservation and Resource Zone.</li> <li>- The Public Use Zone applies to the Alvie Consolidated School and the Barwon Water storage facility at 1086 Corangamite-Lake Road.</li> <li>- The Heritage Overlay has been applied to the Red Rock Reserve (HO3), Coragulac House and Washington Palm (HO1) and Glen Alvie (HO2).</li> <li>- The Significant Landscape Overlay (SLO1) – Valleys, Plains and Landscapes Precinct applies to lots on the southern side of Corangamite-Lake Road.</li> <li>- The entire town is covered by the Environmental Significance Overlay (ESO1) – Warrion Groundwater Overlay whilst the majority of land in the township is covered by the Environmental Significance Overlay (ESO2) – Lakes, Wetlands and Watercourses.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- 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.</li> <li>- The settlement is within easy commuting distance to Colac and is likely to attract people seeking a rural lifestyle.</li> <li>- 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.</li> <li>- A small expansion of the Township Zone would facilitate future growth of the settlement and help alleviate demand for rural residential lifestyle development given the lack of opportunities available elsewhere without significant loss of productive agricultural land.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- 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).</li> <li>- The lack of reticulated sewerage requires all landowners to treat and dispose of wastewater onsite.</li> <li>- Zoning of surrounding land to the Rural Living Zone would result in a net loss of productive agricultural land. However, small expansion of the Township Zone could promote future growth that supports the community and retention of infrastructure, including the school.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>

Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– Future supply is limited to approximately 8 vacant lots within the Township Zone.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Moderate</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect limited infill on existing vacant lots and unsubdivided farming properties that form part of the township.</li> <li>– 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.</li> <li>– There are 7 existing dwellings on lots fronting Corangamite-Lake Road at the eastern 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.</li> <li>– Rezoning of land to the Rural Living Zone is to be generally discouraged due to the high value of surrounding agricultural land. However there may be potential for limited Township Zone expansion that allows some additional dwellings to consolidate community services whilst not utilising too much agricultural land. This is particularly important given the demand and lack of opportunity for growth elsewhere in the Shire.</li> <li>– Long term investigation areas have been identified for Alvie opposite the school and adjacent to the recreation reserve and sports oval in order to identify opportunities for potential future growth of the town. It is recommended that a structure plan or community-based growth plan be undertaken for Alvie to determine more accurately the capacity for infill development, corresponding effluent management issues and to investigate potential locations for expansion of the Township Zone.</li> <li>– 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.</li> </ul>

Planning Scheme changes

- 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 identifying the 'investigation areas' and discouraging further residential growth beyond these areas which 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.

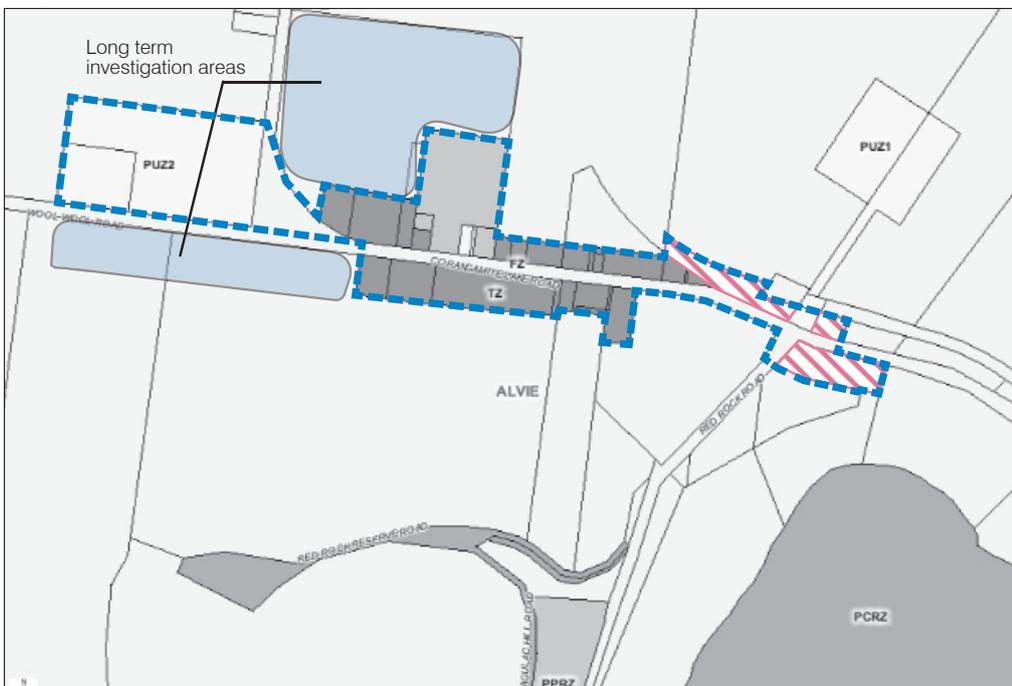
Alvie Existing Zoning Map



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
- Rezone to Township

Alvie Aerial



# 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"> <li>- 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).</li> <li>- 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.</li> <li>- Marengo is separated from Apollo Bay by a floodplain and situated about 2 km from the centre of the commercial centre of Apollo Bay.</li> <li>- Apollo Bay has a permanent resident population of around 1,164 people (2006 census) with 50% of the population employed in local businesses.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- A small industrial precinct is located to the west of the town centre and contains the waste transfer station.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>

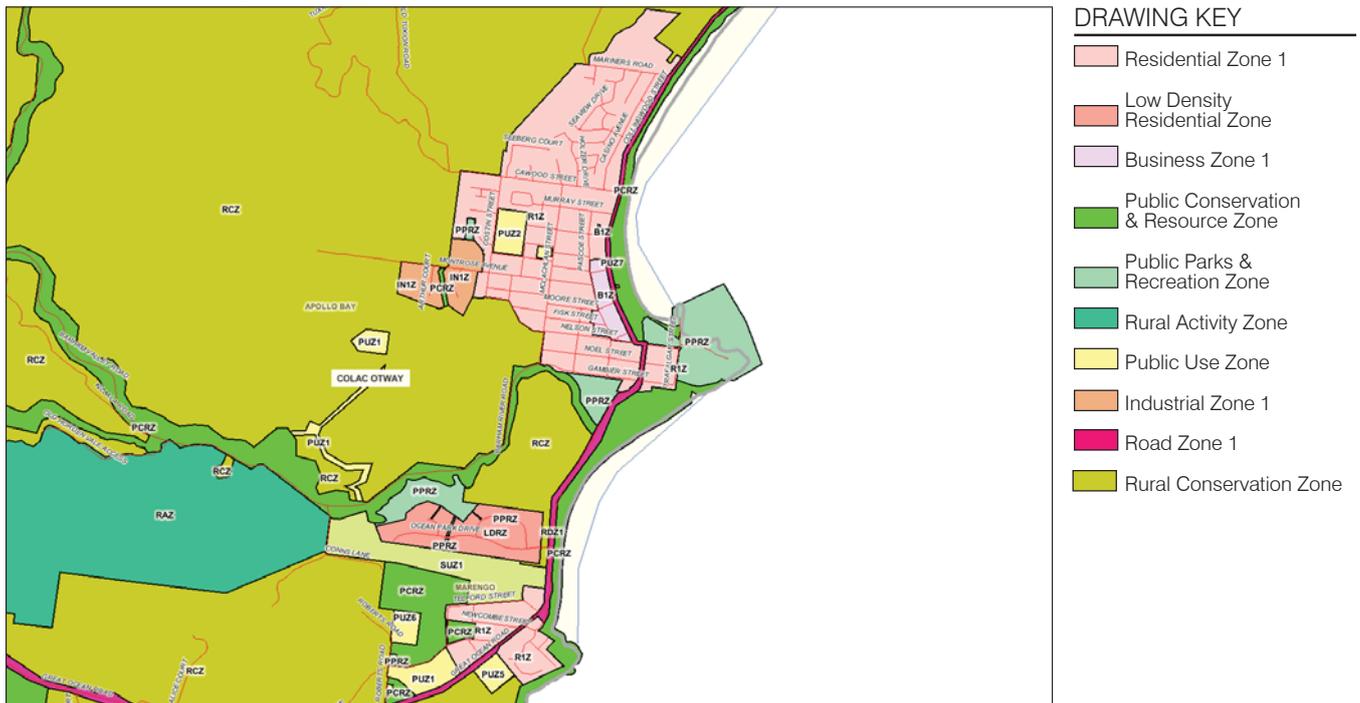
Policy / strategy references

- 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 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.
- The Great Ocean Road Region 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.
- The draft Apollo Bay Settlement Boundary and Urban Design Review identifies a possible development area north of Mariners Vue but rules out development in the western investigation area in response to the Minister for Planning’s 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.

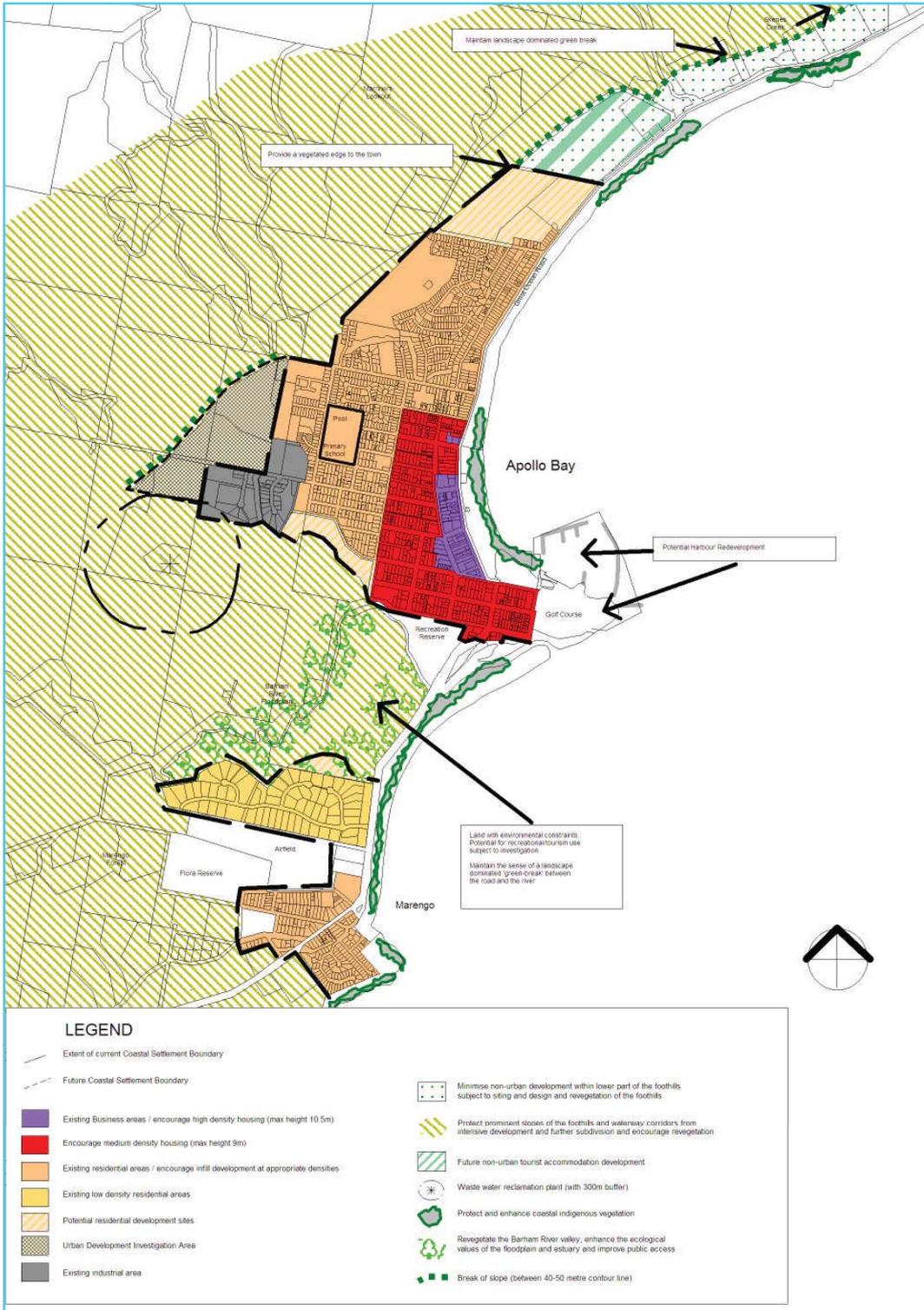
<p>Zones / overlays</p>	<ul style="list-style-type: none"> <li>- The Business 1 Zone extends along Great Ocean Road generally from Nelson to just north of Hardy Street and from Great Ocean Road to Pascoe Street to the west.</li> <li>- The Industrial 1 Zone has been applied to the industrial precinct 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.</li> <li>- The existing residential development surrounding the commercial precinct to the north, west and south is included in the Residential 1 Zone.</li> <li>- 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.</li> <li>- An area to the south-west of the township has been included in the Rural Activity Zone to encourage tourist related development.</li> <li>- 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.</li> <li>- The Land Subject to Inundation Overlay generally applies to the floodprone area between Apollo Bay and Marengo.</li> <li>- The Environmental Significance Overlay has been applied to the area surrounding the Apollo Bay, Marengo and Skenes Township and implements the objectives of GORRLAS.</li> <li>- 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 specific areas and expansion over the overlay to the north when a planning scheme amendment is prepared.</li> </ul>
<p>Opportunities for development</p>	<ul style="list-style-type: none"> <li>- Opportunities exist for further green field subdivision of residential zoned land and infill development within the existing settlement boundaries.</li> </ul>
<p>Constraints on development</p>	<ul style="list-style-type: none"> <li>- State and local strategies recommend that no development be supported beyond the 40 metre contour mark and settlement boundary.</li> <li>- Apollo Bay is nestled in the valley at the foothills of the Otway Ranges. The landscape is recognised as a significant landscape.</li> <li>- Upgrades to the current water supply will be required to support future urban growth and cater for the influx of tourists during summer period.</li> </ul>

Wildfire Risk	– 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	– The draft Apollo Bay Settlement Boundary Review (2011) identifies a total of 520 residential lots available for development, 8 of which are broadhectare Residential 1 Zoned land likely to be subdivided further.
Growth Potential	<p>– High</p> <p>– The draft Apollo Bay Settlement Boundary Review (2011) identifies approximately 35 ha of available for residential development in Apollo Bay, yielding an estimated 220 lots in Apollo Bay and Marengo once developed.</p> <p>– The Apollo Bay Settlement Boundary Review estimates that the existing residential land supply is likely to meet demand for around 10.5-11.5 years based on a take up rate of 50-55 dwelling approvals per year.</p> <p>– It is noted there is no land zoned Rural Living within Apollo Bay and future development is to be contained within the existing boundary, except possibly land between Mariners Vue and Wild Dog Creek.</p>
Recommended Outcomes	<p>– Apollo Bay continues to provide opportunities for infill residential development and urban expansion within existing zoned land.</p> <p>– Confirm the settlement boundaries for the township and highlight future potential of land for residential development.</p>
Planning Scheme Changes	– It is recommended that the recommendations of the Apollo Bay Structure Plan and the Apollo Bay Settlement Boundary and Urban Design Review be supported.

Apollo Bay & Marengo Existing Zoning Map



# Apollo Bay and Marengo Framework Plan



Apollo Bay / Marengo Aerial



# BALINTORE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– A few scattered houses located on the north-west banks of Lake Colac.</li> <li>– Mainly farming land.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land within the Farming Zone.</li> <li>– Land covered by Environmental Significance Overlay (ESO1), to protect the Warrion Groundwater Area.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No identified opportunities for development.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– The lack of services and relative isolation mean that it does not satisfy the criteria of Ministerial Direction #6 for rural residential development.</li> <li>– 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.</li> <li>– The area's inclusion in the Farming Zone and 'Farmland of Strategic Significance' effectively prohibits any further subdivision of existing lots.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Negligible identifiable demand.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

Balintore Existing Zoning Map



DRAWING KEY

- Public Conservation and Resource Zone
- Farming Zone

# BARONGAROOK – BUSHBYS ROAD

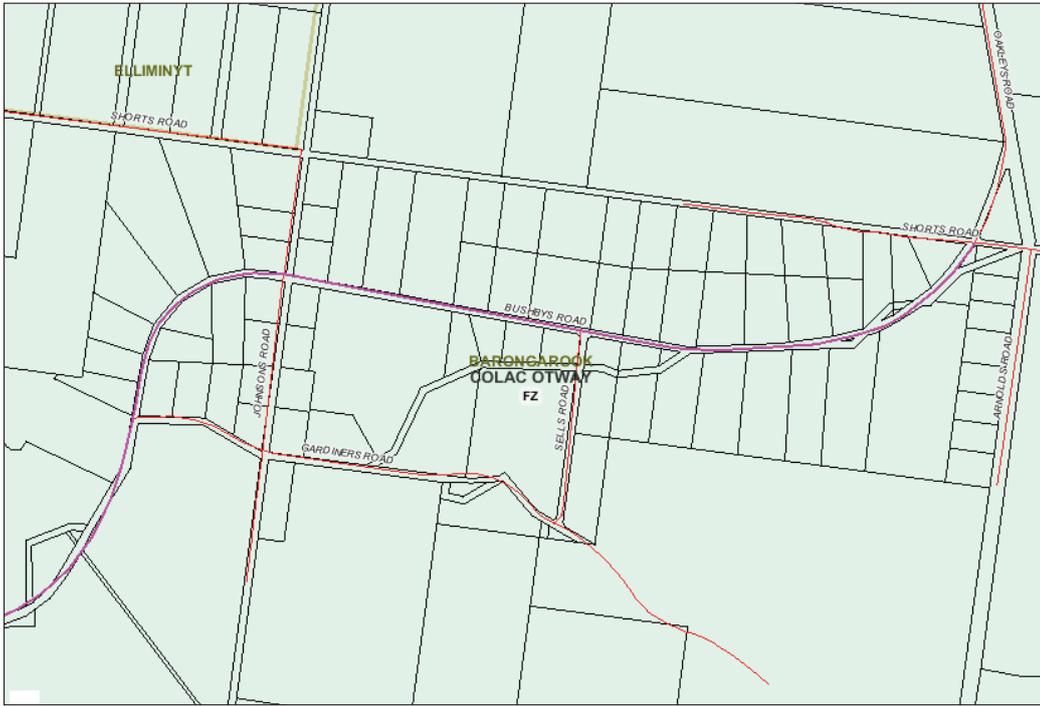
Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– Established rural residential subdivision on Bushbys Road, approximately 8km south of Colac.</li> <li>– Existing subdivision comprises 76 lots ranging in size from 1 – 12.8ha.</li> <li>– Majority of the lots have been developed with only 12 vacant lots remaining.</li> <li>– 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.</li> <li>– A sand quarry operates on a 13.3ha lot between Gardiners and Bushbys Road and is surrounded by existing rural residential development.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> <li>– The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007).</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– The existing subdivision and surrounding land is zoned Farming.</li> <li>– All land within the subdivision is covered by the following overlays:               <ul style="list-style-type: none"> <li>– Erosion Management Overlay;</li> <li>– Wildfire Management Overlay;</li> <li>– Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments;</li> <li>– Significant Landscape Overlay Schedule (SLO1) – Valleys, hills and plains landscape precinct; and</li> <li>– Vegetation protection Overlay (VPO1) – Significant and remnant vegetation.</li> </ul> </li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are primarily restricted to infill on existing vacant lots.</li> </ul>

Constraints on development	<ul style="list-style-type: none"> <li>– The areas inclusion in the Farming Zone and Farmland of Strategic Significance effectively prohibits any further subdivision of existing lots.</li> <li>– The subdivision sits within a water supply catchment which restricts dwelling density and further subdivision potential.</li> <li>– The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> <li>– The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area is heavily vegetated and located within close proximity to the northern perimeter of the Otway's National Park.</li> <li>– In 2009 the CFA identified Barongarook as one of the 52 highest fire risk communities in Victoria.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– The area's inclusion in the Farming Zone restricts its future development potential and effectively prohibits any further subdivision.</li> <li>– The current supply is limited with approximately 12 vacant lots remaining within the existing subdivision.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>– 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 water supply catchment area, the high agricultural value of surrounding land and extreme bushfire risk.</li> <li>– The cluster's current inclusion in the Farming Zone is considered inappropriate as this is inconsistent with the established rural residential land use that dominates the cluster and the fact that the land has been removed from agricultural production .</li> <li>– 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 land use.. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Establish a defined Cluster Boundary recognising the subdivision as a cluster rather than an established settlement.</li> <li>– Rezone the existing subdivision from Farming to Rural Living Zone.</li> <li>– Introduce a minimum lot size of 8ha in the Schedule to Rural Living Zone to prevent any further subdivision of existing lots.</li> <li>– Introduce new local policies into the MSS discouraging further residential growth and development in this area.</li> </ul>

## Submissions

- Two submissions received requesting 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 Rural Living Zone to restrict future development to a single dwelling on all existing lots within the cluster.
- A submission was received from Barwon Water which questioned the inclusion of some lots within the cluster boundary and requested the consideration of applying a Restructure Overlay to prevent unrealistic expectations arising from the rezoning of lots to the Rural Living Zone. The application of a Restructure Overlay may be considered unnecessary for this area given that a minimum lot size for subdivision will be established to prohibit any further subdivision of lots within the cluster boundary and there are adequate planning controls to ensure that any other sensitive uses will trigger the need for a planning permit.
- Four submissions 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

1 dwelling maximum

Barongarook - Bushbys Road Aerial



# BARONGAROOK - EVERETT CRESCENT

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>- Established rural residential subdivision at the intersection of Everett Crescent and Forans Road, approximately 9km south of Colac.</li> <li>- Subdivision comprises a cul-de-sac of 31 lots ranging in size from 0.5 – 3.1ha.</li> <li>- Largely built out with existing dwellings on approximately 29 lots.</li> <li>- The settlement is a residential community only, with no commercial premises, general store or social infrastructure.</li> <li>- Limited service provision with no gas, reticulated sewerage or water.</li> <li>- Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming.</li> <li>- The area has high amenity values and is characterised by sweeping vistas and a picturesque rural outlook.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- The area is included in the ‘Farmland of Strategic Significance’ identified in the Rural Land Strategy (2007) and has a high agricultural capability.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Existing subdivision and all surrounding land is included in the Farming Zone.</li> <li>- All lots are covered by the Significant Landscape Overlay (SLO1) – Valleys Hills and Plains Precinct.</li> <li>- All lots are included in the Erosion Management Overlay and potentially subject to landslip risk.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- Opportunities for development are limited to infill on a small number of existing vacant lots.</li> <li>- The cluster is within easy commuting distance to Colac and is likely to attract people seeking a rural lifestyle.</li> <li>- The cluster is within close proximity to a range of services and facilities available in Colac and Elliminyt.</li> </ul>

Constraints on development	<ul style="list-style-type: none"> <li>- The areas current inclusion in the Farming Zone effectively prohibits any further subdivision of existing lots.</li> <li>- The cluster's isolated location and the lack of existing services/infrastructure suggest that intensification or expansion would not satisfy Ministerial Direction # 6.</li> <li>- Lack of reticulated sewerage restricts subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>- 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.</li> <li>- Potential landslip risks as identified by the Erosion Management Overlay.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Limited supply remaining given the subdivision is almost fully developed with only 2 or 3 vacant lots remaining.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>- 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.</li> <li>- The cluster's current inclusion in the Farming Zone is considered inappropriate as this is inconsistent with the established rural residential land use that dominates the cluster and the fact that the land has been removed from agricultural production.</li> <li>- 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 land use.. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Establish a defined cluster boundary recognising the subdivision as a cluster rather than an established settlement.</li> <li>- Rezone from Farming to Rural Living Zone.</li> <li>- Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots.</li> <li>- Introduce new local policies into the MSS discouraging further residential growth and development within this area.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>- 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.</li> </ul>

Barongarook - Everett Crescent Existing Zoning Map



DRAWING KEY

 Farming Zone

Proposals / Barongarook - Everett Crescent



DRAWING KEY

 Proposed Cluster Boundary

 Rezone to Rural Living

Barongarook - Everett Crescent Aerial



# BARONGAROOK – ROBINSON ROAD

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– Established rural residential subdivision at the intersection of Robinson Road and Parkes-Lodge Road, approximately 13km south of Colac.</li> <li>– Existing subdivision comprises 22 lots ranging in size from 1.5 – 4.9ha.</li> <li>– Majority of the lots have already been developed with only 3 vacant lots remaining.</li> <li>– Located on the edge of the Otway's, the subdivision directly abuts the national park, is heavily vegetated and has high amenity values.</li> <li>– The area is characterised by dense native vegetation and a picturesque rural outlook.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> <li>– The recommendations of the Bushfire Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land within the Farming Zone.</li> <li>– All land covered by Erosion Management Overlay (EMO1), Wildfire Management Overlay (WMO) and Significant Landscape Overlay (SLO1) - valleys, hills and plains landscape precinct.</li> <li>– The entire cluster is within a water supply catchment despite current mapping only displaying part of the cluster as covered by the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are currently limited to infill on a limited number of existing vacant lots.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– The subdivision is bounded on three sides by the Otway's National Park which serves to restrict future rural residential expansion.</li> <li>– The area's inclusion in the Farming Zone effectively prohibits any further subdivision of existing lots.</li> <li>– The subdivision sits within a water supply catchment which restricts dwelling density and further subdivision potential.</li> <li>– The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> <li>– The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– 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.</li> <li>– 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.</li> </ul>

Wildfire Risk	<ul style="list-style-type: none"> <li>– The area is heavily vegetated and located within close proximity to the northern perimeter of the Otway's National Park.</li> <li>– 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.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– The cluster's current inclusion in the Farming Zone restricts its future development potential and effectively prohibits any further subdivision.</li> <li>– The current supply is limited with only 3 heavily vegetated vacant lots remaining within the existing subdivision.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>– 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 water supply catchment area, the high agricultural value of surrounding land and extreme bushfire risk.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Establish a defined cluster boundary recognising the subdivision as a cluster rather than an established settlement.</li> <li>– Rezone the existing subdivision from Farming to Rural Living Zone.</li> <li>– Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots.</li> <li>– Introduce new local policies into the MSS discouraging further residential growth and development within this area.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– Two submissions received in support of the proposed rezoning.</li> <li>– Barwon Water made a submission requesting that the entire cluster be recognised as within a water supply catchment. The mapping for Schedule 3 to the Environmental Significance Overlay wrongly displays that only part of the Barongarook - Robinsons Road cluster is placed within a water supply catchment.</li> </ul>

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

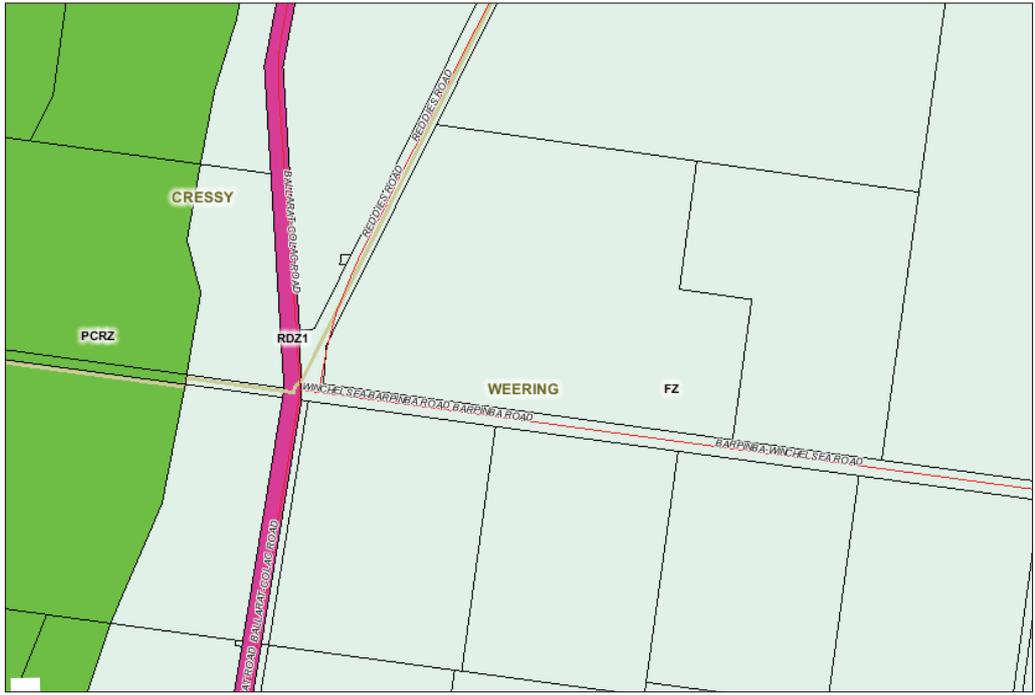
Barongarook - Robinson Road Aerial



# BARPINBA

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Large lots used for farming.</li> <li>– 1 dwelling on Barpinba Road.</li> <li>– Negligible services.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land in Farming Zone.</li> <li>– No overlays on land east of Ballarat-Colac Road.</li> <li>– 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.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Negligible identifiable demand.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

Barpinba Existing Zoning Map



DRAWING KEY

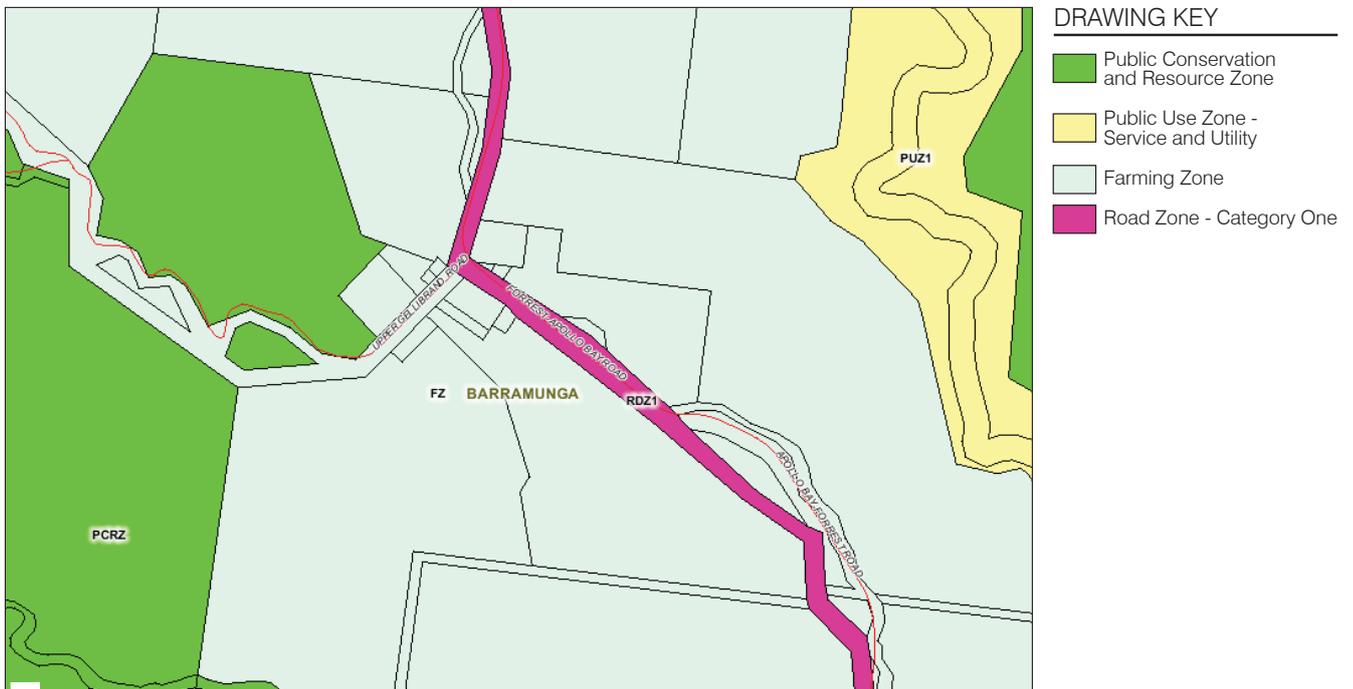
- Public Conservation and Resource Zone
- Farming Zone
- Road Zone - Category One

# BARRAMUNGA

Role	Locality
Main features	<ul style="list-style-type: none"> <li>- Located on Forrest-Apollo Bay Road.</li> <li>- Approximately 8 smaller lots with 2 or 3 existing dwellings.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the beginning of Barramunga Township from the 1860s.</li> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Developed land in Farming Zone</li> <li>- Land to west and east of the locality zoned Public Conservation and Resource Zone, also Public Use Zone – Service and Utility.</li> <li>- Land covered by Erosion Management and Wildfire Management Overlays.</li> <li>- Land to the south of Upper Gellibrand Road and land to the east of Forrest-Apollo Bay Road is also subject to the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>- Lack of reticulated water, sewerage and wastewater services.</li> <li>- Located in water supply catchment which restricts dwelling density and subdivision potential.</li> <li>- 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Heavily vegetated area with high fire risk as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- There is evidence that residential demand exists in this area, however it is generally located on isolated blocks on the outskirts of the cluster.</li> <li>- Given the potential fire risks in the area and direction for State Government around consolidation of settlements, such development is not recommended.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>

Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> <li>- 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 location within the Erosion Management Overlay and within a water supply catchment.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Propose no changes to Planning Scheme.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- Barwon Water also made a submission which suggested minor administrative corrections to the Settlement Appraisal table for the Barramunga locality and requested additional commentary on constraints to development and the proposed recommendations for Barramunga. Barwon Water also requested that numerous parcels of land to the east of Forrest-Apollo Bay Road that were previously owned by Barwon Water be rezoned from the Farming Zone to the Public Conservation and Resource Zone. While Barwon Water's changes to the Settlement Appraisal table are supported it is considered that the zoning recommendations proposed in the submission would be more suited for inclusion within a zoning errors corrections amendment.</li> </ul>

Barramunga Existing Zoning Map



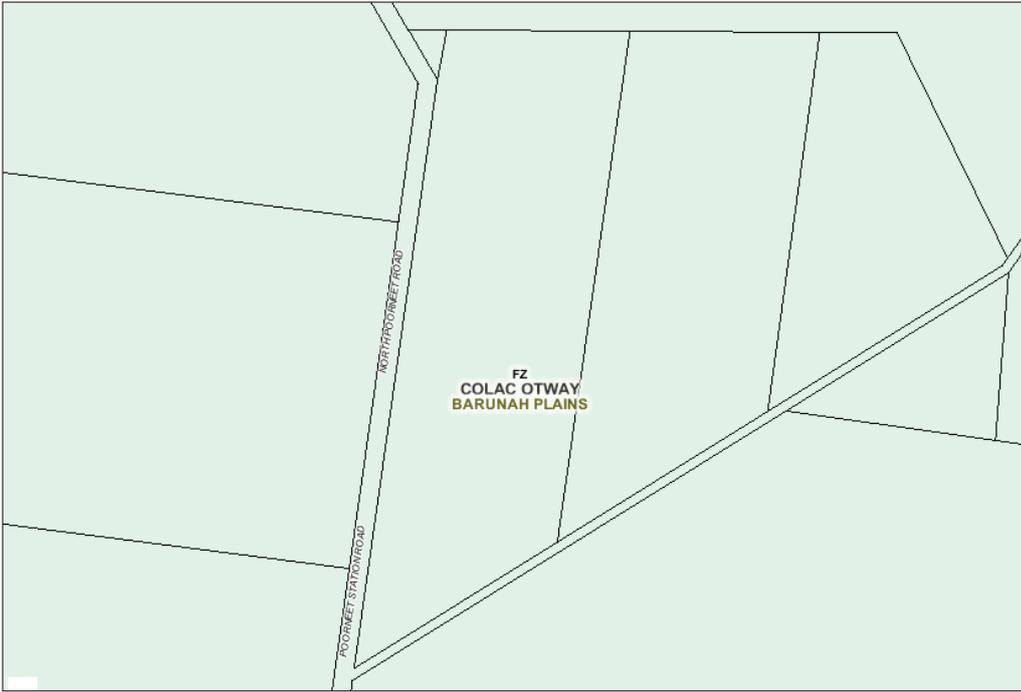
Barramunga Aerial



# BARUNAH PLAINS

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Scattering of houses within the locality associated with farming activities.</li> <li>– Situated at the northern boundary of the Colac Otway Shire.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land within Farming Zone.</li> <li>– No overlays.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– The lack of services and relative isolation mean that it does not satisfy the criteria of Ministerial Direction #6 for rural residential development.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Negligible demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– No changes are proposed to the Planning Scheme.</li> </ul>

Barunah Plains Existing Zoning Map



DRAWING KEY

 Farming Zone

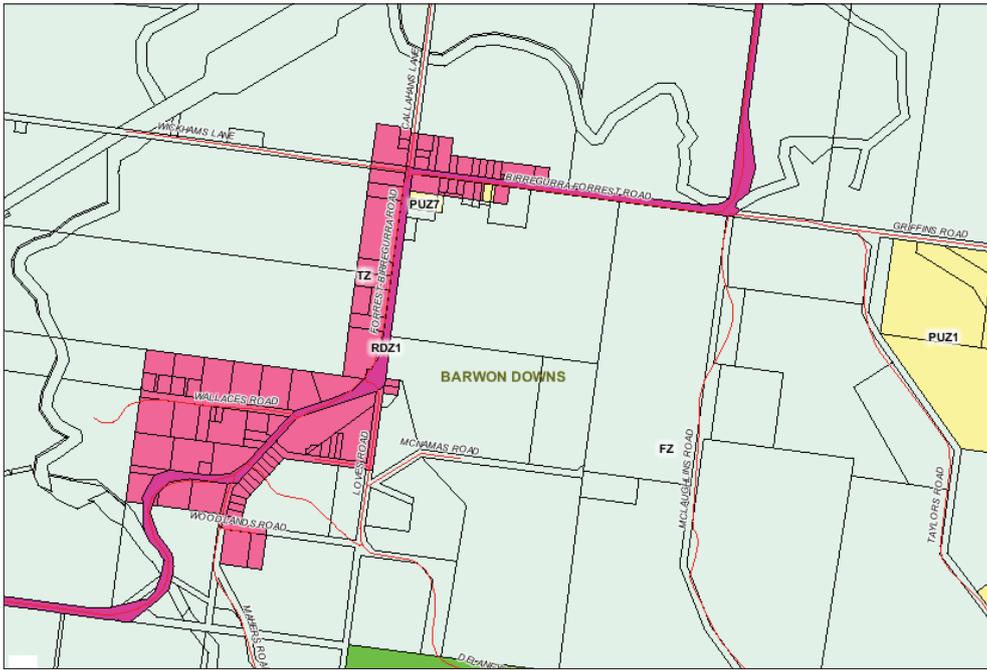
# BARWON DOWNS

Role	Town
Main features	<ul style="list-style-type: none"> <li>- Established township on Birregurra-Forrest Road, approximately 8km north of Forrest and 17km south of Birregurra.</li> <li>- Existing township comprises approximately 86 lots ranging in size from 1,000sqm – 2ha.</li> <li>- Most lots are already developed with approximately 15 vacant lots remaining.</li> <li>- 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.</li> <li>- Serviced by a public hall, tennis and netball courts, playground, CFA shed and a general store.</li> <li>- 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.</li> <li>- Land to the south of town is characterised by pockets of dense, native vegetation abutting the northern perimeter of the Great Otway National Park.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Barwon Downs Township Master Plan was completed in 2006 and identifies a range of priority infrastructure and public realm improvements.</li> <li>- Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure.</li> <li>- 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.</li> <li>- 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.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Majority of existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming.</li> <li>- The Public Use Zone 7 – Other Public Use applies to the former school site and public hall.</li> <li>- 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).</li> <li>- All land within the township is covered by the-Erosion Management Overlay, Wildfire Management Overlay and Environmental Significance Overlay (ESO3) – Water Supply Catchments.</li> </ul>

Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are currently limited to infill on a limited number of existing vacant lots.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– The settlement is bounded on three sides by productive agricultural land which serves to restrict future rural residential expansion.</li> <li>– Recent landslide susceptibility mapping undertaken by the CCMA and Council suggests that landslip risk is limited to the southern edge of the township around the creek.</li> <li>– 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.</li> <li>– The township and surrounding farmland is located within a water supply catchment area restricting dwelling density and development potential.</li> <li>– The lack of existing services/infrastructure suggests that further expansion would not satisfy Ministerial Direction # 6.</li> <li>– The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Land to the south of the township is heavily vegetated and abuts the northern perimeter of the Great Otway National Park.</li> <li>– In 2009 the CFA identified Barwon Downs as one of the 52 highest fire risk communities in Victoria.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Demand in this area is low, demonstrated by a slow take up of remaining vacant lots within the Township Zone.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>

<p>Recommended outcomes</p>	<ul style="list-style-type: none"> <li>- Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>- Further expansion of the township is to be discouraged due to a lack of services/ infrastructure, its inclusion in a water supply catchment area, the agricultural and environmental value of surrounding land and the area's extreme bushfire risk.</li> <li>- 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.</li> <li>- 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.</li> <li>- Introduce a settlement boundary around all Township Zoned land to provide a clear boundary to restrict future residential growth and development.</li> </ul>
<p>Planning Scheme changes</p>	<ul style="list-style-type: none"> <li>- Expand the coverage of the Township Zone to include land at 1609 and 1615 Birregurra-Forrest Road and 7 Loves Road.</li> <li>- Introduce new local policies into the MSS discouraging further residential growth and development within this area.</li> <li>- Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township.</li> </ul>
<p>Submissions</p>	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Barwon Water made a submission declaring that it would consider dwelling proposals for vacant lots in the existing township zone within Barwon Downs, provided it is demonstrated that wastewater will be contained on-site..</li> </ul>

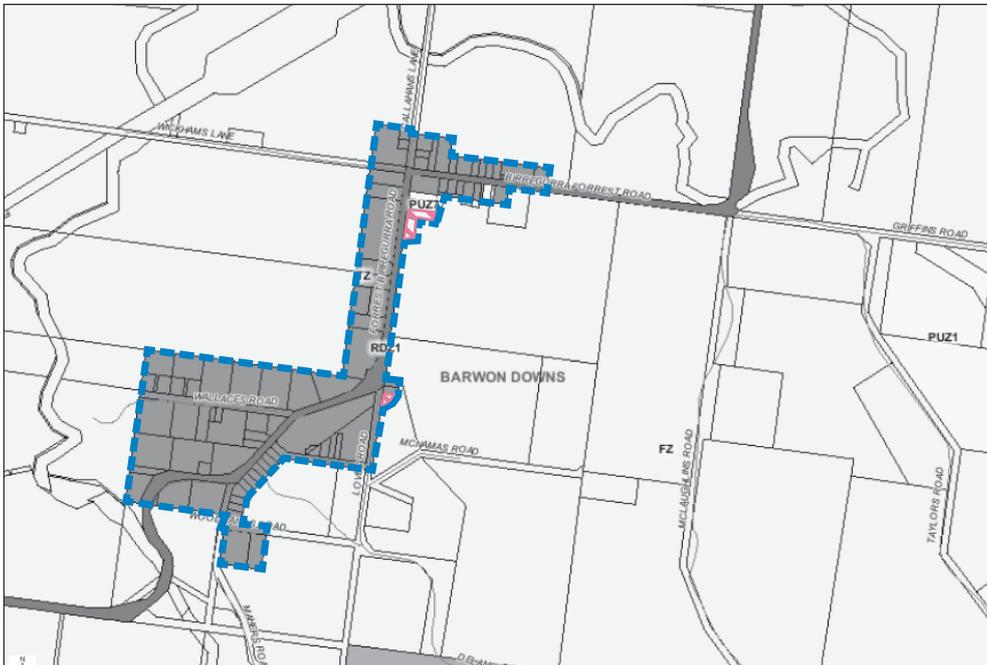
Barwon Downs Existing Zoning Map



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
- Rezone to Township

Barwon Downs Aerial



# BEEAC

Role	Town
Main features	<ul style="list-style-type: none"> <li>– Established township located on Colac-Ballarat Road approximately 20km north of Colac and 81km south of Ballarat.</li> <li>– Situated on the eastern edge of Lake Beeac, the community consists of approximately 74 dwellings and has an estimated permanent population of 200 people.</li> <li>– Existing commercial development occupies the western side of Main Street and presents as a largely intact heritage streetscape.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> <li>– Surrounding land in all directions is used for agricultural purposes, predominantly dairy farming.</li> <li>– Limited service provision with no reticulated sewerage or gas. However, Beeac is connected to town water and receives weekly waste collection services.</li> <li>– There is a considerable amount of vacant, developable land in the existing Township Zone area, although some of this may be required to service effluent disposal and may not be available for residential development.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– The Beeac Urban Design Framework Plan completed in 2002 and updated in 2007, identifies a range of priority infrastructure and public realm improvements.</li> <li>– Ministerial Direction # 6 – Rural Residential Development encourages growth and development close to existing settlements with key services and infrastructure.</li> <li>– 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.</li> <li>– 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.</li> <li>– The proposed Salinity Management Overlay (SMO) would cover land on the western edge of town along the perimeter of Lake Beeac.</li> <li>– Colac Otway Heritage Study (2003) details the establishment and expansion of Beeac and nominates a number of locally significant heritage sites and precincts.</li> </ul>

Zones / overlays	<ul style="list-style-type: none"> <li>- Majority of existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming.</li> <li>- Lake Beeac abuts the western edge of town and is included in the Public Conservation and Resource Zone.</li> <li>- The Public Use Zone applies to four sites including the primary school, CFA shed and Council depot.</li> <li>- The Heritage Overlay has been applied to seven individual sites and the entire commercial precinct.</li> <li>- The Land Subject to Inundation Overlay applies to Lake Beeac and to flood prone land approximately 450m east of Main St along Mingawalla Road.</li> <li>- The Environmental Significance Overlay (ESO1) – Warrion Groundwater Area applies to all land west of Colac-Ballarad Road.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- Considerable opportunities for infill development with approximately 74 vacant lots within the Township Zone area, although it is recognised that some of this land will be required for on site effluent disposal.</li> <li>- The settlement is within commuting distance to Colac and Ballarat and would be attractive to people seeking an affordable rural lifestyle.</li> <li>- 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. As such Beeac is one of the few towns suitable for growth in the Shire, particularly due to the low level of environmental constraints.</li> <li>- Land to the east of main Road is not classified as ‘farmland of strategic significance’ and sits outside of the Warrion Groundwater area.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- The township is surrounded on all sides by farmland and further residential expansion would result in a net loss of productive agricultural land, although it is noted this land falls outside of the Farmland of Strategic Significance.</li> <li>- 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- There is currently 38 ha of Township Zone land that includes an estimated 241 lots, of which approximately 70 are vacant. It is recognised that some of this land is potentially undevelopable due to the necessity of providing on site effluent disposal.</li> <li>- Historically, residential demand in Beeac has been low, as evidenced by the extremely slow take up of vacant land in the Township Zone.</li> <li>- 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Moderate.</li> </ul>

Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect limited infill on existing vacant lots and development in the new subdivision to the west.</li> <li>- It is important to support future growth in Beeac given the level of existing infrastructure and limited environmental constraints. It is one of the few towns in the Shire where growth is possible. 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.</li> <li>- Land east 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'.</li> <li>- Long term investigation areas have been identified for Beeac around Missen Street, Lang Street &amp; Pink Street as well as opposite existing residential development to the east Main Street. It is recommended that a more detailed assessment of these sites and the Beeac township be undertaken. to determine the capacity for infill development, corresponding effluent management issues and potential locations for the expansion of the Township Zone and/or rural-residential development.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Introduce a defined settlement boundary to establish the limits of the township.</li> <li>- Introduce new local policies into the MSS identifying the 'investigation areas' and discouraging further residential growth beyond these areas which would result in the loss or fragmentation of agricultural land.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>- Three submissions received requesting rezoning of 7 and 10 Lang Street and surrounding areas from FZ to RLZ. This land has been identified as a long term investigation area for future residential development.</li> </ul>



Beeac Aerial



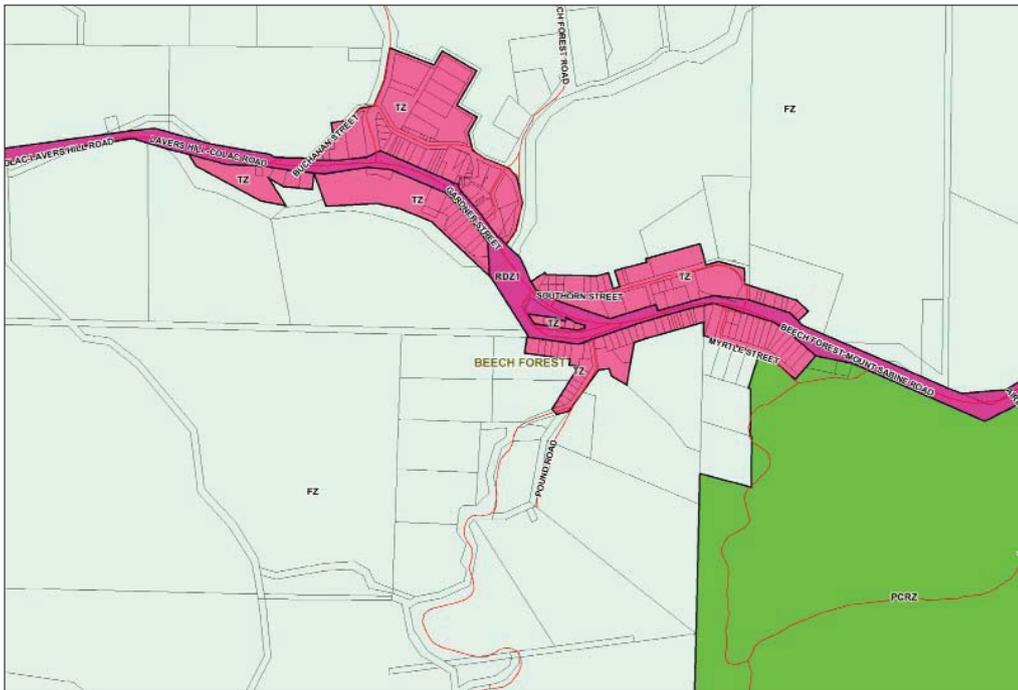
# BEECH FOREST

Role	Town
Main features	<ul style="list-style-type: none"> <li>- Established township on Beech Forest-Lavers Hill Road, approximately 44km south of Colac and 17km northeast of Lavers Hill.</li> <li>- 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.</li> <li>- The 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. Ranging in size from 1 to 6ha, the majority of these lots are in separate ownership with many already developed for rural residential purposes.</li> <li>- Serviced by a public hall, recreation reserve, CFA shed, pub, café, and accommodation providers.</li> <li>- The township is located on a ridge line which provides sweeping views of forest and rural farmland in all directions.</li> <li>- Surrounding land is partially cleared, with some large pockets of remnant native vegetation, and predominantly used for agriculture, grazing and rural residential development.</li> <li>- The Great Otway National Park abuts the eastern edge of town.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- The Beech Forest Township Master Plan was completed in 2004 and identifies a range of priority infrastructure and public realm improvements.</li> <li>- 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.</li> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> <li>- 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.</li> </ul>

Zones / overlays	<ul style="list-style-type: none"> <li>– Majority of existing residential development is included in the Township Zone with surrounding land to the north, south and west zoned Farming.</li> <li>– The Public Conservation and Resource Zone applies to the Great Otway National Park to the east of the township.</li> <li>– The Heritage Overlay has been applied to 11 individual sites/precincts throughout the township.</li> <li>– The Environmental Significance Overlay (ESO3) – Water Supply Catchments applies to all land north of Beech Forest Lavers Hill Road.</li> <li>– All land within the township is covered by the Erosion Management Overlay and Wildfire Management Overlay.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are currently limited to infill on a limited number of existing vacant lots.</li> <li>– There is potential to consider Rural Living Zoning on land to the south if a detailed fire risk assessment was undertaken which supported such development. The town has a number of existing infrastructure/services and this land to the south is fragmented and of low agricultural capability. It is also not located within a water supply catchment.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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 steep topography, the extent of native vegetation and in some instances fragmented ownership.</li> <li>– There is a significant landslide risk associated with land in and around Beech Forest.</li> <li>– Land to the north-east of town is constrained by established native vegetation and the Great Otway National Park.</li> <li>– All land to the north-east of Old Colac Road and Beech Forest-Mount Sabine Road is in a water supply catchment which is harvested by Barwon Water and Wannon Water. Dwelling density and subdivision potential is restricted given its location within a water supply catchment. Recent VCAT precedents, relevant planning policies and ongoing discussions with water authority's strongly suggest that growth is to be discouraged in these areas.</li> <li>– The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– The settlement is subject to bushfire risk. A detailed fire risk assessment is recommended to determine the potential for any future expansion of the town.</li> <li>– All land to the north-east of Old Colac Road and Beech Forest - Mount Sabine Raod is in the Lardner Creek sub-catchment of the Gellibrand River water supply catchment.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Land to the east of the township is heavily vegetated and forms part of the Great Otway National Park.</li> <li>– Surrounding land in all directions includes pockets of dense vegetation, steep slopes and limited access routes.</li> <li>– The entire township is located within the Wildfire Management Overlay.</li> </ul>

Residential demand / supply	<ul style="list-style-type: none"> <li>- Demand within the township itself is low, demonstrated by a slow take up of remaining vacant lots within the Township Zone.</li> <li>- Some demand for rural residential properties to the north and south of the township evidenced by the extent of existing rural residential development, as well as a few planning applications received for lots adjacent to the Township Zone.</li> <li>- 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Deferred pending a detailed fire risk assessment.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>- 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.</li> <li>- It is recommended a detailed fire risk assessment is undertaken for Beech Forest to determine the capacity for any future growth, including if land south of the town could be rezoned to the Rural Living Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Introduce a defined settlement boundary to restrict future expansion of the township, with the area to the south of the town designated as an 'investigation area' for rezoning to the Rural Living Zone.</li> <li>- Undertake detailed fire risk assessment, review the Planning Scheme and implement the outcomes of the assessment into the Planning scheme if necessary.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>- Four 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. Further investigation of these areas is recommended subject to a detailed fire risk assessment.</li> <li>- One submission received seeking rezoning of 215 Old Colac Road to Rural Living. This is not supported by the Strategy as it does not satisfy Ministerial Direction No. 6 requirements.</li> <li>- One submission received seeking rezoning of land located within the candidate area as identified in the Rural Land Strategy 2007. This land is recommended for further investigation, subject to a detailed fire risk assessment.</li> <li>- One submission received highlighting reasons for not extending the township boundary in Beech Forest, including propensity for extreme fire danger, water supply catchments and preservation of agricultural land.</li> <li>- Barwon Water made a submission highlighting the water supply catchments within Beech Forest and declared they would be willing to consider dwelling proposals for vacant lots in the existing township zone within the Lardner Creek sub-catchment, provided it is demonstrated wastewater will be contained on-site and subject to the support of Wannon Water. Barwon Water also suggested minor administrative corrections be made to the Beech Forest Settlement Appraisal table.</li> </ul>

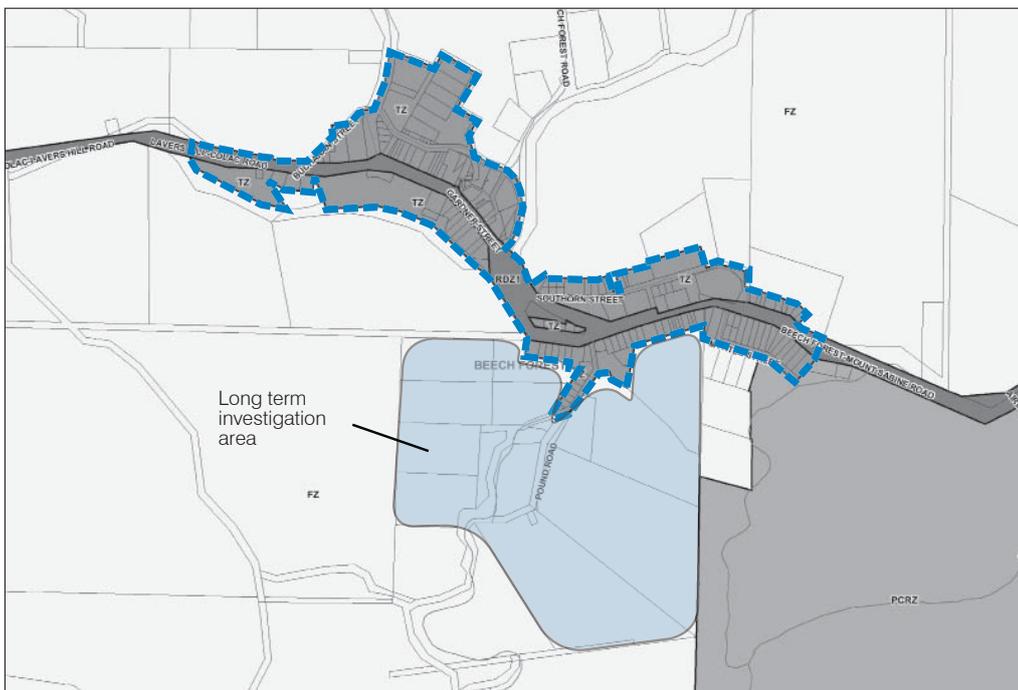
### Beech Forest Existing Zoning Map



#### DRAWING KEY

 Farming Zone

### Proposals / Beech Forest



#### DRAWING KEY

 Proposed Settlement Boundary

Beech Forest Aerial



# BIRREGURRA

Role	Town
Main features	<ul style="list-style-type: none"> <li>– Established township located on Warncoort-Birregurra Road, approximately 20km east of Colac.</li> <li>– Existing township has a population of 463 people and comprises approximately 391 lots ranging in size from 300sqm – 2.8ha.</li> <li>– The draft Birregurra Structure Plan (2010) identifies approximately 13ha of vacant land within the existing Township Zone.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> <li>– Surrounding land in all directions is generally cleared and used for grazing and agricultural purposes.</li> <li>– 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.</li> <li>– 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.</li> <li>– A more detailed description of the town can be viewed in the draft Birregurra Structure Plan – Context Report (2010).</li> </ul>

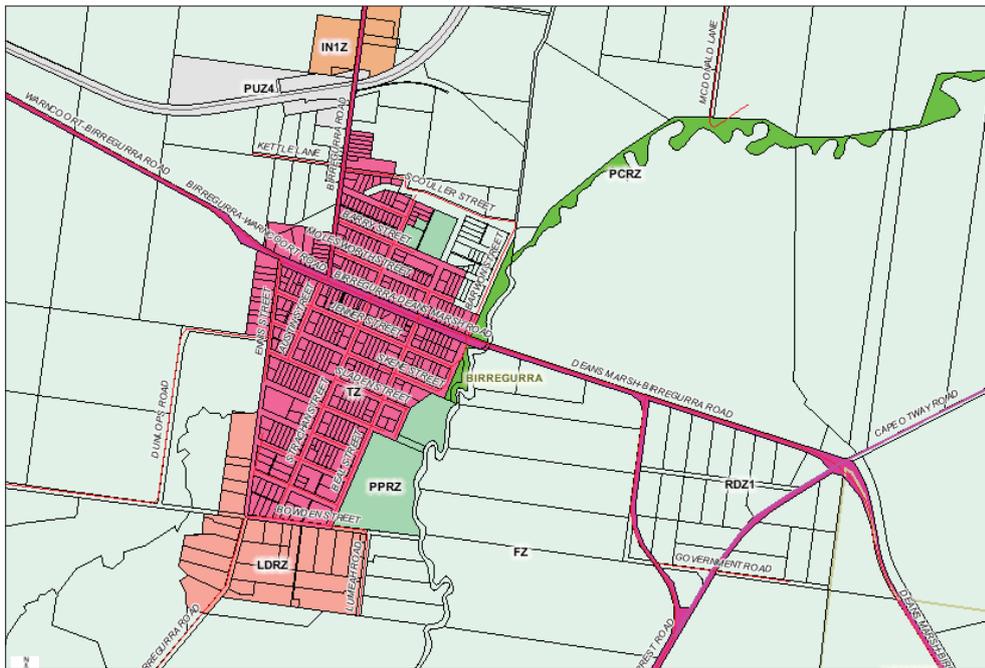
<p>Policy / strategy references</p>	<ul style="list-style-type: none"> <li>- The Birregurra Township Master Plan was completed in 2003 and identifies a range of priority infrastructure and public realm improvements.</li> <li>- The Birregurra Park Master Plan was completed in 2007 and identifies a range of landscaping and public realm improvements including the construction of a playground and undercover seating area.</li> <li>- Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure.</li> <li>- 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.</li> <li>- 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.</li> <li>- The Rural Land Strategy (2007) identifies land surrounding Birregurra as having a medium agricultural capability.</li> <li>- A Structure Plan is currently being developed for Birregurra, including a Neighbourhood Character Study. It is envisaged these will be finalised late 2012.</li> </ul>
<p>Zones / overlays</p>	<ul style="list-style-type: none"> <li>- All commercial premises and the majority of existing residential development is included in the Township Zone with surrounding land zoned Farming.</li> <li>- The Low Density Residential Zone applies to approximately 26 lots at the southern end of town.</li> <li>- The Public Park and Recreation Zone applies to the netball courts, recreation reserve and golf course.</li> <li>- The Public Conservation and Resource Zone applies to the Barwon River.</li> <li>- The Farming Zone applies to the rural residential cluster approximately 1.7km east of the town centre.</li> <li>- The Heritage Overlay has been applied to 29 individual sites and 2 precincts.</li> <li>- 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.</li> <li>- The Erosion Management Overlay applies to all land south of Sladen Street and east of Barwon Street.</li> </ul>

Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are currently limited to infill on existing vacant lots within the Township Zone and Low Density Residential Zone.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– Land to the east of town is constrained by the Barwon River and associated floodplain.</li> <li>– Land to the north of town is partially constrained by flood prone land associated with Atkins Creek.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– A complete assessment of supply and demand can be viewed in the Draft Birregurra Structure Plan – Context Report (2010).</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– The Birregurra Township has moderate growth potential while the rural living 'cluster' to the east has low growth potential.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Given the level of existing infrastructure and lack of environmental constraints, Birregurra is one of the few settlements in the Shire which has the ability to accommodate future growth.</li> <li>– The Birregurra Structure Plan currently being developed will determine the detailed planning recommendations.</li> <li>– Rezoning of rural living 'cluster' (Cape Otway Road) from the Farming Zone to the Rural Living Zone to allow remaining vacant lots to be developed with no further subdivision.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– To be determined by the Birregurra Structure Plan.</li> </ul>

Submissions

- Five 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 within the Birregurra Township.
- While the Rural Living Strategy addresses the 'cluster' to the east of the Birregurra Township, the draft Structure Plan will be relied on to provide a more detailed assessment of areas for potential residential growth within the Birregurra Township. Consideration of specific issues relating to neighbourhood character, the provision of facilities, streetscape improvements and commercial development are beyond the scope of the Rural Living Strategy and will be dealt with as part of the Structure Plan process.

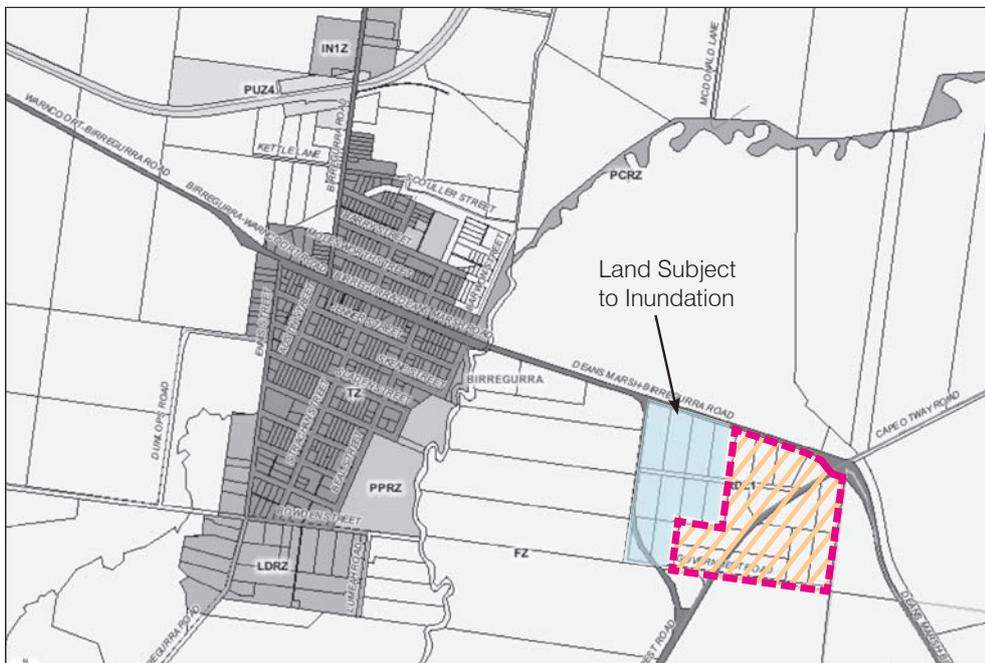
Birregurra - Cape Otway Road Existing Zoning Map



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
- Rezoned to Rural Living

Birregurra Aerial



# BUNGADOR

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– Large lots used for farming located at the intersection of Carpendeit-Bungador Road &amp; Irrewillipe Road.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land within the Farming Zone.</li> <li>– No overlays.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Negligible identifiable demand.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– One submission was received seeking to extend the Rural Living Zone around the fringes of Colac. The Colac Township Structure Plan provides a framework for future development and identifies areas for rural living. At this stage there is no justification to further extend the rural living zone to incorporate additional land.</li> </ul>

# Bundagor Existing Zoning Map



## DRAWING KEY

□ Farming Zone

# CAPE OTWAY

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– 15 lots of approx 1.5 hectares located on Otway Park Road.</li> <li>– All with existing holiday homes/lifestyle properties.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land zoned Rural Conservation Zone.</li> <li>– 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).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Heavily vegetated area with potential fire risks as identified by the Wildfire Management Overlay.</li> <li>– A single entrance to the site enhance the fire risk.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– One submission received emphasising the role tourism plays in Cape Otway.</li> </ul>

Cape Otway Existing Zoning Map



**DRAWING KEY**

- Public Conservation and Resource Zone
- Road Zone - Category One
- Rural Conservation Zone

Cape Otway Aerial

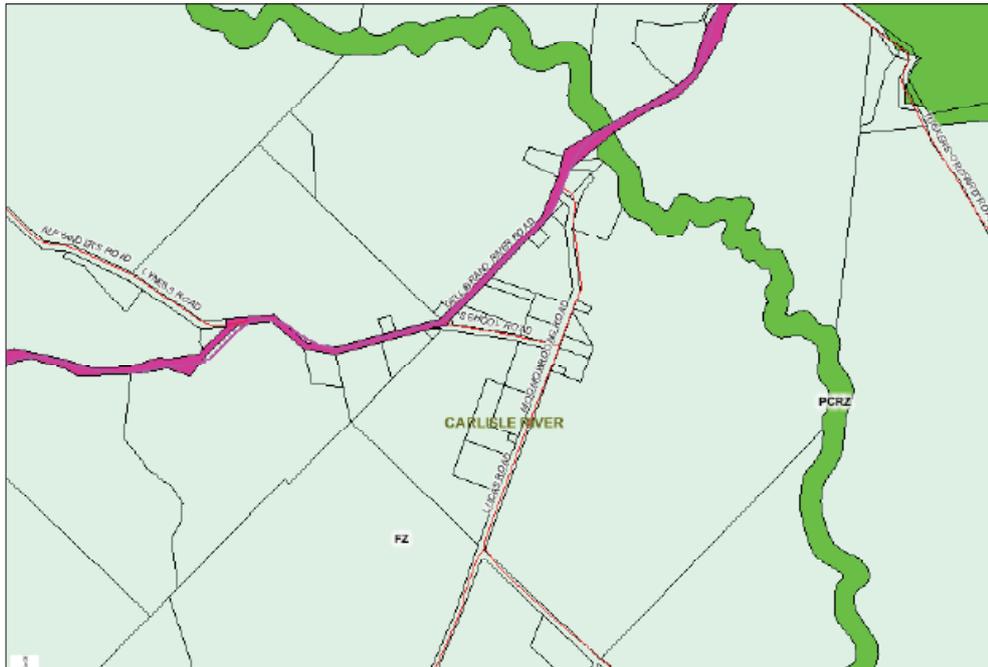


# CARLISLE RIVER

Role	Village
Main features	<ul style="list-style-type: none"> <li>- Small settlement with oval, tennis courts and school.</li> <li>- Approximately 10 existing dwellings located at the intersection of Gellibrand River Road &amp; School Road.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- All land classified Farming Zone.</li> <li>- Land covered by the Erosion Management, Wildfire Management Overlay and the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> <li>- Pocket of heritage sites protected by Heritage Overlay HO105.</li> <li>- Land to north Subject to Inundation Overlay.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- Opportunities for development are primarily related to infill of vacant lots. It is not expected that demand will be high.</li> <li>- The fact there is an existing primary school and recreation facilities indicates a level of service higher than several other 'defacto' settlements.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>- The subdivision sits within a water supply catchment area which restricts dwelling density and further subdivision potential on unsewered land and requires all landowners to treat and dispose of wastewater onsite.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Identified by CFA as one of the 52 highest risk communities for the 2009 fire season.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Demand seems to be relatively low in this settlement due to it's remoteness.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low</li> </ul>

Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>– Further growth or subdivision within this village is to be discouraged due to its location in a water supply catchment area and high bushfire risk.</li> <li>– The cluster’s current inclusion in the Farming Zone is considered inappropriate as this is inconsistent with the established rural residential land use that dominates the cluster and the fact that the land has been removed from agricultural production.</li> <li>– 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 the Township Zone given that the change in zoning will not increase potential impacts on water quality in the water supply catchment.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Establish a defined Settlement Boundary.</li> <li>– Rezone land from the Farming Zone to the Township Zone within the defined boundary.</li> </ul>

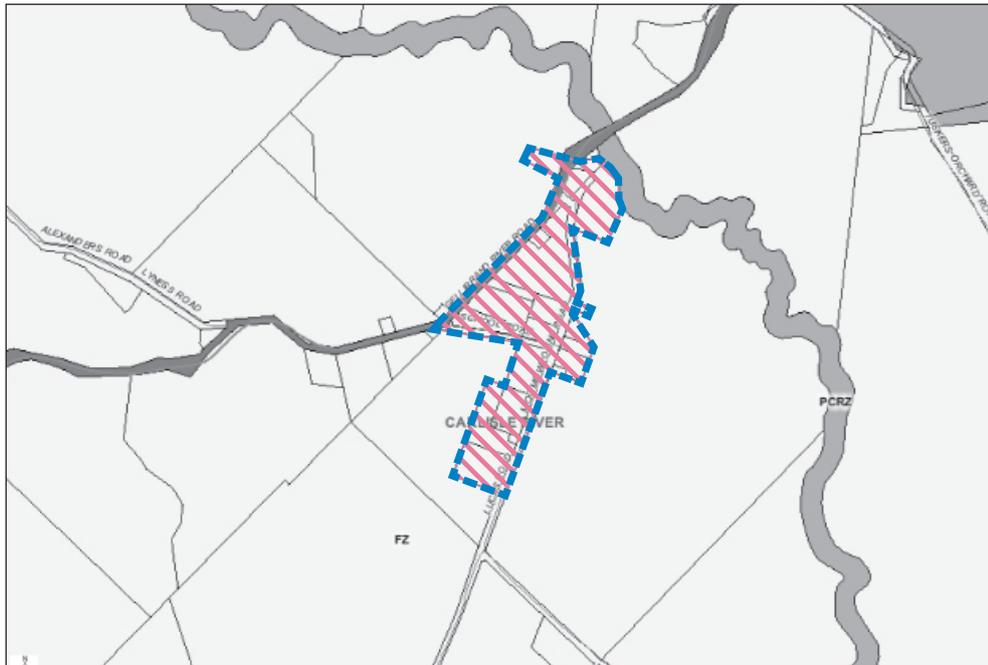
Carlisle River Existing Zoning Map



DRAWING KEY

- Public Conservation and Resource Zone
- Farming Zone
- Road Zone - Category One

Proposals / Carlisle River



DRAWING KEY

- Proposed Settlement Boundary
- Rezone to Township

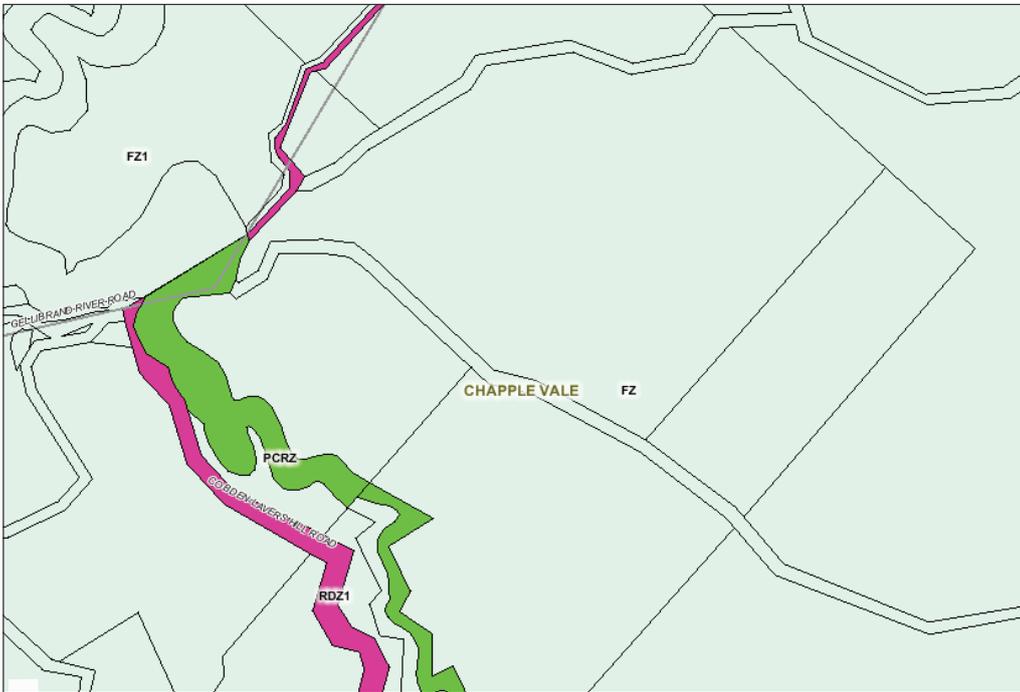
Carlisle River Aerial



# CHAPPLE VALE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>- Dotted houses along Cobden-Lavers Hill Road, no concentrated settlement.</li> <li>- Borders National park and some farm land.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Land classified Farming Zone.</li> <li>- Small pocket of Public Conservation and Resource Zone also subject to inundation overlay.</li> <li>- Land covered by the Erosion Management, Wildfire Management Overlay and Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>- Chapple Vale sits within a water supply catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite.</li> <li>- The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Heavily vegetated area with potential wildfire risks as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Negligible demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Propose no changes to Planning Scheme.</li> </ul>

### Chapple Vale Existing Zoning Map



### DRAWING KEY

- Public Conservation and Resource Zone
- Road Zone - Category One
- Farming Zone

# COLAC & ELLIMINYT

The work on Colac & Elliminyt was prepared by Colac Otway Shire

Role	Regional Centre
Main features	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Colac is the principle town for the Shire and provides commercial, community facilities and services, recreation and transport infrastructure of a regional nature.</li> <li>- Elliminyt is effectively a suburb of Colac and located about 2 km south of the Colac town centre.</li> <li>- 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.</li> <li>- Although demographic trends show the population of Colac is aging, the population profile has only changed slightly over the last decade or two.</li> <li>- 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.</li> <li>- Community facilities include a hospital, medical clinics, library, schools, churches, civic centre, performing arts centre and major recreational facilities.</li> <li>- 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.</li> <li>- Residential development extends from the shore of Lake Colac, generally between Deans Creek Road and Forest Street to Pound Road.</li> <li>- Land to the east and west of the town is available for rural living development and further to the south, low density residential development.</li> </ul>

Policy / strategy references

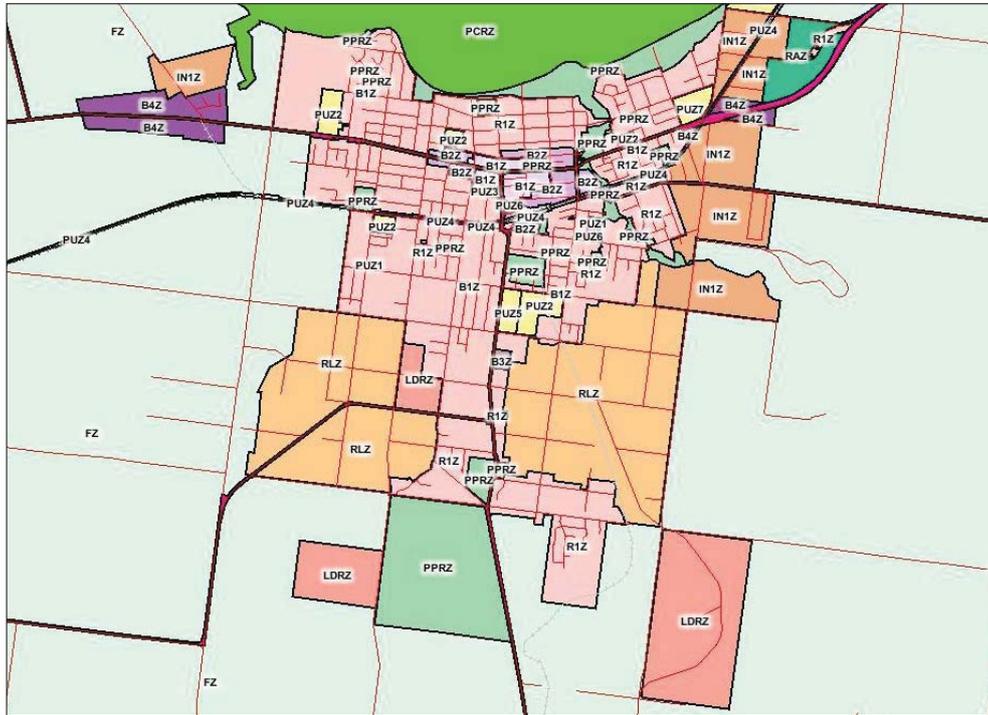
- The Colac Structure Plan, February 2007 provides a 20 year framework for future development of Colac and Elliminyt and was implemented into the planning scheme by Amendment C55 in June 2009. The structure plan establishes a settlement boundary and identifies an investigation area to the west for future 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:
  - 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.

<p>Zones / overlays</p>	<ul style="list-style-type: none"> <li>- 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.</li> <li>- The Industrial 1 Zone has been applied to the industrial precincts at the eastern entrance and along Forest Street and Rossmoyne Road.</li> <li>- The existing residential development surrounding the commercial precinct and further south to Harris Road is included in the Residential 1 Zone.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- The Erosion Management Overlay currently covers the southern part of the township. Revised mapping supplied by the CCMA, which has been further revised by Colac Otway Shire Council with A.S. Miner Geotechnical Consultants, will result in removal of the overlay from large portions of the township through Planning Scheme Amendment C54.</li> </ul>
<p>Opportunities for development</p>	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Opportunities exist for further subdivision of low density and rural living zoned land.</li> <li>- A long-term opportunity to expand Rural Living Zone land exists to the west of Colac as shown in the Colac Structure Plan, given the pattern of small lots in the area.</li> </ul>

Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Land at Christies Road is not well connected with the town and isolated from existing services.</li> <li>– 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.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– The Colac Structure Plan and recent analysis confirms that there is more than a 15 year supply of residential land available for development.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– High.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Colac and Elliminyt continue to provide the majority supply of land for residential, low density and rural living development opportunities for the Shire.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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..</li> </ul>

<p>Planning Scheme changes</p>	<ul style="list-style-type: none"> <li>- It is recommended land included in the LDRZ at 70 and 90 Christies Road should be back zoned to Farming Zone.</li> <li>- Review the settlement boundaries based on the follow-on work indentified by the Panel of Amendment C55.</li> <li>- Support the rezoning of land to the east of the Scanlon land and abutting the Beechy rail trail to Residential 1 Zone.</li> </ul>
<p>Submissions</p>	<ul style="list-style-type: none"> <li>- Seven submissions received seeking various spot rezonings of land from FZ to RLZ. These areas have already been considered by the Panel Report for Planning Scheme Amendment C55 and will be considered as part of a separate Residential Strategy for Colac which has been identified as a project in the Council Plan.</li> </ul>

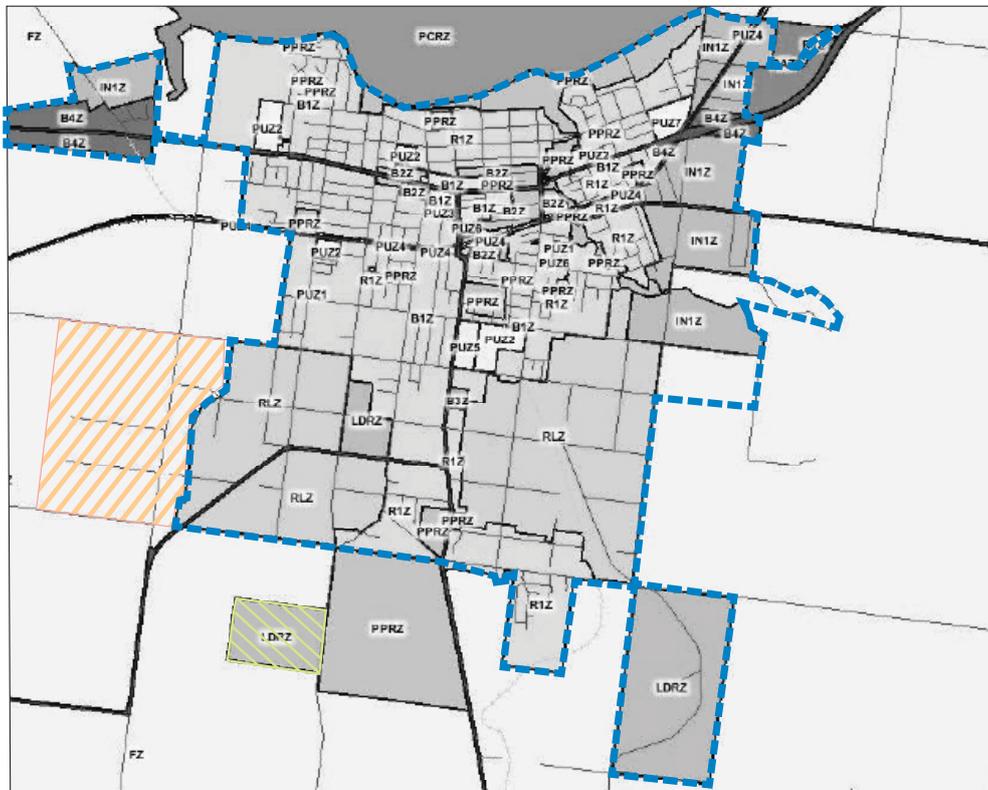
Colac & Elliminyt Existing Zoning Map



DRAWING KEY

- Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone
- Farming Zone
- Industrial Zone 1
- Public Use Zones
- Public Park and Recreation Zone
- Public Conservation and Resource Zone

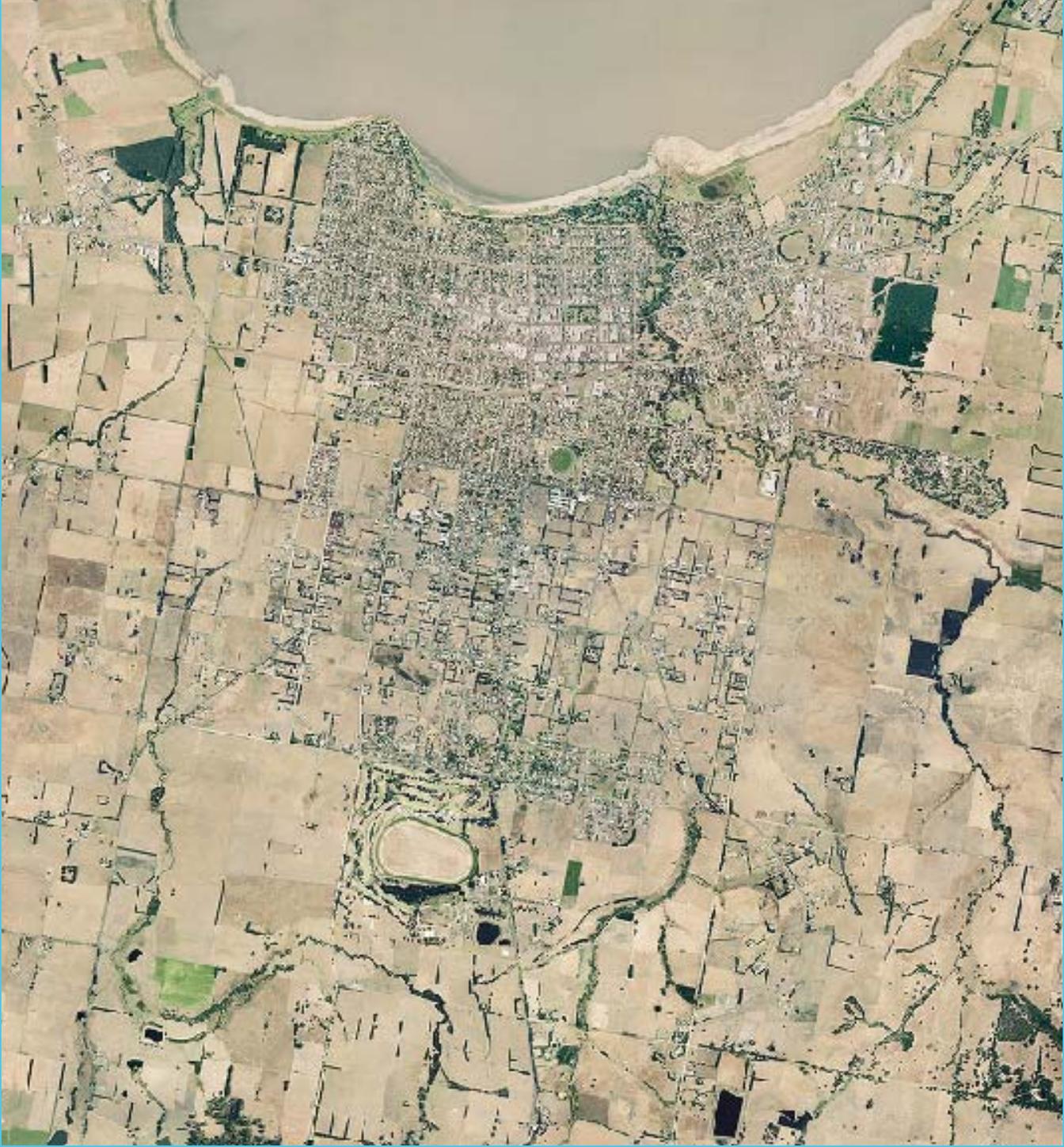
Proposals / Colac & Elliminyt



DRAWING KEY

- Proposed Settlement Boundary
- Backzone to Farming Zone
- Potential Future Rural Residential Growth Area

Colac Aerial



# CORAGULAC

Role	Village
Main features	<ul style="list-style-type: none"> <li>– Existing township 13km northwest of Colac located on Corangamite Lake Road between Ryans Lane and Coragulac Beeac Road.</li> <li>– 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:               <ul style="list-style-type: none"> <li><b>1. Intersection of Corangamite-Lake and Coragulac-Beeac Roads:</b></li> <li>– Linear cluster of approximately 15 existing dwellings in the Township Zone fronting Corangamite Lake Road.</li> <li>– Residential lots ranging in size from between 500 and 3,000sqm.</li> <li>– 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.</li> <li><b>2. Intersection of Ryans Lane and Corangamite Lake Road:</b></li> <li>– 13 established dwellings centred around the intersection of Ryans Lane and Corangamite Lake Road on small lots between 1,000sqm and 1ha.</li> <li>– Development has evolved around the heritage listed St Brendan’s Roman Catholic Church and adjacent primary school.</li> <li>– 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.</li> <li><b>3. Rural residential development along Corangamite Lake Road:</b></li> <li>– 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.</li> <li>– This strip runs for approximately 600m along both sides of Corangamite Lake Road.</li> <li>– Its physical configuration is comprised of small landholdings on 15 fragmented titles that historically formed part of the O’Shea dairy farm.</li> <li>– Approximately 8 dwellings have already been constructed and were approved prior to the State Governments introduction of the new Rural Zones in 2006.</li> <li>– The rear boundaries of these lots to abut the defunct Colac-Alvie railway line to the east.</li> <li><b>4. Rural residential development along 45-85 Ryans Lane:</b></li> <li>– The area is made up of four vacant lots of approximately 3ha with 1 smaller lot at 1.6ha occupied by a dwelling and ancillary domestic structures.</li> <li>– This strip runs for approximately 580m along Ryans Lane.</li> <li>– The area is currently zoned farming but fragmented ownership patterns have excluded it from being effectively used for agricultural production.</li> <li>– The lot to the far east of this section abuts the defunct Colac-Alvie railway line.</li> </ul> </li> </ul>

Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> <li>- 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.</li> <li>- The area is included in the 'Farmland of Strategic Significance' identified in the Rural Land Strategy (2007).</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Existing dwellings at the intersection of Corangamite-Lake and Coragulac Beeac Roads are included in the Township Zone.</li> <li>- 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.</li> <li>- All land within the settlement is covered by the Environmental Significance Overlay (ESO1) – Warrion Groundwater Area.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- 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.</li> <li>- The settlement is within easy commuting distance to Colac and is likely to attract people seeking a rural lifestyle.</li> <li>- 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.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- 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).</li> <li>- The lack of reticulated sewerage requires all landowners to treat and dispose of wastewater onsite.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>

Residential demand / supply	<ul style="list-style-type: none"> <li>– The inclusion of Precincts 2 and 3 in the Farming Zone severely restricts their future development potential and effectively prohibits any further subdivision.</li> <li>– The current supply is limited, with only 3 vacant lots remaining within the existing Township Zone area in Precinct 1.</li> <li>– 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.</li> <li>– Future demand is likely to be constrained by a shortage of vacant lots.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Moderate.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– 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: <ul style="list-style-type: none"> <li><b>1. Intersection of Corangamite-Lake and Coragulac-Beeac Roads:</b> <ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> </ul> </li> <li><b>2. Intersection of Ryans Lane and Corangamite-Lake Road:</b> <ul style="list-style-type: none"> <li>– 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 has been removed from agricultural production.</li> <li>– 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.</li> <li>– 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.</li> </ul> </li> </ul> </li> </ul>

**3. Rural residential development along Corangamite Lake Road/Ryans Lane:**

- 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.
- Whilst it is acknowledged that the land is located in an area of high agricultural capability, the proposed rezoning will maximise the precinct's land use potential and consolidate what is currently a fragmented settlement.
- It is considered that the proposed rezoning better reflects existing development patterns and will ensure that a clear distinction is drawn between productive agricultural land and residential development.
- The proposed rezoning will strengthen the community and alleviate demand in the region for rural residential development which cannot currently be met by existing land supply in other town's of the Shire other than Colac.

**4. Rural residential development along 45-85 Ryans Lane:**

- The area is made up of four vacant lots of approximately 3ha with 1 additional lot of 1.6ha occupied by a dwelling and ancillary domestic structures.
- The area's geographical position makes a strong strategic justification for the logical extension of the Low Density Residential Zone to this area. In particular:
  - The area's proximity to the defunct Colac-Alvie railway line and to Ryans Lane make for a logical and defensible settlement boundary.
  - The area is contiguous with land to the north which is proposed to be rezoned to the Low Density Residential Zone and land to the west that is proposed to be rezoned to the Township Zone.
  - The lot sizes are approximately equivalent to the others being proposed to be rezoned to the Low Density Residential Zone.
  - The agricultural capability of adjoining land on Corangamite lake Road is comparable to that of 45-85 Ryans Lane.
- It is recommended that lot-sizes for any potential subdivision be based on soil testing and a land capability assessment prior to development.
- Whilst it is acknowledged that the land is located in an area of high agricultural capability, the proposed rezoning will maximise the precinct's land use potential and consolidate what is currently a fragmented settlement.

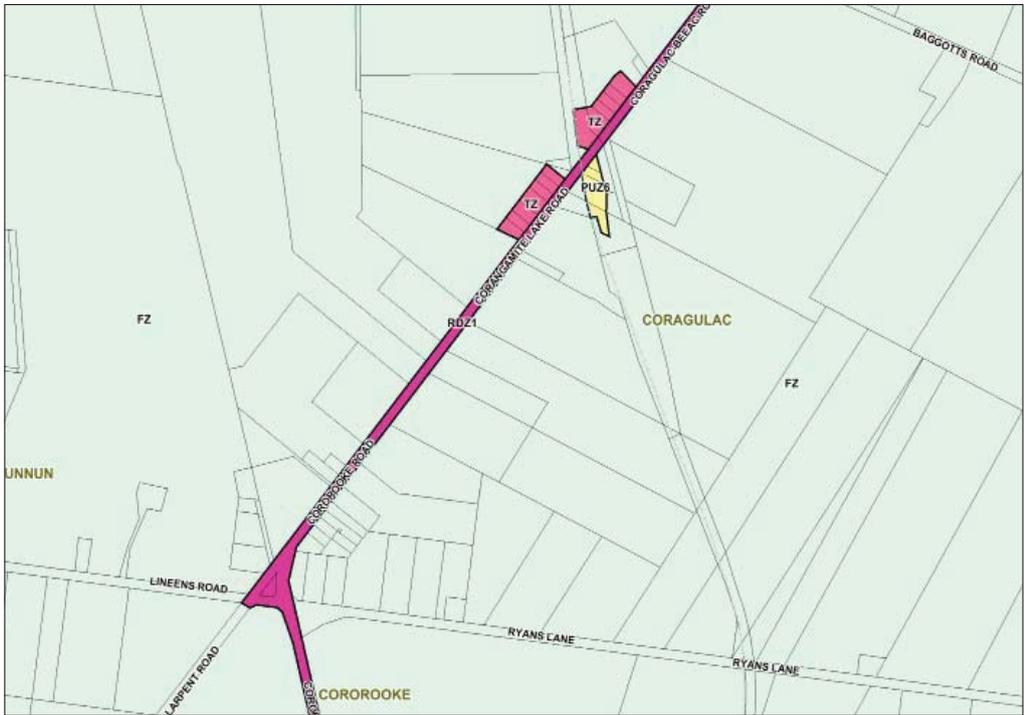
Planning Scheme changes

- 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

- Twelve submissions 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.
- One submission received seeking rezoning of land at 12 Coragulac-Beeac Road from FZ to TZ. No further land is recommended for rezoning beyond that proposed.
- One submission received sought the rezoning of 45-85 Ryans Lane and was accompanied by 29 individual signatures from local residents in support of the submission.

### 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
- Rezone to Township
- Rezone to Low Density Residential

Coragulac Aerial



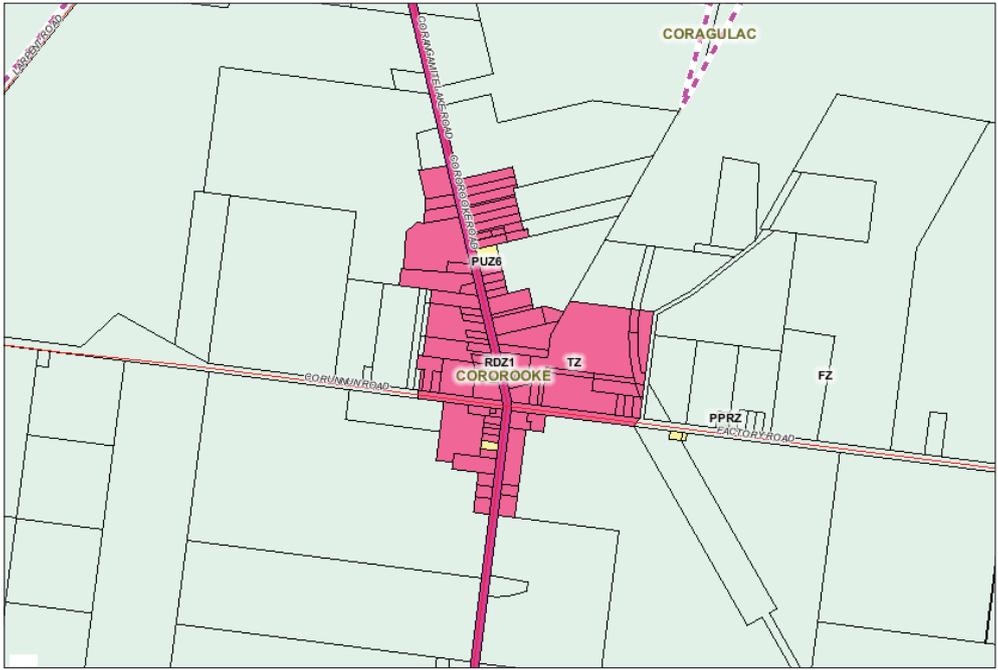
# COROROOKE

Role	Village
Main features	<ul style="list-style-type: none"> <li>- Established settlement located at the intersection of Corangamite Lake Road, and Factory Road approximately 10km northwest of Colac.</li> <li>- Small rural community consisting of approximately 60 dwellings a general store, post office, recreation reserve, public hall and maternal and child health centre.</li> <li>- 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.</li> <li>- Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming.</li> <li>- Limited service provision with no reticulated sewerage or gas. However, Cororooke is connected to town water and receives weekly waste collection services.</li> <li>- Majority of existing development fronts Corangamite Lake Road with lots ranging in size from 500sqm to 3.5ha.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development encourages rural residential growth and development in established settlements with access to key services and infrastructure.</li> <li>- The area is included in the ‘Farmland of Strategic Significance’ identified in the Rural Land Strategy (2007) and has a high agricultural capability.</li> <li>- 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.</li> <li>- 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.</li> <li>- Colac Otway Heritage Study (2003) details the establishment and expansion of Cororooke and nominates a number of locally significant heritage sites/precincts.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Existing development located in Township Zone.</li> <li>- Surroundings classified Farming Zone.</li> <li>- Three sites are included in Public Use Zone 6 - Local Government.</li> <li>- Land covered by Environmental Significance Overlay ESO1, protecting the Warrion groundwater area.</li> <li>- Four sites of historical significance covered by Heritage Overlays HO168, HO167, HO310, and HO166.</li> </ul>

<p>Opportunities for development</p>	<ul style="list-style-type: none"> <li>- Opportunities for development are currently limited to infill on approximately 6 vacant lots in the Township Zone.</li> <li>- The settlement is within easy commuting distance to Colac and is likely to attract people seeking a rural lifestyle.</li> <li>- Applications for two 7 lot and 5 lot subdivisions of vacant land in the current Township Zone are currently being considered by Council.</li> <li>- 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.</li> <li>- A small expansion of the Township Zone would facilitate future growth of the settlement and help alleviate demand for rural residential lifestyle development given the lack of opportunities available elsewhere without significant loss of productive agricultural land.</li> </ul>
<p>Constraints on development</p>	<ul style="list-style-type: none"> <li>- 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). Both the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living discourage further fragmentation of productive agricultural land and seek to preserve the Shire's agricultural base.</li> <li>- The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>- Rezoning of land around the township to Rural Living would result in a net loss of productive agricultural land, and would not be supported by Ministerial Direction #6.</li> <li>- 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.</li> </ul>
<p>Wildfire Risk</p>	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
<p>Residential demand / supply</p>	<ul style="list-style-type: none"> <li>- 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 applications for two 5 and 7 lot subdivisions within the existing Township Zone and there is evidence of growing demand for rural residential development in nearby Coragulac.</li> <li>- Future supply is limited to approximately 6 vacant lots within the Township Zone.</li> <li>- Potential for further subdivision of larger lots within the Township Zone provided issues associated with land capability and wastewater management constraints are addressed.</li> </ul>
<p>Growth Potential</p>	<ul style="list-style-type: none"> <li>- Moderate.</li> </ul>

Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect infill on existing vacant lots.</li> <li>– 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.</li> <li>– Further expansion of rural residential development outside of the township, beyond that outlined above, is to be discouraged due to the high value of surrounding agricultural land. However it is recommended that some small scale expansion of the Township Zone be considered to provide for demand and consolidate community infrastructure.</li> <li>– Cororooke is well serviced to accommodate growth and small growth would not take up a significant amount of agricultural land.</li> <li>– Long term investigation areas have been identified to the west of Cororooke away from potential industrial interface conflicts with the Fonterra factory. It is recommended that a structure plan or community-based growth plan be undertaken for Cororooke to determine more accurately the capacity for infill development, corresponding effluent management issues and to investigate potential locations for expansion of the Township Zone and/or rural residential development.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Introduce new local policies into the MSS discouraging further rural residential growth that would result in the loss or fragmentation of agricultural land.</li> <li>– Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township and flag the investigation area for future township growth.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– 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 Settlement Boundary further away from the town centre than the investigation area to the west.</li> </ul>

**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 Aerial



# COROROOKE - LANGDONS LANE

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Approximately 50 lots between 800 and 2000 m<sup>2</sup> with approximately 15 - 20 existing dwellings.</li> <li>– Lot sizes range from 0.1 - 1.7 hectares.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All development located in the Farming Zone.</li> <li>– Land covered by Environmental Significance Overlay ESO1, protecting Warrion groundwater area.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are restricted to infill within the existing subdivision, of which there are limited vacant lots.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Cluster located on land identified as Farmland of Strategic Significance in the Rural Land Strategy 2007.</li> <li>– 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.</li> <li>– Potential flooding through area to the east of Coragulac Road.</li> <li>– Limited services.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>– Further growth or subdivision within this cluster is to be discouraged due to its isolated location, lack of services/infrastructure and the high agricultural value of surrounding land.</li> <li>– The cluster's current inclusion in the Farming Zone is considered inappropriate as this is inconsistent with the established rural residential land use that dominates the cluster and the fact that the land has been removed from agricultural production.</li> <li>– 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 land use.. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development.</li> </ul>

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 - Langons Lane Existing Zoning Map



DRAWING KEY

- Farming Zone
- Road Zone - Category One

Proposals / Cororooke - Langons Lane



DRAWING KEY

- Proposed Cluster Boundary
- Rezone to Rural Living

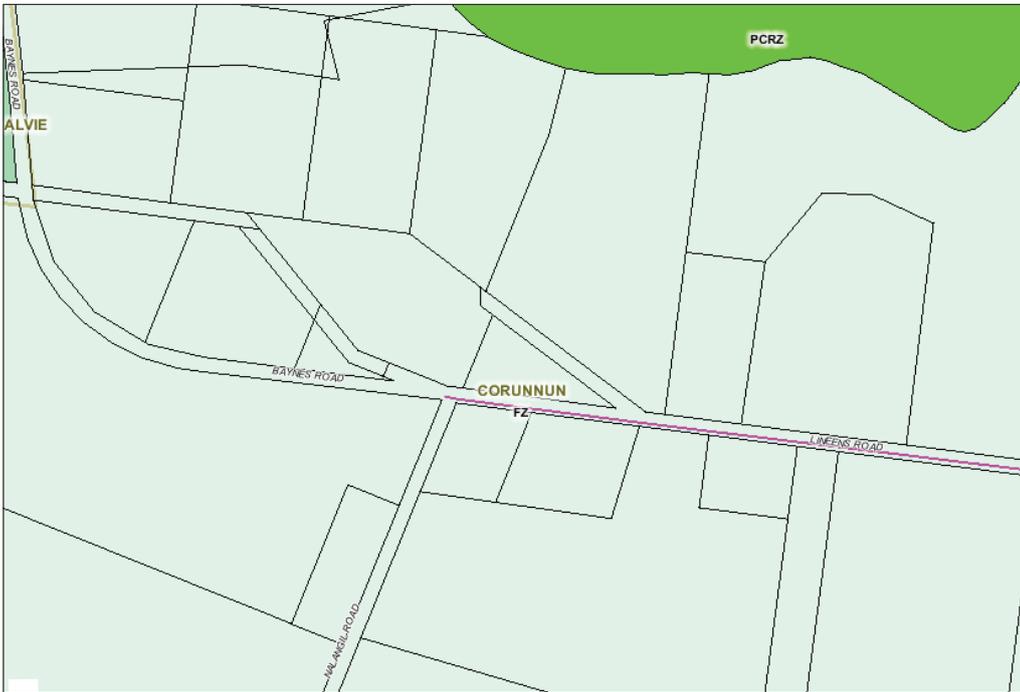
Cororooke - Langdons Lane Aerial



# CORUNNUN

Role	Locality
Main features	<ul style="list-style-type: none"> <li>- Mainly larger agricultural blocks with farmhouses.</li> <li>- A few smaller blocks with dwellings towards Larpent Road.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- All land zoned Farming Zone.</li> <li>- Land covered by Environmental Significance Overlay ESO1, protecting Warrion groundwater area.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Negligible demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Propose no changes to Planning Scheme.</li> </ul>

# Corunnun Existing Zoning Map



## DRAWING KEY

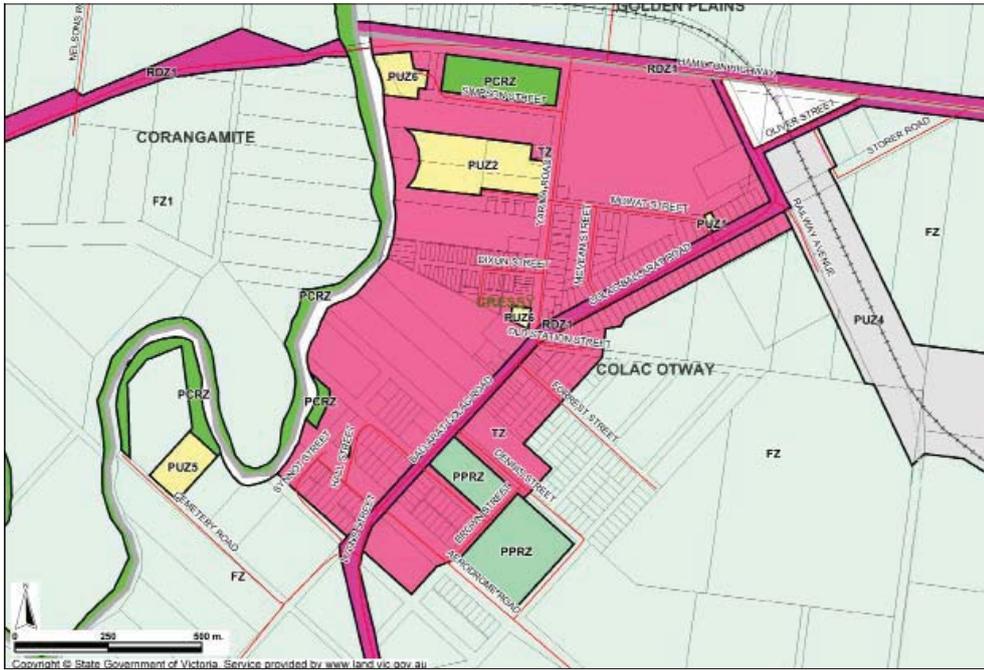
-  Public Conservation and Resource Zone
-  Public Park and Recreation Zone
-  Farming Zone

# CRESSY

Role	Town
Main features	<ul style="list-style-type: none"> <li>- Established township located at the intersection of Colac-Ballarat Road and the Hamilton Highway, approximately 43km north of Colac and 62km south of Ballarat.</li> <li>- Small rural community consisting of approximately 57 dwellings, a primary school, Uniting Church, bowls club, recreation reserve, police station and public hall.</li> <li>- Surrounding land in all directions is used for agricultural purposes.</li> <li>- Limited service provision with no reticulated sewerage or gas. However, Cressy is connected to town water and receives weekly waste collection services.</li> <li>- 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.</li> <li>- There is a considerable amount of vacant land in the existing Township Zone area and several undeveloped residential subdivisions at the outskirts of town.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- The Cressy Urban Design Framework Plan 2002, reviewed 2007 identified a range of priority infrastructure and public realm improvements.</li> <li>- Ministerial Direction # 6 – Rural Residential Development encourages rural residential growth and development in established settlements with access to key services and infrastructure.</li> <li>- 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.</li> <li>- 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.</li> <li>- Colac Otway Heritage Study (2003) details the establishment and expansion of Cressy and nominates a number of locally significant heritage sites.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Majority of existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming.</li> <li>- The Woody Yaloack River is included in the Public Conservation and Resource Zone.</li> <li>- The Public Use Zone applies to five sites including the cemetery, railway alignment, primary school and water tower.</li> <li>- The Heritage Overlay has been applied to six sites/precincts in the town.</li> <li>- The Land Subject to Inundation Overlay applies to land adjacent to the Woody Yaloak River southwest of the town centre.</li> <li>- The Environmental Significance Overlay (ESO2) – Lakes, Wetlands and Watercourses applies to the Woody Yaloak River and Aerodrome Swamp.</li> <li>- The Environmental Significance Overlay (ESO4) – Habitat Protection applies to several areas of native grassland.</li> </ul>

Opportunities for development	<ul style="list-style-type: none"> <li>- Considerable opportunities for infill with approximately 138 vacant lots within the Township Zone area.</li> <li>- The settlement is within commuting distance to Colac and Ballarat and may be attractive to people seeking an affordable rural lifestyle.</li> <li>- Potential opportunities generated in region from high voltage power line (KVA550) which runs from Geelong to Warrnambool north of Cressy.</li> <li>- 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.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- 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.</li> <li>- A declining rural population has resulted in the gradual loss of essential services and community facilities.</li> <li>- The absence of reticulated sewerage restricts infill and subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>- 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- 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.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Demand in this area is low, as evidenced by the extremely slow take up of vacant land in the Township Zone.</li> <li>- There is an approximate Township Zone area of 77 ha with an estimated 286 lots, of which approximately 138 are vacant.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>- 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.</li> <li>- 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. As such a Restructure Overlay is recommended on the existing small lots to the south-east of the township, located within the Farming Zone.</li> <li>- 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.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Introduce new local policies into the MSS discouraging further residential growth that would result in the loss or fragmentation of agricultural land.</li> <li>- Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township.</li> <li>- Discourage further residential growth outside of the settlement boundary by extending a Restructure Overlay across the undeveloped residential subdivision to the south.</li> </ul>

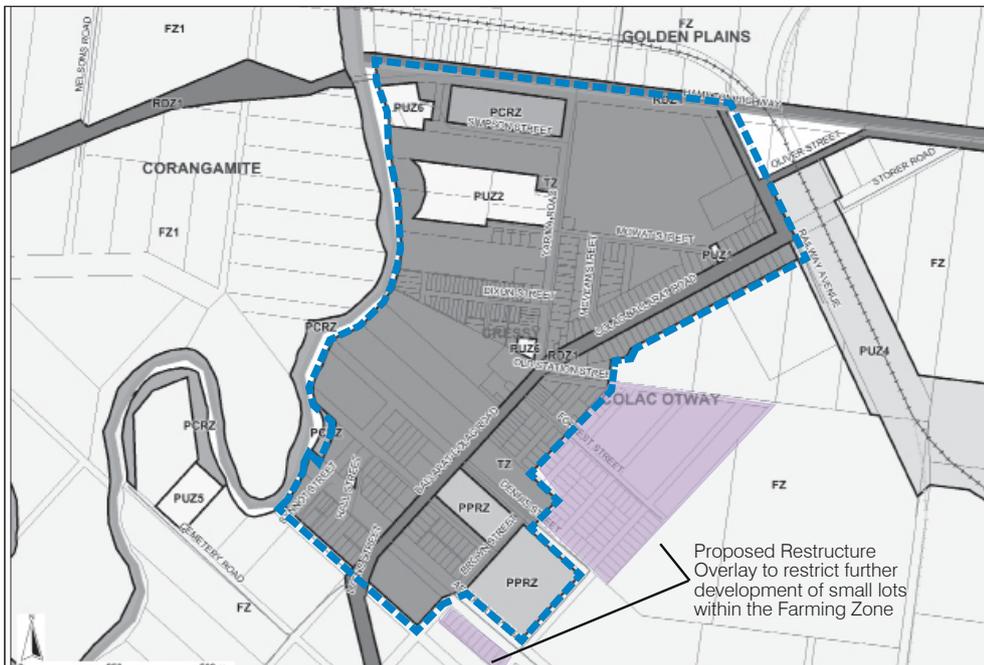
Cressy Existing Zoning Map



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

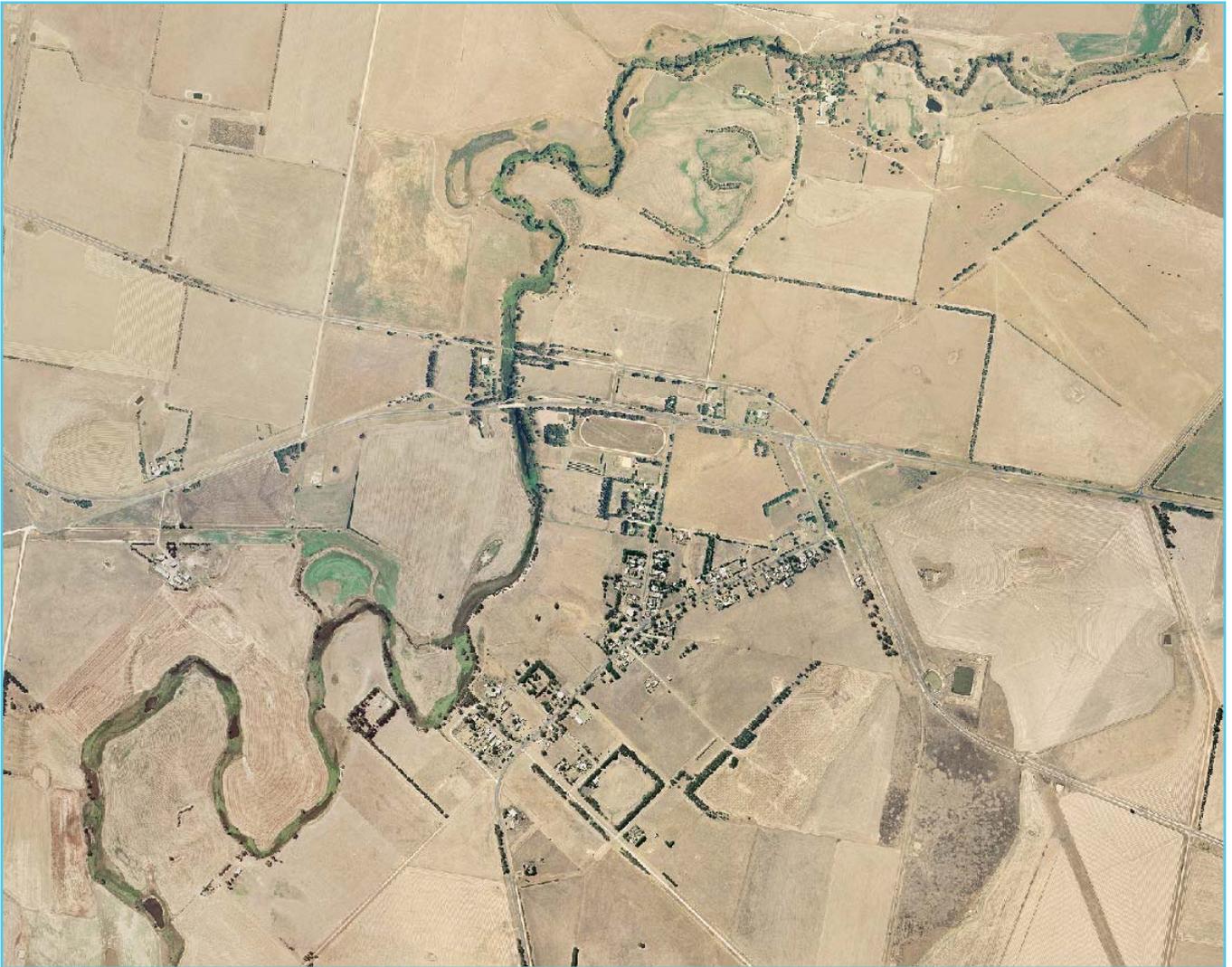


DRAWING KEY

- Proposed Settlement Boundary

Proposed Restructure Overlay to restrict further development of small lots within the Farming Zone

Cressy Aerial



# CUNDARE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Located at the intersection Corangamite-Lake Road &amp; Cundare-Duverney Road.</li> <li>– Large lots used for farming, few scattered farmhouses.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land within Farming Zone.</li> <li>– Land covered by Environmental Significance Overlay ESO1, protecting the Warrion groundwater area and Significant Landscape Overlay SLO1 (valleys, hills and plains landscape precinct).</li> <li>– Land to the south of Corangamite-Lake Road also covered by Environmental Significance Overlay ESO4 (habitat protection).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Negligible demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– No Planning Scheme changes proposed.</li> </ul>

Cundare Existing Zoning Map



DRAWING KEY

 Farming Zone

# DREEITE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>- Located at the intersection Beeac-Dreeite Road &amp; Corangamite Lake Road.</li> <li>- Few scattered dwellings spread out on larger blocks, however primarily just vacant agricultural land.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- All land within Farming Zone.</li> <li>- 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).</li> <li>- Two sites of historical importance, HO178 and HO180.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Negligible demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- No Planning Scheme changes proposed.</li> </ul>

# Dreeite Existing Zoning Map



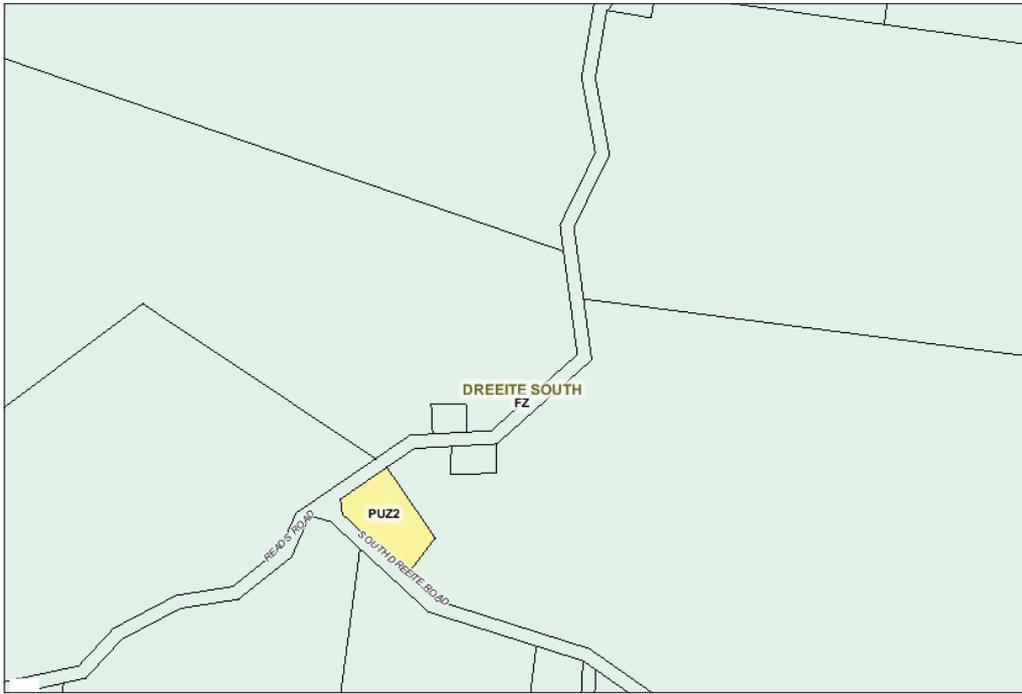
## DRAWING KEY

 Farming Zone

# DREEITE SOUTH

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– A scattering of houses across the locality, located on the eastern banks of Lake Corangamite (Graham and McDonalds Road and South Dreeite-Warrion Road).</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land within Farming Zone.</li> <li>– Land covered by Environmental Significance Overlay (ESO1) protecting the Warrion Groundwater Area, and Significant Landscape Overlay (SLO1) – valleys, hills and plains landscape precinct.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No development opportunities identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Negligible demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– No Planning Scheme changes proposed.</li> </ul>

Dreeite South Existing Zoning Map



DRAWING KEY

- Farming Zone
- Public Use Zone - Education

# EURACK

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Large farming lots located at the intersection of McMasters Road &amp; Eurack Road.</li> <li>– Scattering of dwellings, old tennis courts and recreation building.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the establishment or expansion of Eurack Township after 1914.</li> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Farming Zone.</li> <li>– One public use zone for local government.</li> <li>– Heritage Overlay HO189 covering the Avenue of Honour, Eurack Road.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Negligible demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– No Planning Scheme changes are proposed.</li> </ul>

# Eurack Existing Zoning Map



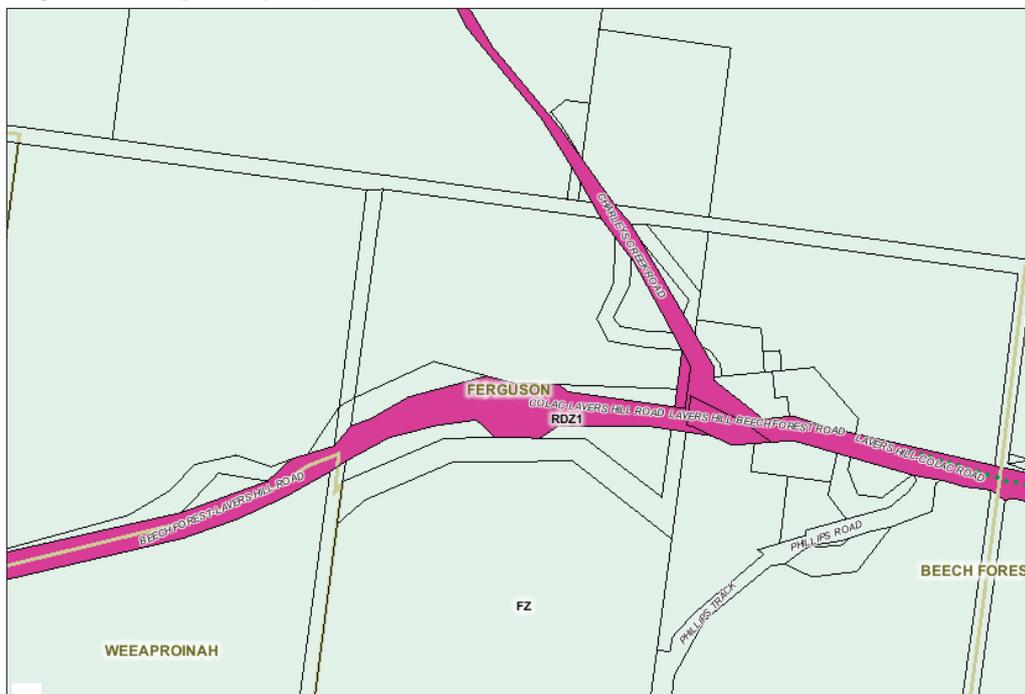
## DRAWING KEY

- Public Conservation and Resource Zone
- Farming Zone

# FERGUSON

Role	Locality
Main features	<ul style="list-style-type: none"> <li>- Located at the intersection of Colac-Lavers Hill Road &amp; Beech Forest-Lavers Hill Road.</li> <li>- 3-4 houses and tennis courts.</li> <li>- Some smaller vacant blocks around the intersection.</li> <li>- Gallery/tea room on corner of intersection.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Land in Farming Zone.</li> <li>- Land covered by erosion management and wildfire management overlays.</li> <li>- Land to north of Colac-Lavers Hill Road also covered by the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No development opportunities identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>- Ferguson sits within a water supply catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite.</li> <li>- The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The settlement is surrounded by large areas of dense vegetation with potential wildfire risks as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Negligible demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- No Planning Scheme changes are proposed.</li> </ul>

Ferguson Existing Zoning Map



DRAWING KEY

- Road Zone - Category One
- Farming Zone

Ferguson Aerial



# FORREST

Role	Town
Main features	<ul style="list-style-type: none"> <li>- Established township at the intersection of Colac-Forrest Rd and Birregurra-Forrest Rd, approximately 33km south of Colac.</li> <li>- Existing township comprises approximately 142 lots ranging in size from 300sqm – 3.9ha.</li> <li>- The draft Forrest Structure Plan identifies approximately 9ha of vacant land within the existing Township Zone.</li> <li>- 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.</li> <li>- The town centre is focused around Grant Street and includes a general store, café, microbrewery and accommodation providers.</li> <li>- The Forrest Caravan Park, Forrest Pub and police station are located to the east of Grant Street in the town’s main residential precinct.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>

<p>Policy / strategy references</p>	<ul style="list-style-type: none"> <li>– A Structure Plan for Forrest was adopted by Council in August 2011.</li> <li>– The Forrest Township Master Plan was completed in 2006 and identifies a range of priority infrastructure and public realm improvements.</li> <li>– 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.</li> <li>– Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure.</li> <li>– 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.</li> <li>– The Rural Land Strategy (2007) identifies lots south of Frizon Street as a candidate area for application of the Rural Living Zone.</li> <li>– 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 landslide and fire risk.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk.</li> <li>– The Rural Land Strategy (2007) identifies land surrounding Forrest as having a medium agricultural capability.</li> </ul>
<p>Zones / overlays</p>	<ul style="list-style-type: none"> <li>– Commercial sites and the majority of existing residential development is included in the Township Zone with surrounding land zoned Farming.</li> <li>– The Public Conservation and Resource Zone applies to the Great Otway National Park which surrounds the town to the north and south.</li> <li>– The Heritage Overlay has been applied to 5 individual sites in and around the township.</li> <li>– 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.</li> <li>– All land within the township is covered by the Wildfire Management Overlay and Erosion Management Overlay.</li> </ul>

Opportunities for development	<ul style="list-style-type: none"> <li>- <i>Key opportunities identified in the structure plan are included below:</i> <ul style="list-style-type: none"> <li>- Opportunities for development are currently limited to infill on existing vacant lots within the Township Zone (including land on Turner Drive and the former timber mill site in Station Street) and those areas to the north of the Forrest Township which have been proposed to be rezoned from the Farming Zone to the Township Zone.</li> <li>- 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.</li> </ul> </li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- Land to the north and east of town is constrained by flooding.</li> <li>- 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.</li> <li>- The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Land to the south of the township is heavily vegetated and abuts the northern perimeter of the Great Otway National Park.</li> <li>- Surrounding land in all directions includes pockets of dense vegetation, steep slopes and limited access routes.</li> <li>- In 2009 the CFA identified Forrest as one of the 52 highest fire risk communities in Victoria.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- A more detailed assessment of supply and demand can be viewed in the Forrest Structure Plan – Context Report (2010).</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Moderate - some growth beyond current boundary.</li> </ul>

Recommended outcomes

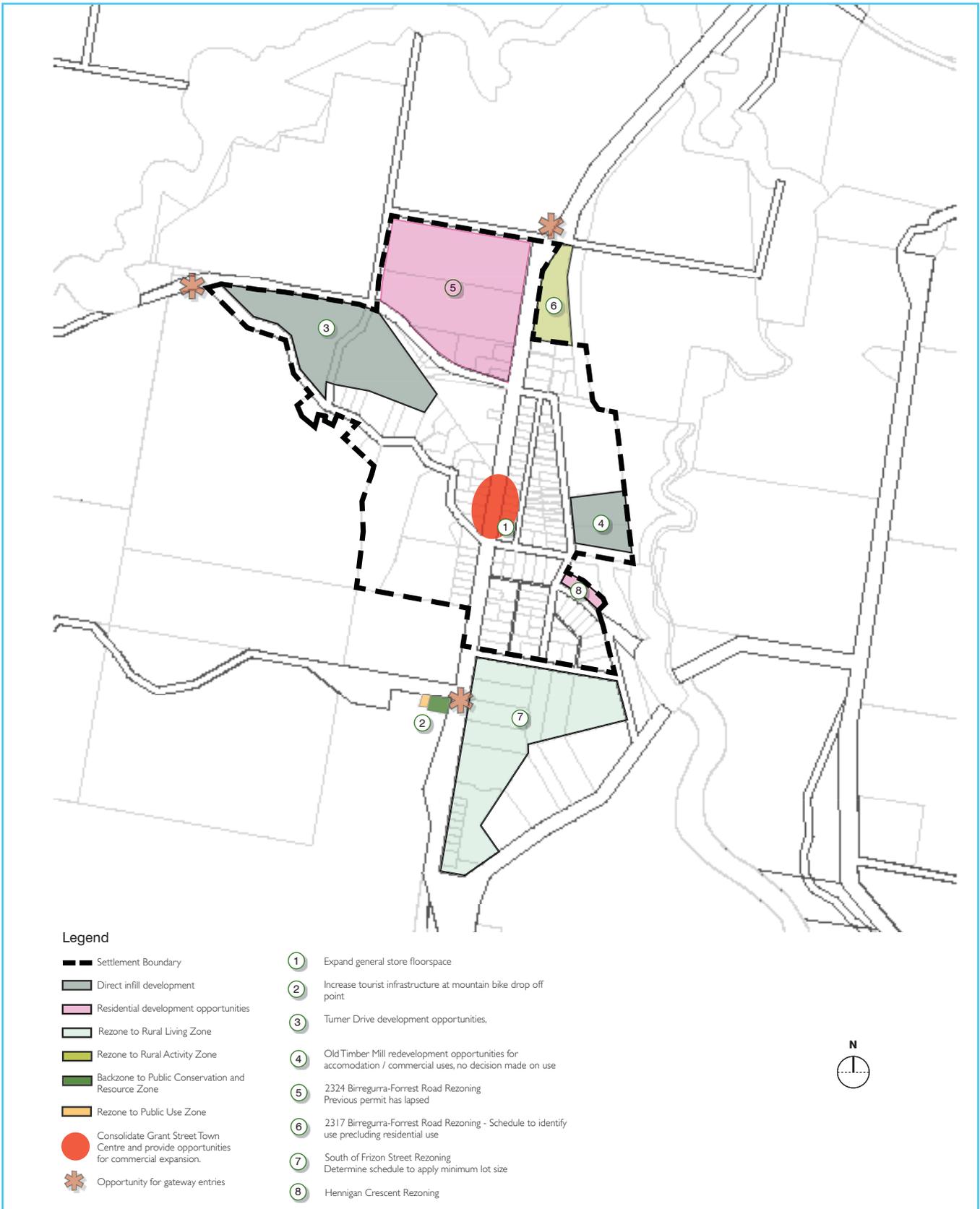
- *A detailed explanation and justification for all recommended outcomes can be viewed in the Forrest Structure Plan (2011). A brief summary of key physical elements of the structure plan is provided below:*
  - The structure plan establishes a defined settlement boundary to provide strategic direction for the town's growth.
  - Opportunities for limited expansion beyond the current township have been identified and are reflected in the Structure Plan. These include:
    - an extension of Township Zoned land to the north of the Forrest settlement boundary; and
    - the application of the Rural Living Zone to the south of the Forrest settlement boundary.
  - The structure plan seeks to support further opportunities for Forrest's eco-tourism based economy anchored by opportunities associated with Forrest's proximity to the Otway National Park and Lake Elizabeth.
  - The structure plan seeks to revitalise the Grant Street business core and expand the provision of commercial uses, particularly those related to the tourist sector. Opportunities to further develop retail services for the local population are also outlined.
  - The structure plan seeks to celebrate the heritage assets of Forrest, in particular the management of the European heritage sites relating to the town's timber history.
  - The structure plan establishes a framework for improvements in community and service infrastructure.

## Planning Scheme changes

- A brief summary of the recommendations contained in the structure plan is provided below:
  - Rezone land to the north and north east (2324 and 2330 Birregurra-Forrest Road and 3025, 2346 and the balance of 2348 Forrest-Colac Road) from the Farming Zone to the Township Zone to accommodate future residential development.
  - Rezone 1, 3 and 5 Hennigan Crescent and 35, 45, 55 and 59 Turner Drive from the Farming Zone to the Township Zone to reflect the current land use on site.
  - Rezone land to the south of Frizon Street bounded by the Forrest-Apollo Bay Road and Gills Lane from the Farming Zone to the Rural LivingZ to reflect the existing land use. Will require a Schedule specifying minimum lot sizes.
  - Rezone Primary School from TZ to Public Use Zone (PUZ ) to reflect the existing land use.
  - Rezone Caravan Park sites from TZ to Public Park and Recreation Zone (PPRZ) to reflect the existing land use.
  - Back-zone land at 1and 5 Rivendell Lane from TZ to Public Conservation and Resource Zone (PCRZ) and Public Use Zone (PUZ) to reflect actual use.
  - Rezone land east of Birregurra-Forrest Toad and north of Henry Street to RAZ (2317 Birregurra-Forrest Road) to encourage gateway development.
  - Introduce a defined settlement boundary to restrict futher expansion of the township beyond those areas recommended for rezoning.

## Submissions

- Eight 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 strategically 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 the Rural Living Zone as a recommendation of the Forrest Structure Plan. Consideration of specific issues relating to the provision of facilities, streetscape improvements and commercial development is beyond the scope of the Rural Living Strategy. These issues have been dealt with as part of the Forrest Structure Plan which provides recommendations on the future strategic direction of the Forrest Township.



Forrest Aerial



# GELLIBRAND

Role	Town
Main features	<ul style="list-style-type: none"> <li>– Established township on Colac-Lavers Hill Road, approximately 25km south of Colac.</li> <li>– 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.</li> <li>– 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 and accommodation providers.</li> <li>– Limited service provision with no reticulated sewerage or gas. However, Gellibrand is connected to town water and receives a weekly waste collection service.</li> <li>– Commercial precinct is focussed around the northern end of town and includes the Gellibrand Hotel, general store, café and caravan park.</li> <li>– The Beechy Rail Trail runs through the township along the eastern side of Colac-Lavers Hill Road.</li> <li>– Surrounding land is partially cleared, with some large pockets of native vegetation, and predominantly used for agriculture, including timber plantations and grazing.</li> <li>– Some rural residential development surrounds the town on lots of between 1 and 12ha.</li> <li>– The town is located in a valley adjacent to the Gellibrand River and is surrounded on three sides by the Great Otway National Park.</li> </ul>

#### Policy / strategy references

- 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:
  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) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.

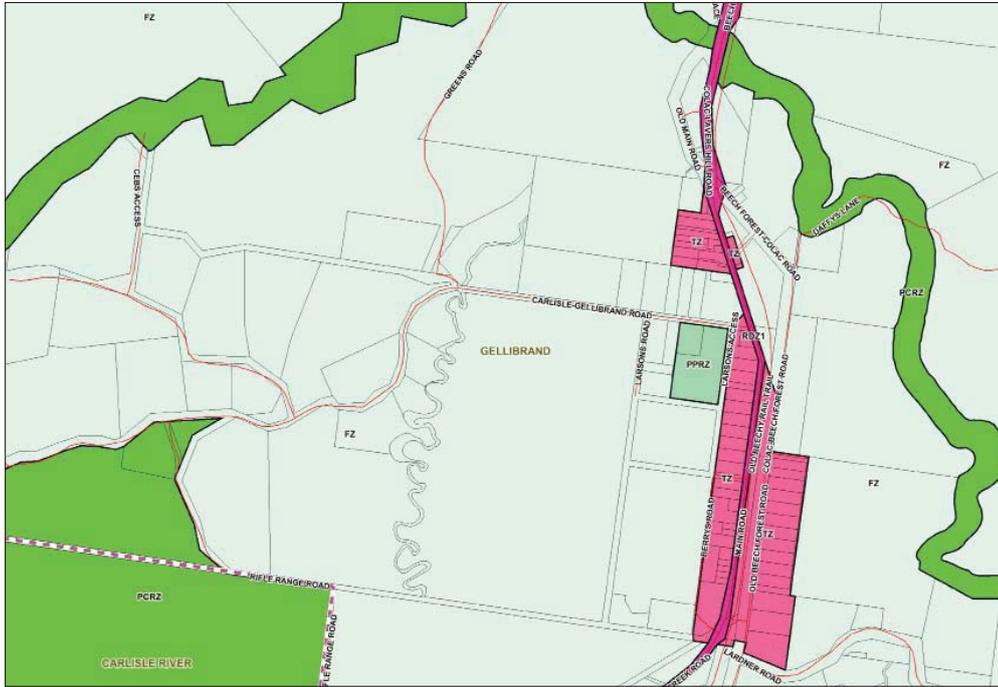
#### Zones / overlays

- 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 the Environmental Significance Overlay (ESO3) – Water Supply Catchment.

Opportunities for development	<ul style="list-style-type: none"> <li>- Current opportunities for development are limited to infill on a limited number of existing vacant lots.</li> <li>- Ministerial Direction #6 encourages rural residential development adjacent to existing settlements with access to a range of services and infrastructure.</li> <li>- Should fire and water quality issues be able to be addressed, Gellibrand is well positioned to support growth due to the level of demand and existing infrastructure (including waste collection, post office, maternal child health, community hall, oval shops and pub as well as a school).</li> <li>- The Rural Land Strategy (2007) identifies Gellibrand as a candidate area for the application of the Rural living Zone.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- All land in and around Gellibrand is located within a water supply 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 water supply catchment areas will not be supported.</li> <li>- The lack of reticulated sewerage requires all landowners to treat and dispose of wastewater onsite.</li> <li>- 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. However there is no such barrier to expansion of the Township Zone, only Rural Living zoning.</li> <li>- Gellibrand is subject to bushfire risk. A detailed fire risk assessment is therefore required prior to determining potential for future growth.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Surrounding agricultural land in all directions includes pockets of dense vegetation and limited access.</li> <li>- The township is within close proximity to the Great Otway National Park.</li> <li>- A detailed fire risk assessment is required prior to determining potential for future growth.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Future supply is limited to approximately 18 vacant lots, some of which may be undevelopable due to environmental, wildfire and land capability constraints.</li> <li>- 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.</li> <li>- Future demand is likely to be constrained by a shortage of vacant lots unless further land is zoned for development following support from a detailed fire risk assessment and effluent management plan.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Deferred growth pending the development of a suitable effluent management plan and a detailed fire risk assessment.</li> </ul>

Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect infill on existing vacant lots.</li> <li>- Expansion of the township could be considered if effluent management and fire considerations can be overcome through further detailed investigation and analysis. Given the level of demand, existing infrastructure and the location at the entry to the Otways, there is an opportunity to support tourism and strengthen the local community through the expansion of the Township Zone and/or rural-residential development opportunities.</li> <li>- The township's inclusion in the Township zone is supported as it accurately reflects current and historical land use patterns, however, a number of historical anomalies have been identified which should be rezoned to accurately reflect existing development. These are outlined in the Planning Scheme changes.</li> <li>- Remove vegetated land west of Main Street from current Township Zone to reflect public ownership.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Expand the coverage of the Township Zone to include sections of 2, 1, 4, 20 and 25 Main Road, 1-3, 5 and 21 Old Beech Forrest Road.</li> <li>- Rezone 9 Main Road from Township Zone to Public Use Zone 7 – Other Public Use.</li> <li>- Rezone Crown Allotment 33, 34 &amp; 35 Section 1, Parish of Yaugher Township of Gellibrand from the Township Zone to the Public Conservation and Resource Zone to reflect the Crown Reservation status of the land.</li> <li>- Rezone Crown Allotment 13A, 15 &amp; 17 Section 1, Parish of Yaugher Township of Gellibrand from the Township Zone to the Public Use Zone - 1.</li> <li>- Introduce a defined settlement boundary to consolidate future expansion of the township.</li> <li>- Undertake detailed fire risk assessment and develop an appropriate effluent management plan for the town. Review the Planning Scheme and implement the outcomes of the fire risk assessment and effluent management plan into the Planning scheme if necessary.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>- Four submissions were received which proposed the application of the Rural Living Zone to lots on McDonalds Access and Gellibrand-Carlisle Road or other small spot rezonings. Also identified was the need to promote expansion of the Township Zone to facilitate further residential, commercial and tourism development. These submissions will be subject to an effluent management plan and a detailed fire risk assessment for the town.</li> <li>- One submission received suggesting the potential future growth area identified may be subject to flooding. The area is identified for investigation only and further detailed analysis would be required before this land could be rezoned.</li> <li>- One submission received for spot rezoning of 280 Carlisle River- Gellibrand Road. This land is remote and would not comply with the directions of Ministerial Direction No. 6 nor with water supply catchment restrictions.</li> </ul>

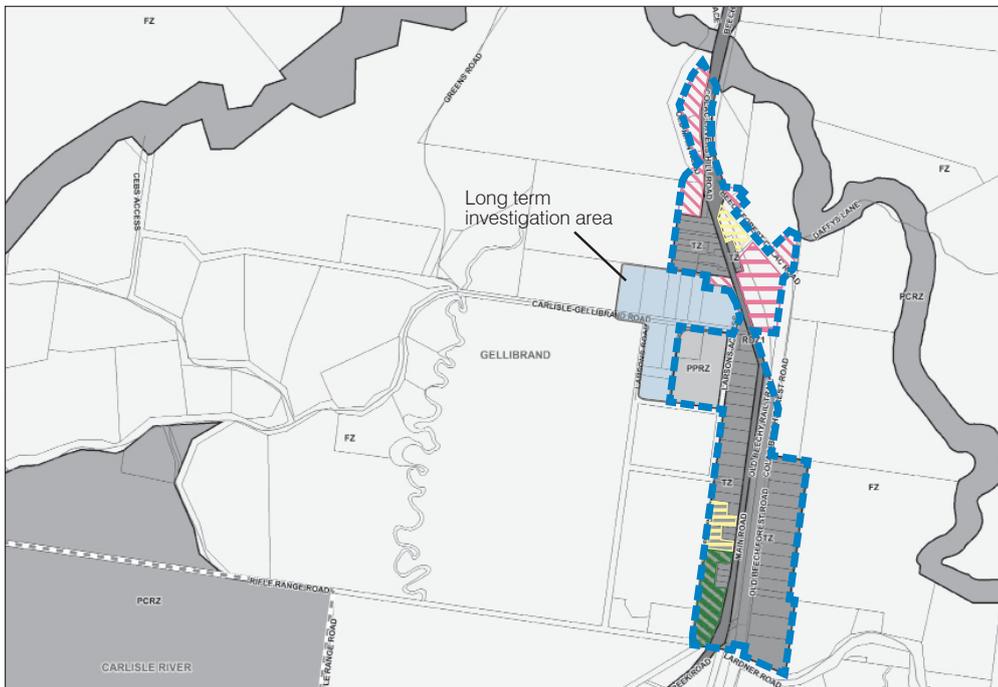
### Gellibrand Existing Zoning Map



#### 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
- Rezone to Township
- Rezone to Public Use Zone
- Rezone to Public Conservation & Resource Zone

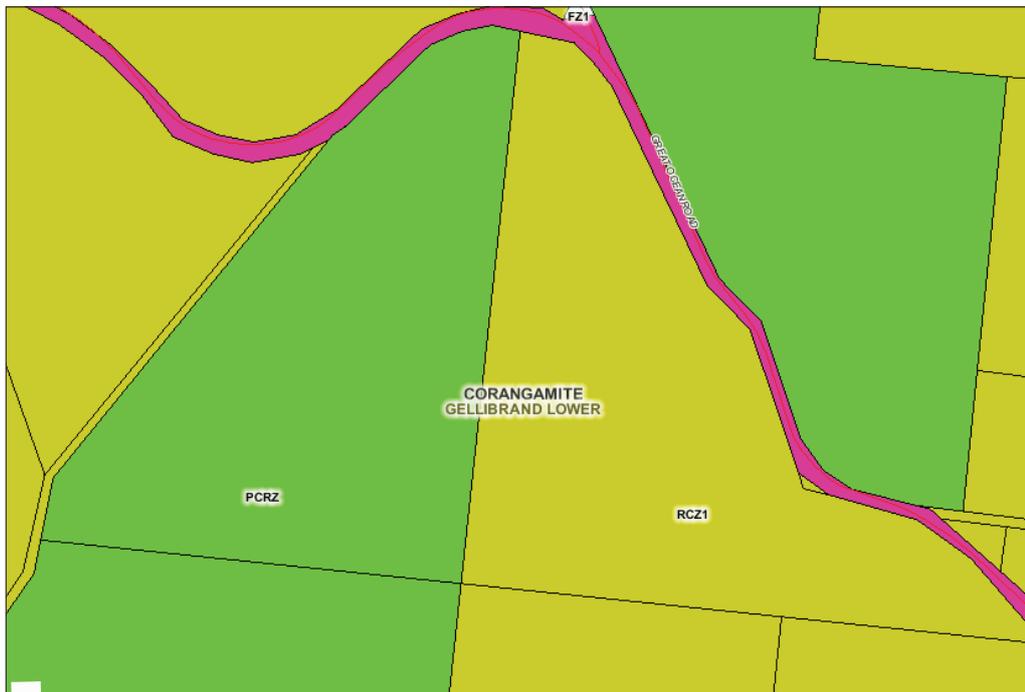
Gellibrand Aerial



# GELLIBRAND LOWER

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Several private plantations surrounded by Crown land.</li> <li>– No dwellings.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land zoned Rural Conservation land and Public Park and Recreation.</li> <li>– All land covered by Wildfire Management Overlay (WMO).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development available.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– The locality’s isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Potentially high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No identified demand.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

Gellibrand Lower Existing Zoning Map



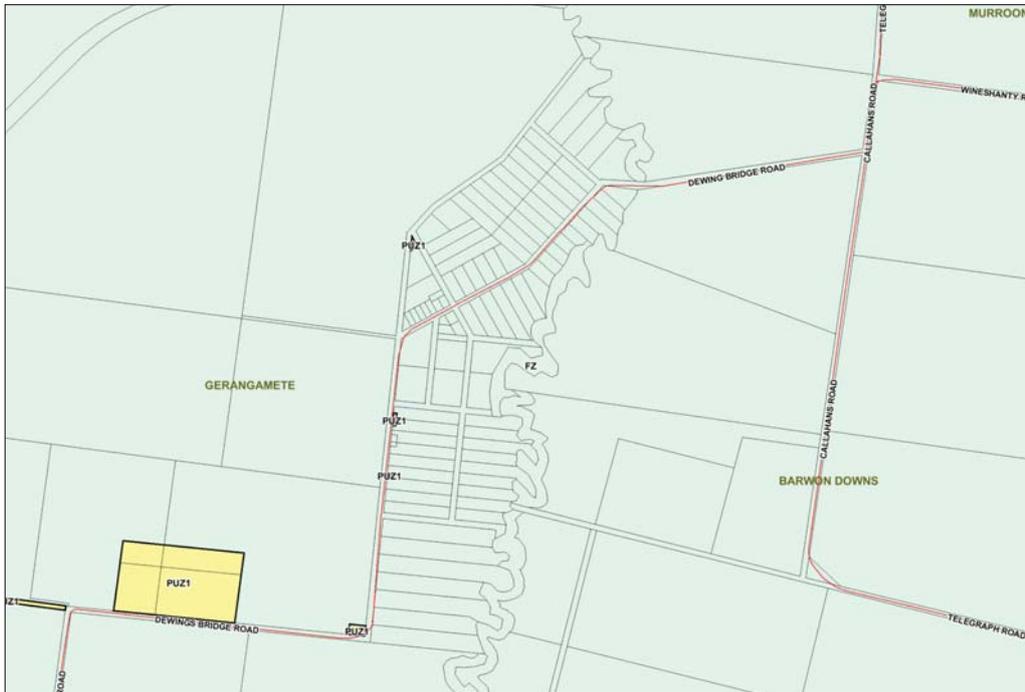
DRAWING KEY

- Public Conservation and Resource Zone
- Road Zone - Category One
- Rural Conservation Zone
- Farming Zone

# GERANGAMETE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Undeveloped small lot subdivision in the middle of the Farming Zone at Dewings Bridge Road.</li> <li>– Includes a proposed internal road network.</li> <li>– Very few dwellings scattered outside of a small lot subdivision.</li> <li>– Approx 60 lots.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land zoned Farming Zone.</li> <li>– Pocket of Public Use Zone land for service and utility.</li> <li>– All land depicted is covered by the Erosion Management Overlay and the Wildfire Management Overlay.</li> <li>– Land to the east along Den Creek is covered by the Land Subject to Inundation Overlay.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay and flooding around the Barwon River West Branch, Den Creek and Dewing Creek.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Potential wildfire risk as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone and placing a Restructure Overlay across the undeveloped subdivision.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Discourage potential residential growth by extending a Restructure Overlay across the undeveloped small lot subdivision.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– Barwon Water made a submission requesting that the reference to Gerangamete as covered by Schedule 3 to the Environmental Significance Overlay be removed as the area depicted is not within a water supply catchment.</li> </ul>

### Gerangamete Existing Zoning Map



#### DRAWING KEY

- Farming Zone
- Public Use Zone - Service and Utility

### Proposals / Gerangamete



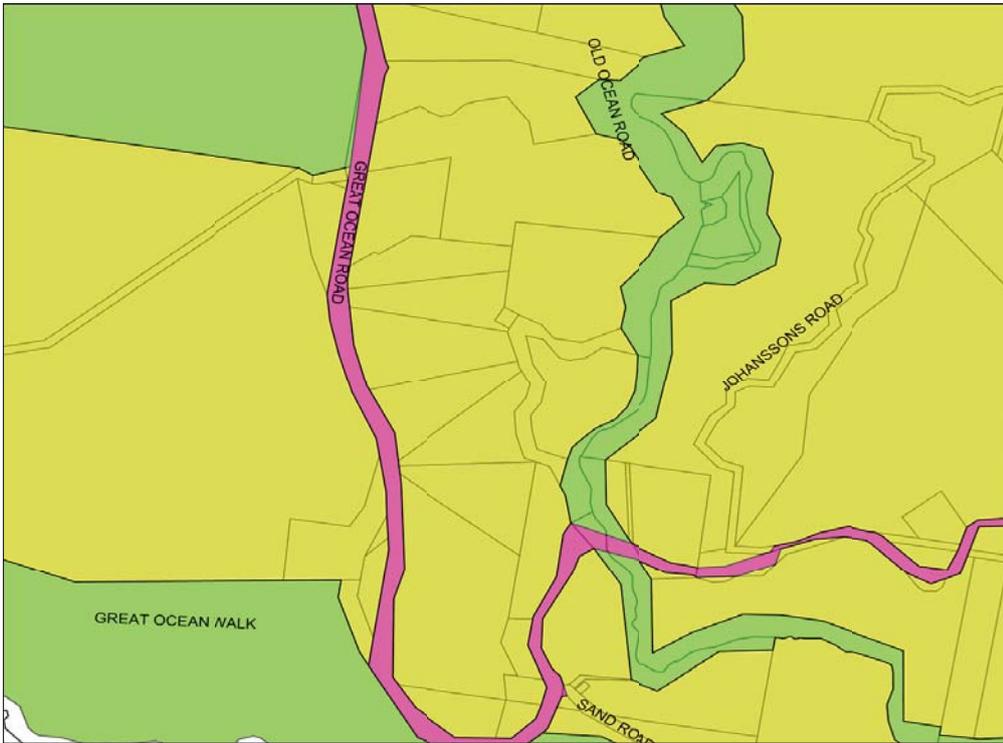
#### DRAWING KEY

- Proposed Restructure Overlay

# GLENAIRE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Several lots are developed with dwellings and/or holiday houses.</li> <li>– A number of tourism accommodation business operate in this area, as well as The Bend Cafe.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– Land identified as having the potential to contain Coastal Acid Sulfate Soils (CASS) in the Victorian Coastal Acid Sulfate Soils Strategy (2009).</li> <li>– The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land zoned Rural Conservation Zone surrounded by Public Conservation and Resource Zoned land.</li> <li>– 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).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– Potential CASS implications.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– One submission was received requesting updates to the main features category above. These have been made.</li> </ul>

### Glenaire Existing Zoning Map



### DRAWING KEY

- Public Conservation and Resource Zone
- Road Zone - Category One
- Rural Conservation Zone

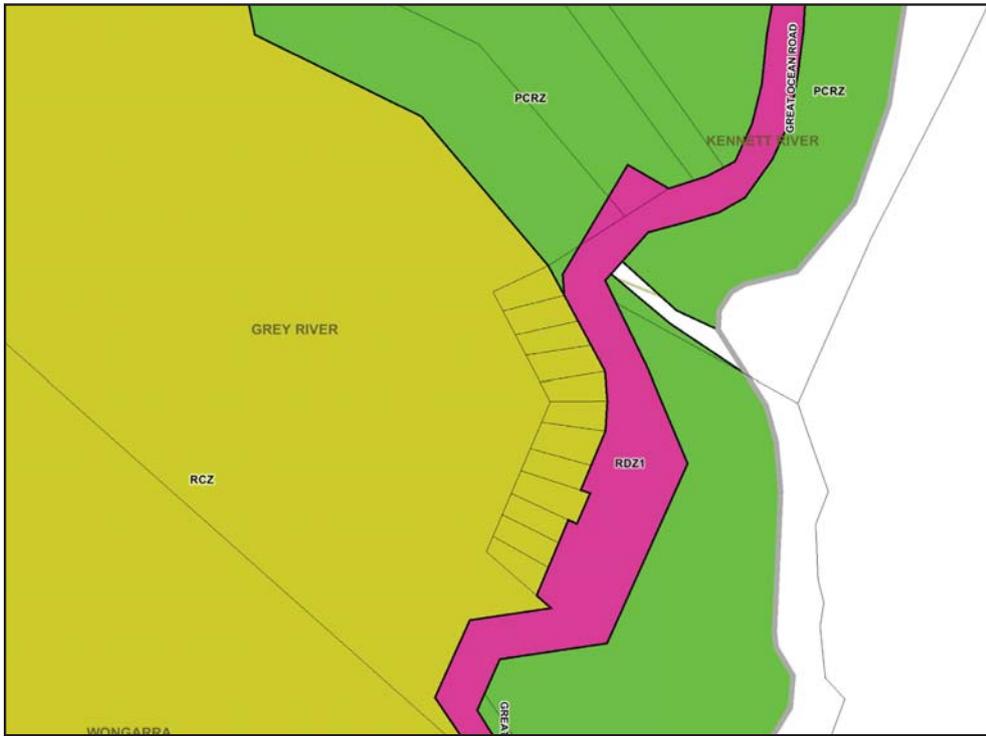
Glenaire Aerial



# GREY RIVER

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– Cluster of 10 houses located approximately 3 km west of Kennett River on the Great Ocean Road.</li> <li>– Bordered to the east by the new Great Otway National Park.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land within Rural Conservation Zone.</li> <li>– Covered by Erosion Management Overlay (EMO1) and Wildfire Management Overlay (WMO).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### Grey River Existing Zoning Map



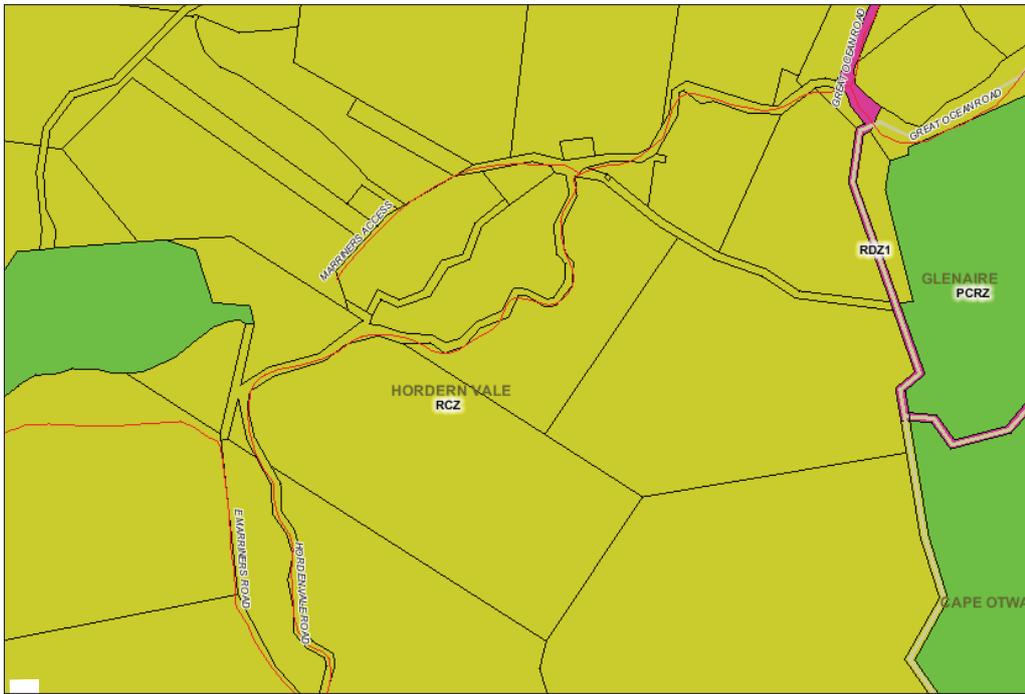
### DRAWING KEY

-  Public Conservation and Resource Zone
-  Road Zone - Category One
-  Rural Conservation Zone

# HORDEN VALE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Group of smaller blocks between 5 - 15 hectares located around the intersection of Marriners Access and Great Ocean Road.</li> <li>– Some vegetation and several with existing dwellings/holiday houses.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– Land identified as having the potential to contain Coastal Acid Sulfate Soils (CASS) in the Victorian Coastal Acid Sulfate Soils Strategy (2009).</li> <li>– The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Rural Conservation Zone.</li> <li>– Covered by Erosion Management and Wildfire Management Overlays.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– Potential CASS implications.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### 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"> <li>– 20 lots ranging between 1.5 - 5 hectares at the intersection of Triggs Road and Collins Road.</li> <li>– Approx 15 existing dwellings on these lots, primarily as lifestyle blocks.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Irrewarra reserve is referenced in the Regional Recreational Reserves Master Plan (2007).</li> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land in Farming Zone.</li> <li>– No overlays.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No development opportunities identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Given the agricultural use of the land it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### Irrewarra Existing Zoning Map



### DRAWING KEY

 Farming Zone

# IRREWARRA - PYLES ROAD

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– Established rural residential subdivision at the intersection of Pyles Road and the Princes Highway, approximately 7km east of Colac.</li> <li>– Existing subdivision comprises 36 lots ranging in size from 0.4 – 2.8ha.</li> <li>– Largely built out with existing dwellings on approximately 25 lots.</li> <li>– Geelong/Warnambool rail line intersects the southern end of the subdivision.</li> <li>– Surrounded by undeveloped agricultural land with the AKD Timber Mill located immediately to the south-west of the subdivision, fronting the Princes Hwy.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Existing subdivision is zoned Low Density Residential and all surrounding land is zoned Farming.</li> <li>– Adjacent to a Road Zone – Category 1 (Princes Highway).</li> <li>– Public Use Zone 4 – Transport intersects the subdivision and reflects the alignment of the Geelong/Warnambool rail line.</li> <li>– The Wildfire Management Overlay covers 7 lots in the south west corner of the subdivision owned by AKD Timber.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are limited to infill and subdivision of existing vacant lots.</li> <li>– The current Low Density Residential Zoning allows landowners to apply to further subdivide existing lots down to 0.4ha.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– The cluster's isolated location and the lack of existing services/infrastructure suggest that intensification or expansion would not satisfy Ministerial Direction # 6.</li> <li>– Lack of reticulated sewerage restricts subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– Further expansion of the cluster would result in a net loss of productive agricultural land.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– 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.</li> </ul>

Residential demand / supply	<ul style="list-style-type: none"> <li>- Approximately 42ha of Low Density Residential Zone land comprising 36 separate lots of which approximately 11 are vacant. There is potential for an additional 16 lots if developable land was subdivided (acknowledging constraints associated with unsewered land).</li> <li>- Potential supply of approximately 100 lots based on the minimum lot size permitted in the Low Density Residential Zone.</li> <li>- Limited rural residential demand highlighted by the slow take up of existing vacant allotments.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Establish a defined Cluster Boundary recognising the existing Low Density Residential subdivision as a cluster rather than an established settlement.</li> <li>- Rezone from Low Density Residential to Rural Living Zone.</li> <li>- Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots.</li> <li>- Introduce new local policies into the MSS discouraging further residential growth and development within this area.</li> </ul>

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

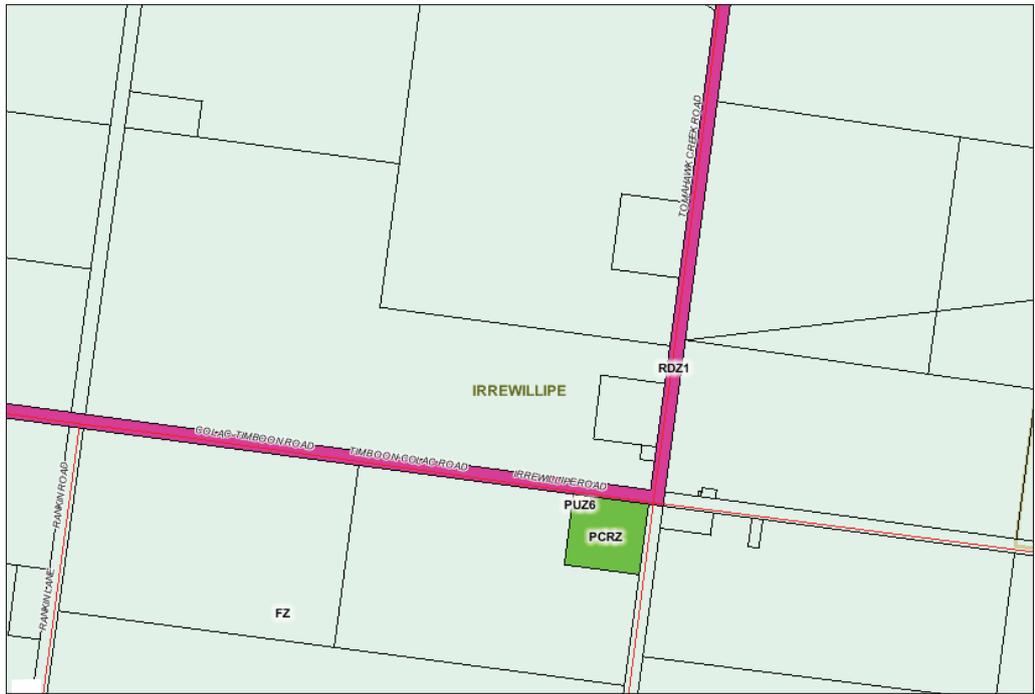
Irrewarra - Pyles Road Aerial



# IRREWILLIPE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Sportsground and 2 - 3 dwellings located at the intersection of Tomahawk Creek Road and Irrewillipe Road.</li> <li>– Most of the land is used for farming.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the beginning of Irrewillipe Township from the 1860s.</li> <li>– 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.</li> <li>– Irrewillipe reserve is referenced in the Regional Recreational Reserves Master Plan (2007).</li> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Farming Zone.</li> <li>– Small area of Public Conservation and Resource zoned land.</li> <li>– Land to the south of Irrewillipe Road is covered by Vegetation Protection Overlay VPO1 (significant and remnant vegetation) and a Wildfire Management Overlay.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– VPO1 identifies significant and remnant vegetation to the land south of Irrewillipe Road.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Potential wildfire risks as indicated by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– 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.</li> </ul>

# 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"> <li>- Undeveloped small lot subdivision at the intersection of Irrewillipe-Swan Marsh Road and Timboon-Colac Road, approximately 21km southwest of Colac.</li> <li>- Area comprises approximately 100 vacant lots configured in a small lot pattern subdivision with lots ranging in size from 0.2 – 8ha.</li> <li>- No lots have been developed and no facilities, services or infrastructure are available in this area.</li> <li>- The subdivision itself and surrounding land in all directions are currently used for agricultural purposes with the predominant land use being dairy farming.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Existing subdivision and all surrounding land is included in the Farming Zone.</li> <li>- Majority of lots are subject to flooding and included in the Land Subject to Inundation Overlay.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development have been identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- The majority of the subdivision is identified as being subject to flooding.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Low demand evidenced by the lack of development in the area and distance from services and facilities.</li> <li>- Low development potential due to the area's known susceptibility to flooding.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no change.</li> <li>- 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.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by extending a Restructure Overlay across the undeveloped small lot subdivision.</li> <li>- 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.</li> </ul>

Planning Scheme changes

- Maintain the current Farming Zone and discourage future development of small lots through a Restructure Overlay across the disused small lot subdivision.
- Introduce new local policies into the MSS to preserve agricultural land and discourage residential development within this area.
- Discourage potential residential growth by extending a Restructure Overlay across the undeveloped small lot subdivision.

**Irrewillipe - Swan Marsh Road Existing Zoning Map**



**DRAWING KEY**

- Road Zone - Category One
- Farming Zone

**Proposals / Irrewillipe - Swan Marsh Road**



**DRAWING KEY**

- Proposed Restructure Overlay

Irrewillipe - Swan Marsh Road Aerial

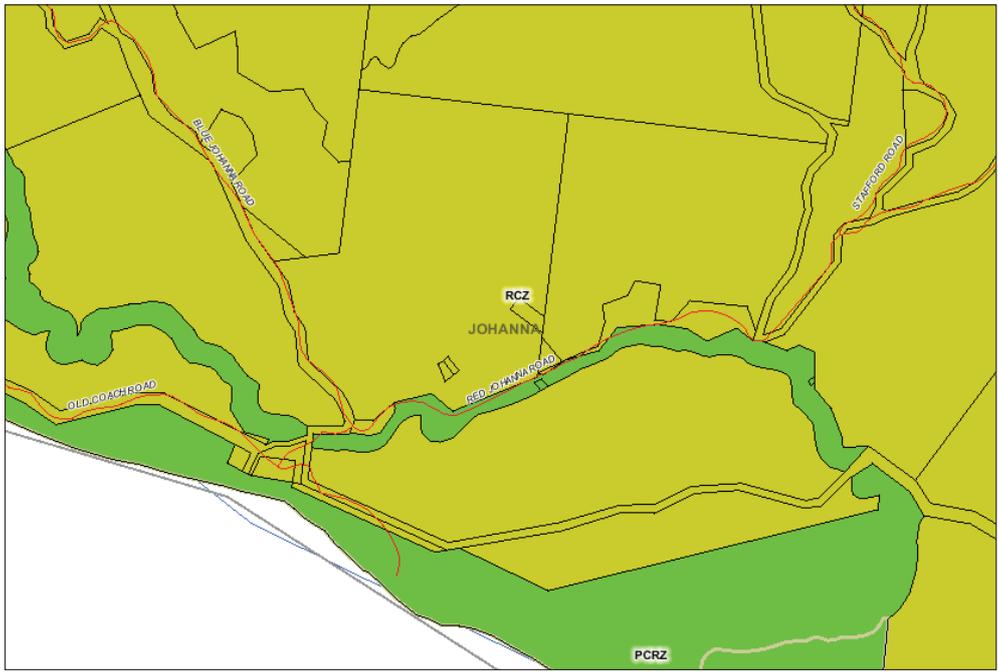


# JOHANNA

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– Locality on the Great Ocean Road, approximately 44km east of Apollo Bay and 14km south of Lavers Hill.</li> <li>– The predominant land uses include a mix of farming and agriculture, scattered rural residential development and timber plantations.</li> <li>– The landscape presents as a series of rolling hills and valleys running down towards the coast, offering spectacular views to Johanna beach and beyond.</li> <li>– The locality abuts the Great Otway National Park to the East and includes several pockets of significant remnant native vegetation.</li> <li>– There are limited services with no reticulated sewer, water or gas and negligible community and commercial infrastructure.</li> <li>– The majority of existing rural residential development is focussed around Blue Johanna Road, Red Johanna Road and Aire Settlement Road.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> <li>– The Rural Land Strategy (2007) identifies land in and around Johanna as having a high agricultural capability.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk.</li> <li>– The locality includes land identified as having the potential to contain Coastal Acid Sulfate Soils (CASS) in the Victorian Coastal Acid Sulfate Strategy (2009).</li> <li>– The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Majority of locality is included in the Rural Conservation Zone, with surrounding land to the north zoned Farming.</li> <li>– The Public Conservation and Resource Zone applies to the Great Otway National Park which surrounds much of the locality.</li> <li>– The southern extent of the locality is covered by a Significant Landscape Overlay (SLO4) – Johanna Coast and Cape Otway Coastal Valley and Hills Precinct.</li> <li>– A Vegetation Overlay (VPO1) – Significant and Remnant Vegetation applies to some coastal areas east of Red Johanna Road.</li> <li>– All land within and around the locality is covered by the following overlays:               <ul style="list-style-type: none"> <li>– Erosion Management Overlay;</li> <li>– Wildfire Management Overlay;</li> </ul> </li> </ul>

Opportunities for development	<ul style="list-style-type: none"> <li>– Current opportunities for development are extremely limited due to the area's inclusion in the Farming and Rural Conservation Zones.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Land in much of this locality has been identified as having a high agricultural capability which serves to restrict future rural residential expansion.</li> <li>– There is a significant landslide risk associated with land in and around Johanna and the Otway Coast.</li> <li>– 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.</li> <li>– The lack of reticulated sewerage requires all landowners to treat and dispose of wastewater onsite.</li> <li>– 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.</li> <li>– The majority of the locality is included in the Rural Conservation Zone due to its high conservation value.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Land surrounding Johanna is heavily vegetated and forms part of the Great Otway National Park.</li> <li>– The cleared areas include pockets of dense vegetation, steep slopes, timber plantations and limited access routes.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Demand within the locality is high, due to its landscape values and proximity to the coast.</li> <li>– Future supply is restricted by the current zoning of the land and the absence of any existing settlement.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– Discourage further growth and development in this area due to a lack of services, its agricultural and environmental significance, landscape significance, bushfire susceptibility, landslide risk and isolated location.</li> <li>– Protect land against further fragmentation and more intense development by maintaining the current Rural Conservation and Farming Zones.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Introduce new local policies into the MSS discouraging further growth and development in this area.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– 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.</li> </ul>

Johanna Existing Zoning Map



DRAWING KEY

- Public Conservation and Resource Zone
- Rural Conservation Zone

Johanna Aerial



# KAWARREN

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>- Established rural residential subdivision on Colac-Lavers Hill Road, approximately 19km south of Colac and 6.5km north of Gellibrand.</li> <li>- Limited service provision and community infrastructure with no gas, reticulated sewerage, water or commercial premises.</li> <li>- The Kawarren Primary School closed in 2009 due to dwindling enrolments and students now travel to Colac or Gellibrand.</li> <li>- Existing subdivision comprises approximately 65 lots ranging in size from 0.4 to 44.5 hectares.</li> <li>- Majority of the lots are developed with approximately 20 vacant lots remaining.</li> <li>- 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.</li> <li>- The cluster can be separated into three distinct precincts:               <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol> </li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>

Zones / overlays	<ul style="list-style-type: none"> <li>– Existing subdivision and surrounding land is zoned Farming.</li> <li>– The Great Otway National Park and Otway Forest Park surround the area and are zoned Public Conservation and Resource.</li> <li>– All land within the settlement is covered by the-Erosion Management Overlay, Wildfire Management Overlay and the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are currently limited to infill on existing vacant lots.</li> <li>– The Rural Land Strategy (2007) identifies Kawarren as a candidate area for the application of the Rural living Zone.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– The area's inclusion in the Farming Zone effectively prohibits any further subdivision of existing lots.</li> <li>– The subdivision sits within a water supply catchment which restricts dwelling density and further subdivision potential. Recent VCAT precedents, relevant planning policies and ongoing discussions with water authorities suggest that further growth or subdivision within the water supply catchment areas will not be supported.</li> <li>– The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> <li>– The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area is heavily vegetated and located within close proximity to the northern perimeter of the Great Otway National Park and Otway Forest Park.</li> <li>– In 2009 the CFA identified Kawarren as one of the 52 highest fire risk communities in Victoria.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– The area's inclusion in the Farming Zone restricts its future development potential and effectively prohibits any further subdivision.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>

Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>- 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 water supply catchment area and extreme bushfire risk.</li> <li>- The cluster's current inclusion in the Farming Zone is considered inappropriate as this is inconsistent with the established rural residential land use that dominates the cluster and the fact that the land has been removed from agricultural production.</li> <li>- 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 land use.. 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.</li> <li>- 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.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Establish a defined Cluster Boundary recognising the subdivision as a cluster rather than an established settlement.</li> <li>- Rezone the existing subdivision from Farming to Rural Living Zone.</li> <li>- Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots.</li> <li>- 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.</li> <li>- Introduce new local policies into the MSS discouraging further residential growth and development within this area.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>- One submission received supporting proposed rezoning to Rural Living but requesting that restrictions on further subdivision be alleviated. This is not supported by the Strategy.</li> </ul>

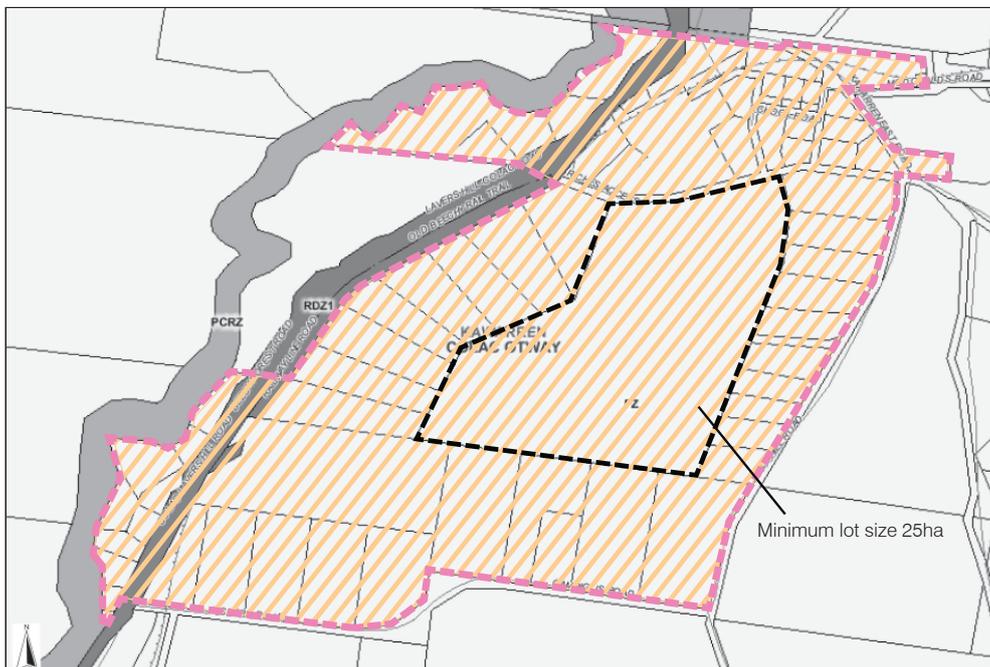
Karwarren Existing Zoning Map



DRAWING KEY

- Farming Zone
- Public Conservation and Resource Zone
- Road Zone - Category One

Proposals / Kawarren



DRAWING KEY

- Proposed Cluster Boundary
- Rezone to Rural Living

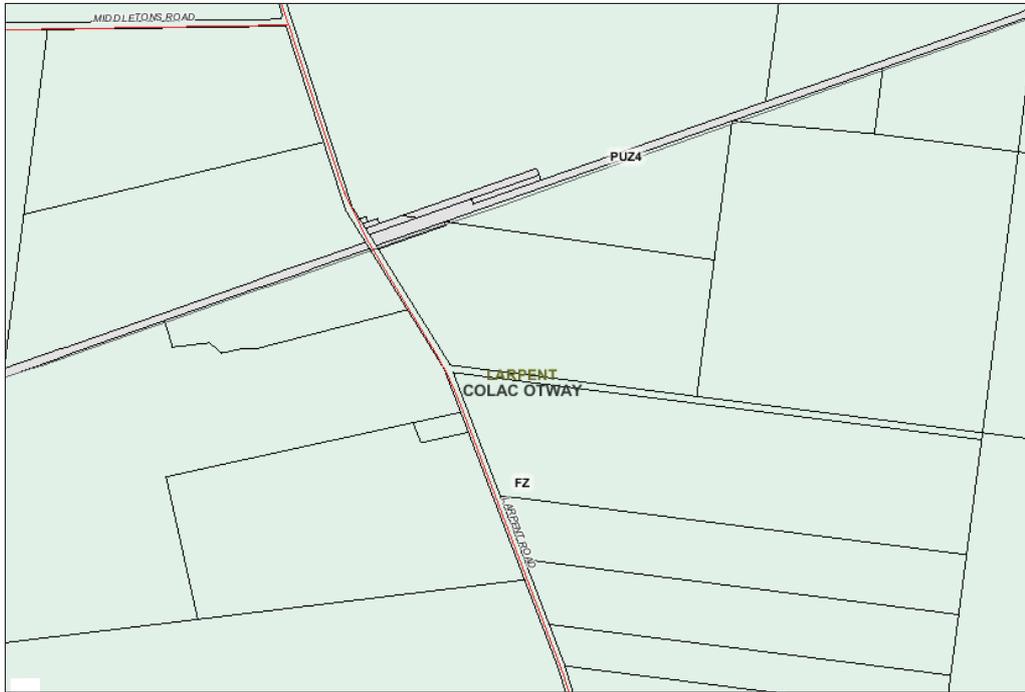
Kawarren Aerial



# LARPENT

<b>Role</b>	<b>Locality</b>
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"> <li>– 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.</li> <li>– Existing Township Zone area comprises approximately 73 lots ranging in size from 600sqm – 1.5ha. Most lots are already developed with approximately 28 vacant lots remaining.</li> <li>– 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.</li> <li>– Limited service provision with no reticulated sewerage, water, or gas.</li> <li>– The township is located on a ridge line which provides sweeping views of forest, rural farmland and the Otway coast.</li> <li>– 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.</li> <li>– The Great Otway National Park surrounds the town at a distance of between 800m and 3km.</li> <li>– 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.</li> <li>– 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.</li> </ul>

<p>Policy / strategy references</p>	<ul style="list-style-type: none"> <li>- The Lavers Hill Township Master Plan was completed in 2006 and identifies a range of priority infrastructure and public realm improvements.</li> <li>- Ministerial Direction # 6 – Rural Residential Development encourages growth and development in established settlements with access to key services and infrastructure.</li> <li>- 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.</li> <li>- Rural Land Strategy (2007) identifies land surrounding Laver’s Hill as having a high agricultural capability.</li> <li>- 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.</li> <li>- 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.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of high bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
<p>Zones / overlays</p>	<ul style="list-style-type: none"> <li>- Majority of existing residential development is included in the Township Zone with surrounding land zoned Farming.</li> <li>- 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.</li> <li>- The Heritage Overlay has been applied to 4 individual sites throughout the township.</li> <li>- The Environmental Significance Overlay (ESO3) – 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.</li> <li>- All land within the township is covered by the Erosion Management Overlay and the Wildfire Management Overlay;</li> </ul>
<p>Opportunities for development</p>	<ul style="list-style-type: none"> <li>- Opportunities for development are currently limited to infill on a limited number of existing vacant lots.</li> <li>- 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.</li> <li>- 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.</li> </ul>

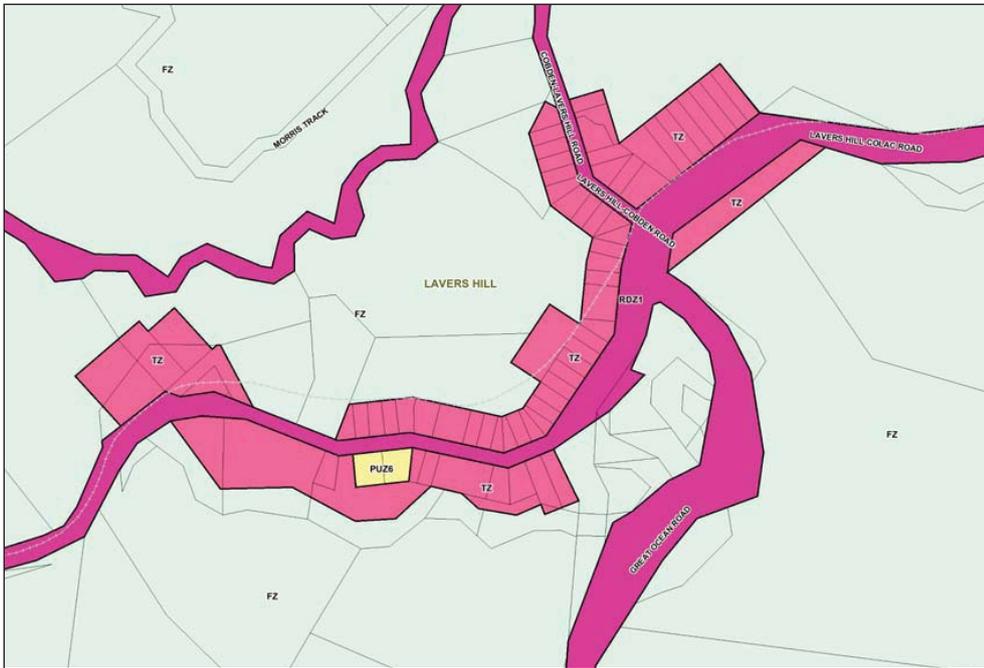
Constraints on development	<ul style="list-style-type: none"> <li>– The settlement is bounded on three sides by high capability agricultural land zoned for farming and used for a range of agricultural purposes. Further expansion of the township would result in a net loss of productive agricultural land and would conflict with the strategic direction provided in the Rural Land Strategy (2007) and Clause 21.03-9 Rural Living.</li> <li>– There is a significant landslide risk associated with land in and around Lavers Hill.</li> <li>– Much of the surrounding land is constrained by established native vegetation, steep slopes and limited access.</li> <li>– 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 water supply 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 water supply catchment areas will not be supported.</li> <li>– The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Surrounding land in all directions includes pockets of dense vegetation, steep slopes and limited access routes.</li> <li>– The settlement is within close proximity to the Great Otway National Park and extensive areas of native vegetation.</li> <li>– In 2009 the CFA identified Lavers Hill as one of the 52 highest fire risk communities in Victoria.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Future supply within the town is limited to approximately 28 vacant lots within the Township Zone, some of which would likely be undevelopable due to environmental, wildfire and land capability constraints.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Deferred subject to a detailed wildfire risk assessment.</li> </ul>

## Recommended outcomes

- Further expansion to the north of the township is to be discouraged due to the area's inclusion in a water supply 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. A detailed bushfire risk assessment should be undertaken to help determine if any future small scale expansion of the Township Zone is appropriate
- 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 water supply 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.

	<ul style="list-style-type: none"> <li>– Police Station, 64 Great Ocean Road: The Lavers Hill Police Station sits on the northern side of the great Ocean Road within a water supply 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.</li> <li>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).</li> <li>5. Police Station, 64 Great Ocean Road: The Lavers Hill Police Station sits on the northern side of the great Ocean Road within a water supply 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.</li> <li>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 Wannan 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.</li> </ul>
<p>Planning Scheme Changes</p>	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Rezone 10 College Drive and 20 Morris Track to the Public use Zone.</li> <li>– Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the settlement.</li> <li>– 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.</li> <li>– Introduce new local policies into the MSS discouraging further growth and development beyond that identified above.</li> </ul>
<p>Submissions</p>	<ul style="list-style-type: none"> <li>– Nine submissions received seeking various spot rezonings from FZ to RL or TZ to encourage population growth and recognise existing development. One submission also sought rezoning of the school from TZ to PUZ.</li> </ul>

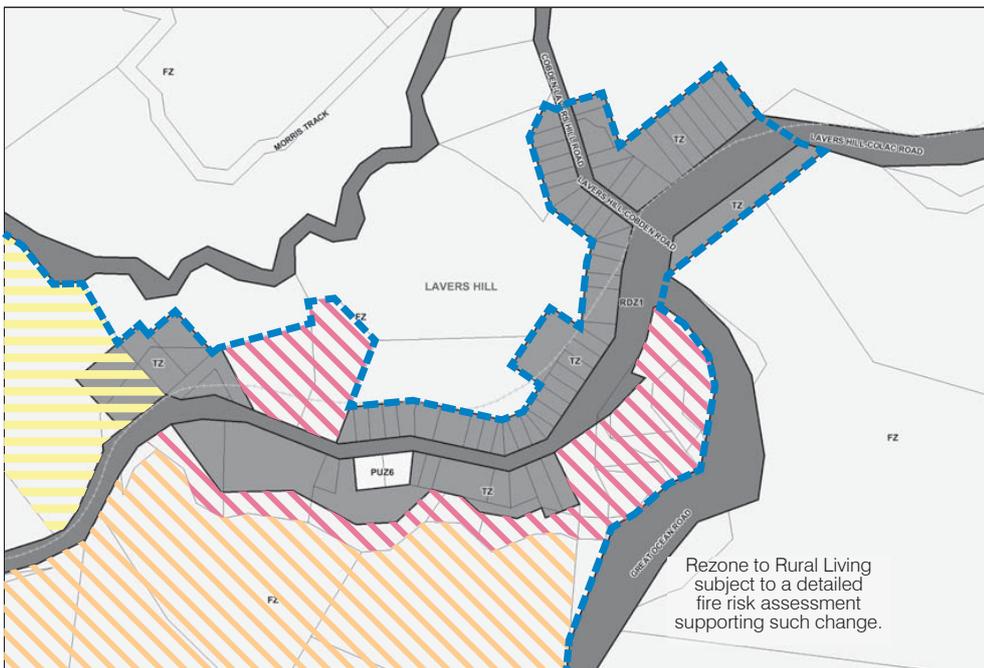
Lavers Hill Existing Zoning Map



**DRAWING KEY**

- Township Zone
- Farming Zone
- Public Use Zone - Local Government
- Public Conservation and Resource Zone
- Road Zone - Category One

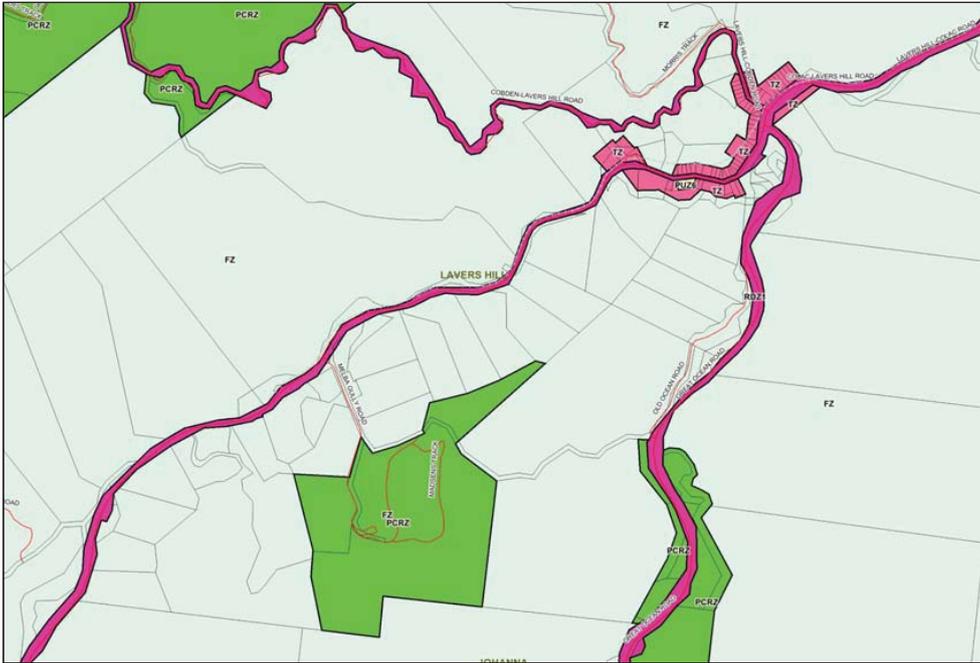
Proposals / Lavers Hill



**DRAWING KEY**

- Proposed Settlement Boundary
- Rezone to Township
- Rezone to Rural Living
- Rezone to Public Use

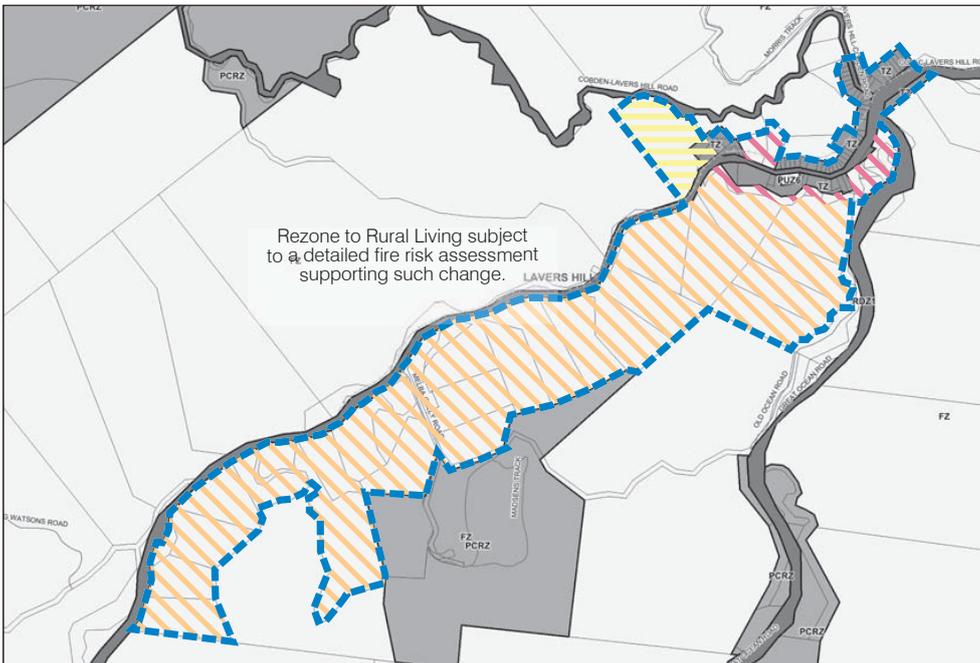
Lavers Hill Extended Existing Zoning Map



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
- Rezone to Township
- Rezone to Rural Living
- Rezone to Public Use

Lavers Hill Township Aerial



Lavers Hill Extended Area Aerial

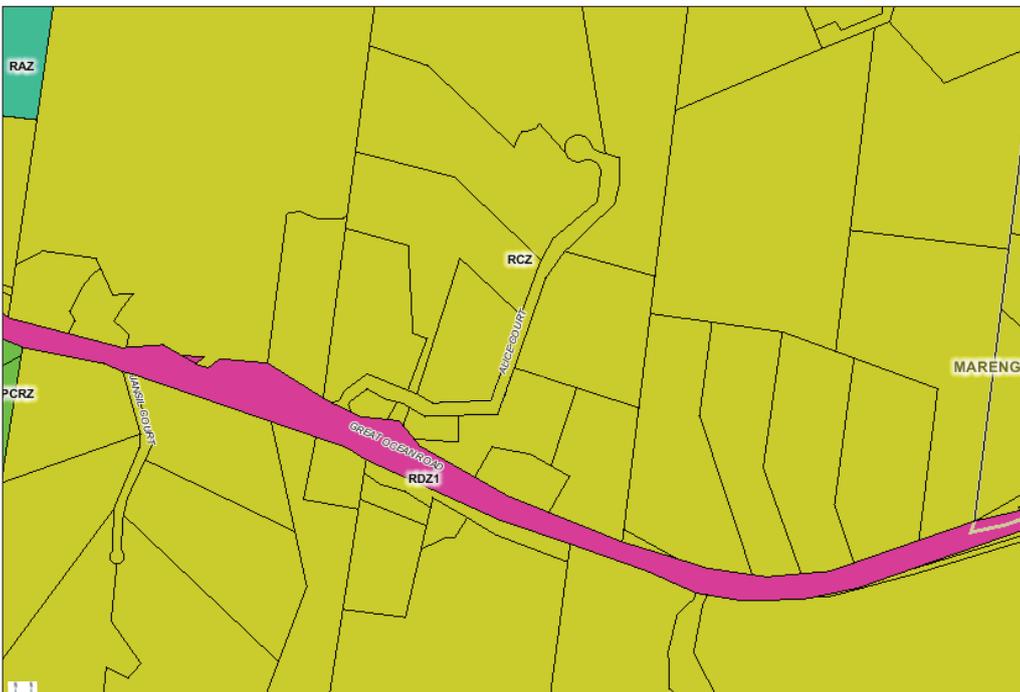


# MARENGO - ALICE COURT

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>- Cluster of 25 smaller lots in Rural Conservation Zone.</li> <li>- Some dwellings associated with agricultural uses but many lots are lifestyle properties/holiday houses.</li> <li>- Considered in Apollo Bay Structure Plan.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> <li>- Land identified as having the potential to contain Coastal Acid Sulfate Soils (CASS) in the Victorian Coastal Acid Sulfate Soils Strategy (2009).</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Land in Rural Conservation Zone.</li> <li>- All land covered by erosion management and wildfire management overlays in addition to the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> <li>- Land south of Great Ocean Road is also subject to vegetation protection overlay VPO1 (significant and remnant vegetation).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>- Potential CASS implications.</li> <li>- Marengo - Alice Court sits within a water supply catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite.</li> <li>- The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>

Planning Scheme changes	– Propose no changes to Planning Scheme.
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 - Alice Court Existing Zoning Map



**DRAWING KEY**

- Public Conservation and Resource Zone
- Road Zone - Category One
- Rural Conservation Zone
- Rural Activity Zone

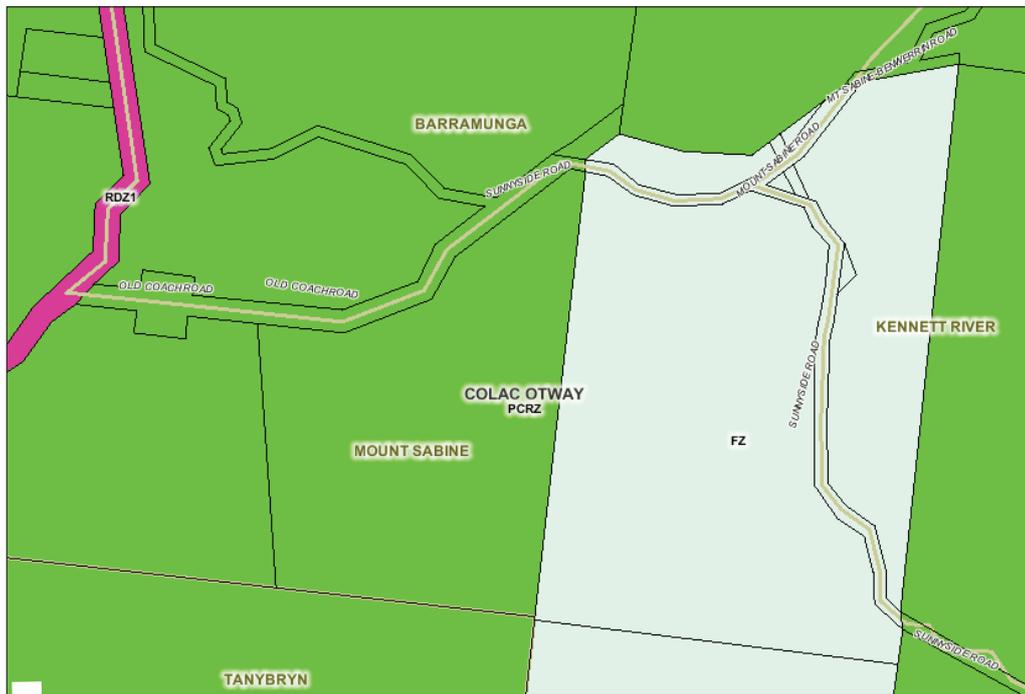
Marengo - Alice Court Aerial



# MOUNT SABINE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Private plantation surrounded by National Park at the intersection of Sunnyside Road and Mount Sabine-Benwerrin Road.</li> <li>– No existing dwellings.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Small pocket of Farming Zone land surrounded by Public Conservation and Resource Zone.</li> <li>– Land covered by Erosion Management Overlay (EMO1) and Wildfire Management Overlay (WMO).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– It is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– 885 Great Ocean Road requests rezoning from FZ to RL.</li> <li>– Agree with settlement boundaries.</li> </ul>

# Mount Sabine Existing Zoning Map



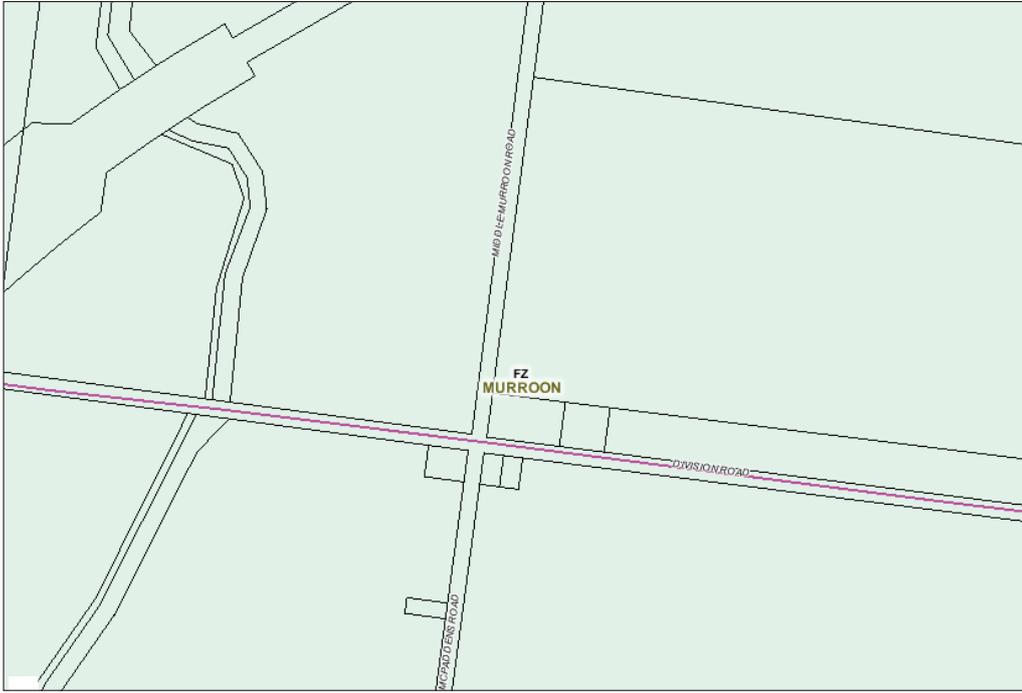
## DRAWING KEY

- Public Conservation and Resource Zone
- Road Zone - Category One
- Farming Zone

# MURROON

Role	Locality
Main features	<ul style="list-style-type: none"> <li>- Larger lots used for farming at the intersection of Division Road and Middle Murroon Road.</li> <li>- 3 - 4 existing dwellings/farmhouses.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Land in Farming Zone.</li> <li>- All land covered by erosion management and wildfire management overlays.</li> <li>- Half of subject land also covered by the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- Potential landslip risks as identified by the Erosion Management Overlay as well as constrained in part by location in water supply catchment area (ESO3).</li> <li>- 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.</li> <li>- Given the agricultural use of the land it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes..</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Potential risk of wildfire as indicated by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Propose no changes to Planning Scheme.</li> </ul>

Murroon Existing Zoning Map



DRAWING KEY

 Farming Zone

# NALANGIL

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Approx 14 lots located at the intersection of Mamre Road and Nalangil Road around small lake.</li> <li>– Lots range between 3 -20 hectares with approximately 5-6 existing dwellings.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Farming Zone adjacent to Public Conservation and Resource Zone (small lake).</li> <li>– Land covered by Environmental Significance Overlay ESO1, protecting Warrion groundwater area.</li> <li>– Part of the sections adjacent to the lake are also covered by the Environmental Significance Overlay ESO2, protecting lakes, wetlands and watercourses.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

Nalangil Existing Zoning Map



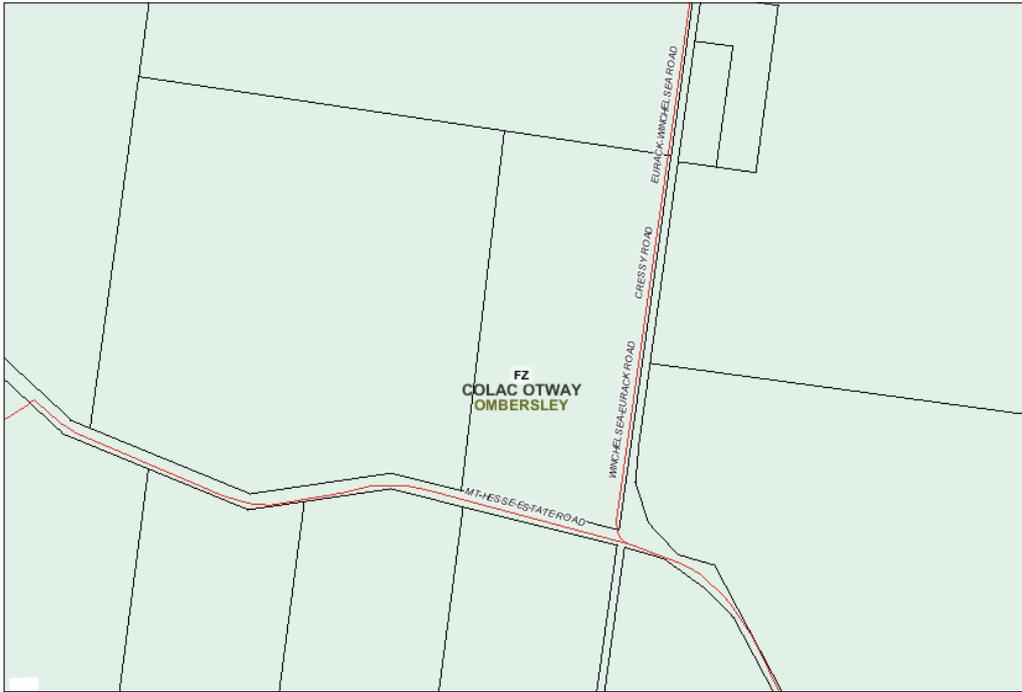
DRAWING KEY

- Public Conservation and Resource Zone
- Farming Zone

# OMBERSLEY

<b>Role</b>	<b>Locality</b>
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.

# Ombersley Existing Zoning Map



## DRAWING KEY

 Farming Zone

# ONDIT

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Approximately 12 smaller lots at the intersection of Colac-Ballararat Road and Meredith Park Road with around 5 existing houses.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the beginning of Ondit Township from the 1860s.</li> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Farming Zone.</li> <li>– Land covered by Environmental Significance Overlay ESO1, protecting Warrion groundwater area.</li> <li>– Majority of land also included in the Land Subject to Inundation Overlay.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Located within the Warrion Groundwater Area.</li> <li>– Potential flooding risks as indicated by the Land Subject to Inundation Overlay.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

# Ondit Existing Zoning Map



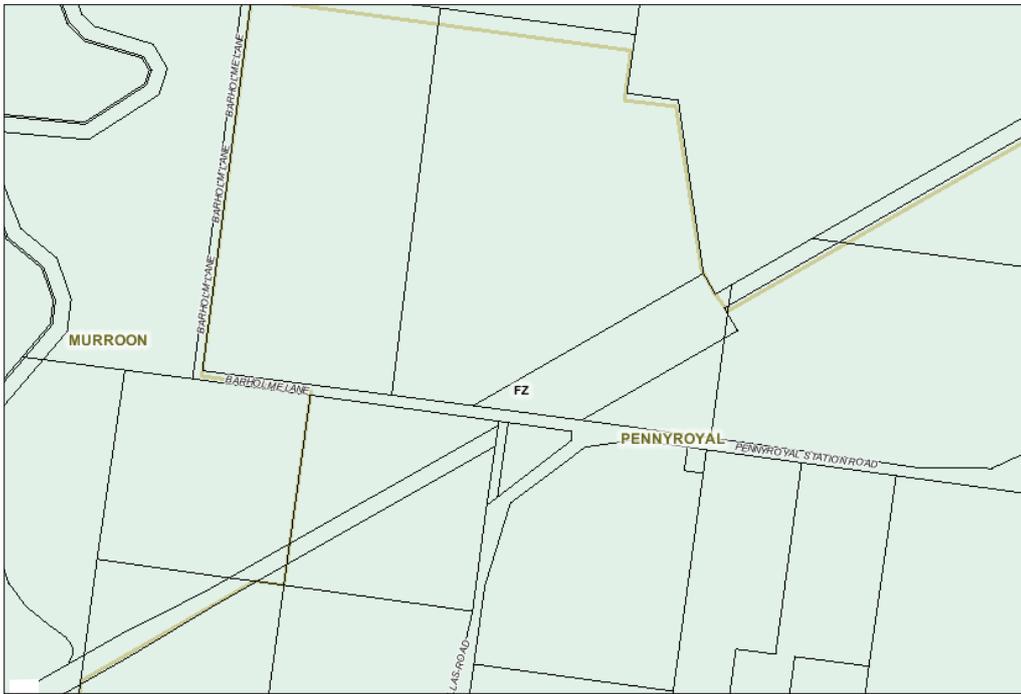
## DRAWING KEY

- Public Conservation and Resource Zone
- Farming Zone
- Road Zone - Category One

# PENNYROYAL

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Locality is half in Surf Coast Shire and half in Colac Otway Shire.</li> <li>– Consists of tourist cabins, berry farm, hall and a few dwellings.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– In Farming Zone bounded to the east by Rural Conservation Zone land.</li> <li>– Land covered by Erosion Management and Wildfire Management Overlays.</li> <li>– Pockets of land also covered by the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential fire and landslip risks as identified by the Erosion Management and Wildfire Management Overlays.</li> <li>– 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.</li> <li>– Given the agricultural use of the land it is important that land is guarded against further residential fragmentation, preserving this land for farming purposes.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

Pennyroyal Existing Zoning Map



DRAWING KEY

 Farming Zone

# PETTICOAT CREEK

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– Cluster of approximately 13 existing houses located to the east of Skenes Creek.</li> <li>– Mainly an outlying area of Skenes Creek.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land within Rural Conservation Zone.</li> <li>– All land covered by Erosion Management and Wildfire Management Overlays.</li> <li>– Also covered by Significant Landscape Overlay (SLO3) protecting the Apollo Bay coastal valley and hills precinct.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> <li>– Low.</li> </ul>

Petticoat Creek Existing Zoning Map



DRAWING KEY

-  Public Conservation and Resource Zone
-  Road Zone - Category One
-  Rural Conservation Zone

# PIRRON YALLOCK

Role	Village
Main features	<ul style="list-style-type: none"> <li>- Established settlement on the Princes Highway approximately 14km west of Colac.</li> <li>- Small rural community consisting of approximately 13 dwellings, public hall, church, recreation reserve, pub and nursery.</li> <li>- Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming.</li> <li>- Pirron Yallock Creek intersects the western edge of the subdivision and the surrounding area is subject to flooding.</li> <li>- Limited service provision with no gas, wastewater management service, reticulated sewerage or water, and limited community infrastructure.</li> <li>- Significant number of undeveloped, vacant lots with approximately 22 remaining within the existing Township Zone area.</li> <li>- Majority of existing development fronts the Princes Highway with lots ranging in size from 1,000sqm to 1.7ha.</li> <li>- 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.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Existing settlement is included in the Township Zone with surrounding land in all directions zoned Farming</li> <li>- The Pirron Yallock Creek and surrounding land is zone Public Conservation and Resource.</li> <li>- The Environmental Significance Overlay (ESO1) – Warrion Groundwater Overlay applies to the entire settlement and surrounding land.</li> <li>- The Land Subject to Inundation Overlay applies to the Pirron Yallock Creek and surrounding land.</li> <li>- The Public Acquisition Overlay (PAO1) applies to 1415 Princes Highway, allowing VicRoads to acquire the land to facilitate future road widening if required.</li> <li>- The Heritage Overlay (HO223) applies to St Joseph’s Catholic Church at 1429 Princes Highway.</li> </ul>

Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are currently limited to infill on approximately 22 vacant lots located within the existing Township Zone.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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).</li> <li>– Flood prone areas have been identified to the north and south of the developed area as well as adjacent to the Pirron Yallock Creek.</li> <li>– The lack of existing services/infrastructure suggests that further expansion would not satisfy Ministerial Direction # 6.</li> <li>– The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– Further expansion of the township would result in a net loss of productive agricultural land.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Demand in this area is low, demonstrated by the slow take up of remaining vacant lots within the Township Zone.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Introduce new local policies into the MSS discouraging further residential growth that would result in the loss or fragmentation of agricultural land.</li> <li>– Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township.</li> <li>– Discourage potential residential growth by applying a Restructure Overlay across the undeveloped small lot subdivision surrounding the northern boundary of the Township Zone and to lots east of Pirron Yallock Creek.</li> </ul>

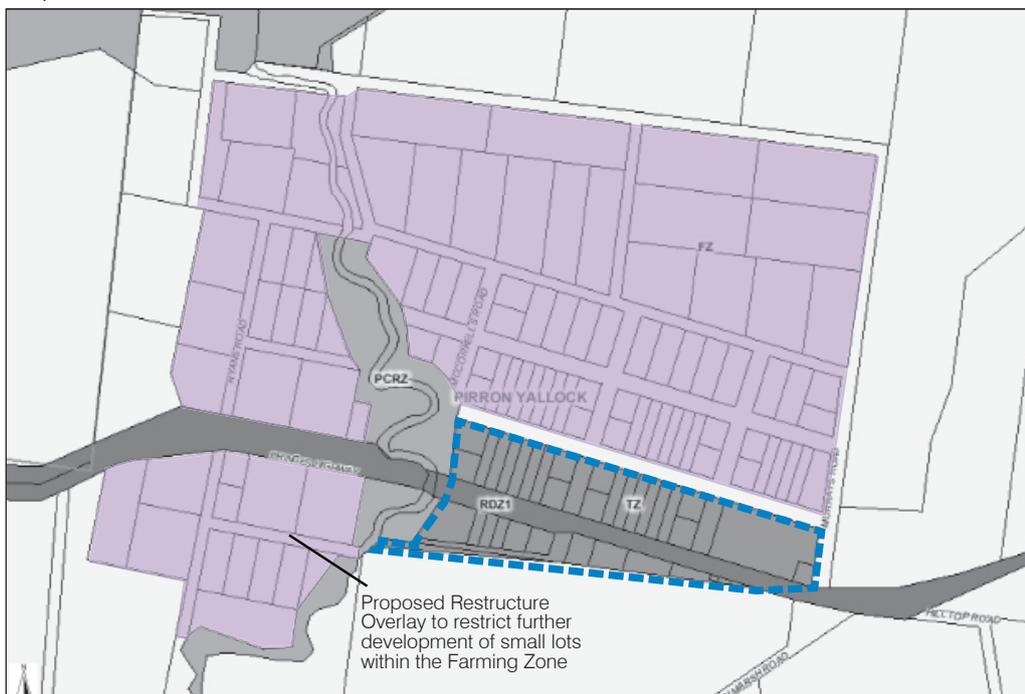
**Pirron Yallock Existing Zoning Map**



**DRAWING KEY**

- Township Zone
- Farming Zone
- Public Conservation and Resource Zone
- Road Zone - Category One

**Proposals / Pirron Yallock**



**DRAWING KEY**

- Proposed Settlement Boundary

Proposed Restructure Overlay to restrict further development of small lots within the Farming Zone

Pirron Yallock Aerial



# 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.

Skenes Creek North Existing Zoning Map



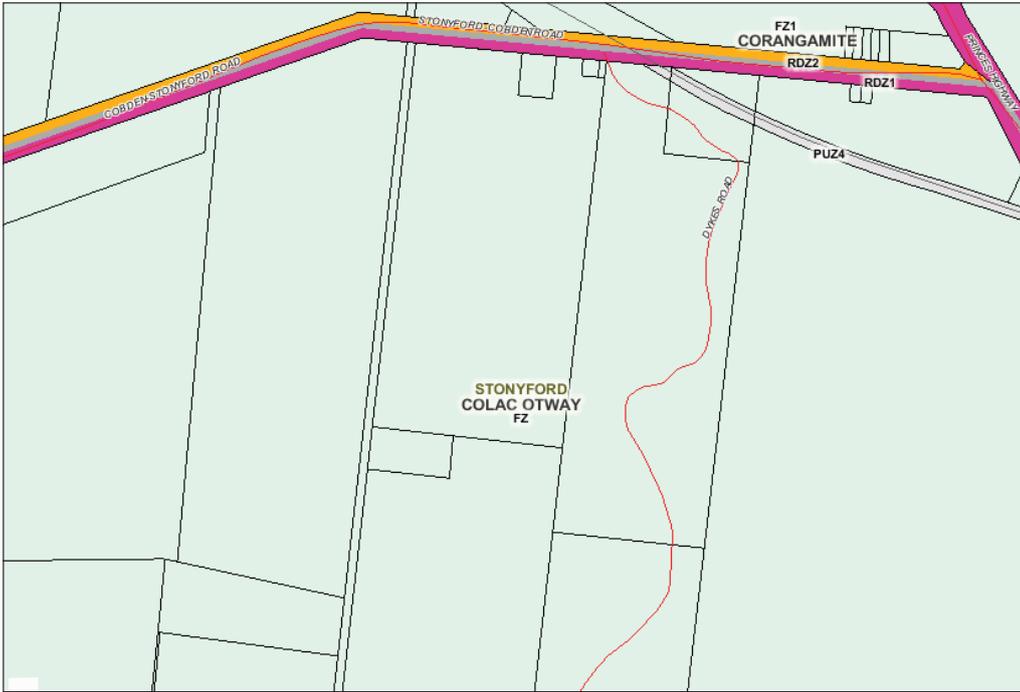
DRAWING KEY

-  Road Zone - Category One
-  Rural Conservation Zone

# STONYFORD

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Scattering of farmhouses across the locality (Cobden Stonyford Road).</li> <li>– Negligible facilities or services.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All locality within Farming Zone.</li> <li>– Land covered by Vegetation Protection Overlay (VPO1) and Wildfire Management Overlay.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– VPO1 identifies significant and remnant vegetation within this locality.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Potential wildfire risks as indicated by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

# Stonyford Existing Zoning Map



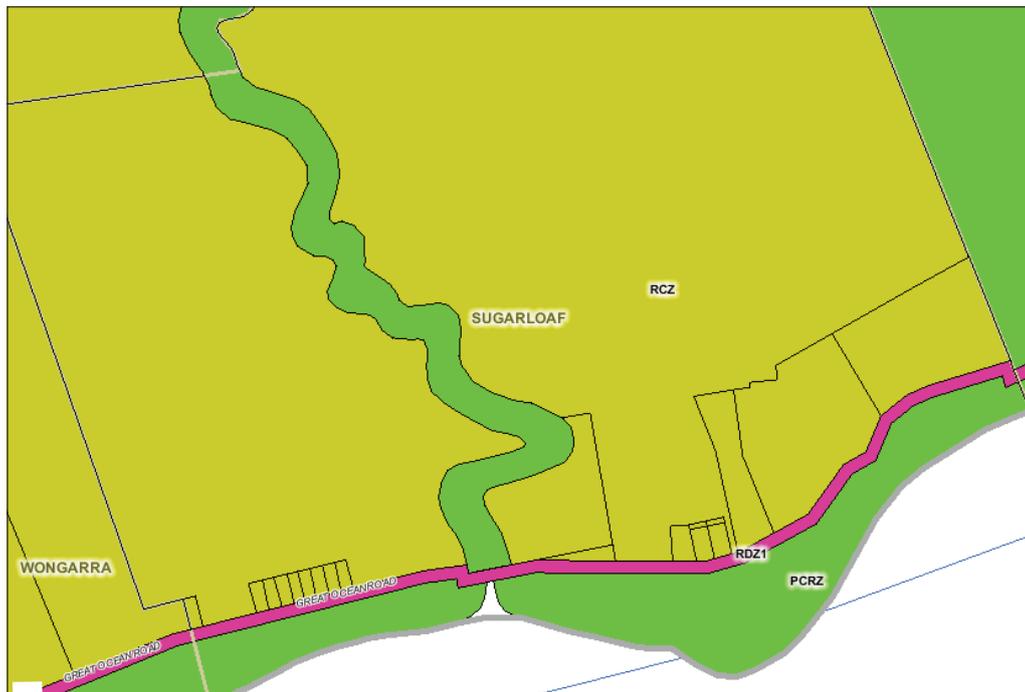
## DRAWING KEY

-  Road Zone - Category One
-  Road Zone - Category Two
-  Farming Zone
-  Public Use Zone - Transport

# SUGARLOAF

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Scattering of houses. Approximately 7 existing houses located along the Great Ocean Road, 8km north-east of Skenes Creek.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– The Victorian Coastal Strategy 2008 discourages ribbon development along the coast, focusing growth in Torquay, Apollo Bay and Warrnambool.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land within Rural Conservation Zone.</li> <li>– 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.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

# Sugarloaf Existing Zoning Map



## DRAWING KEY

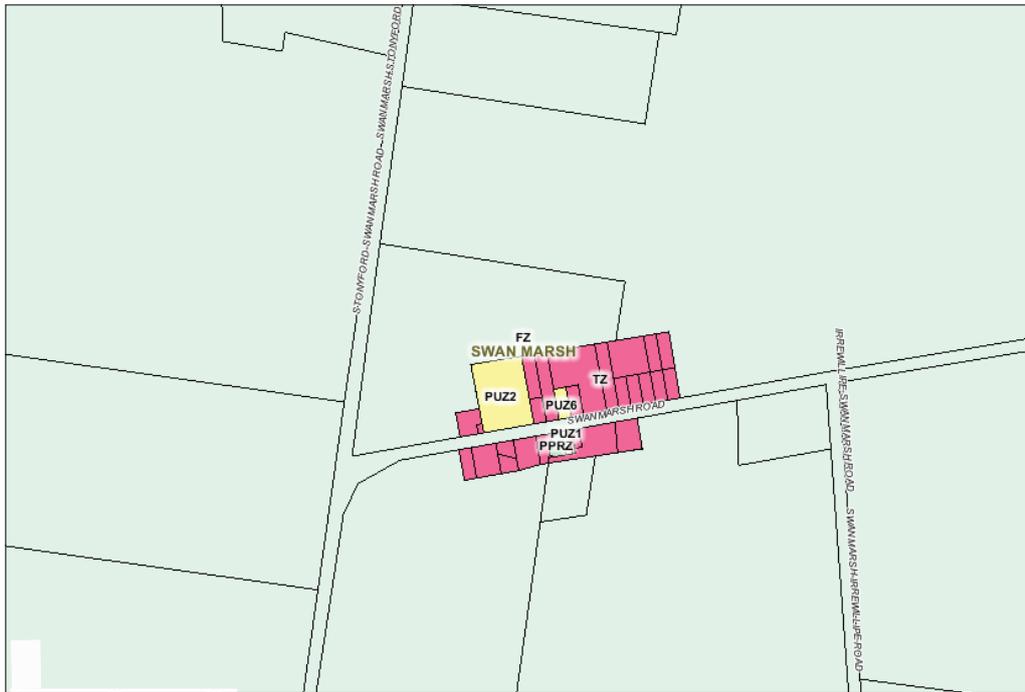
- Public Conservation and Resource Zone
- Road Zone - Category One
- Rural Conservation Zone

# SWAN MARSH

Role	Village
Main features	<ul style="list-style-type: none"> <li>- Established settlement on Swan Marsh Road, approximately 17km west of Colac.</li> <li>- Small rural community consisting of approximately 14 dwellings, a primary school, tennis courts, park and public hall.</li> <li>- Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming.</li> <li>- Limited service provision with no gas, reticulated sewerage and wastewater services.</li> <li>- Most lots are already developed with approximately 3 vacant lots remaining.</li> <li>- All development fronts Swan Marsh Road and lots range in size from 500 to 4,000sqm.</li> <li>- With the exception of the Swan Marsh Primary School, the township is a residential community only, with no commercial premises or general store.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- The area is included in the ‘farmland of strategic significance’ identified in the Rural Land Strategy (2007) and has a high agricultural capability.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- All existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming.</li> <li>- The Public Use Zone 2 – Education applies to the Swan Marsh Primary School.</li> <li>- The Public Use Zone 1 – Service and Utility applies to the Swan Marsh CFA.</li> <li>- The Public Use Zone 6 – Local Government applies to the Swan Marsh Public Hall.</li> <li>- The Heritage Overlay has been applied to the former Colac Dairying Company Factory at 585-589 Swan Marsh Road (HO300).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- Opportunities for development are currently limited to infill on a limited number of existing vacant lots.</li> </ul>

Constraints on development	<ul style="list-style-type: none"> <li>– 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).</li> <li>– 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.</li> <li>– The lack of existing services/infrastructure suggests that further expansion would not satisfy Ministerial Direction # 6.</li> <li>– The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– Further expansion of the township would result in a net loss of productive agricultural land.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Demand in this area is low, demonstrated by a slow take up of remaining vacant lots within the Township Zone.</li> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>– Further expansion of the township is to be discouraged due to a lack of services/ infrastructure and the high value of surrounding agricultural land.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Introduce new local policies into the MSS discouraging further residential growth within this area.</li> <li>– Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township.</li> </ul>

### 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



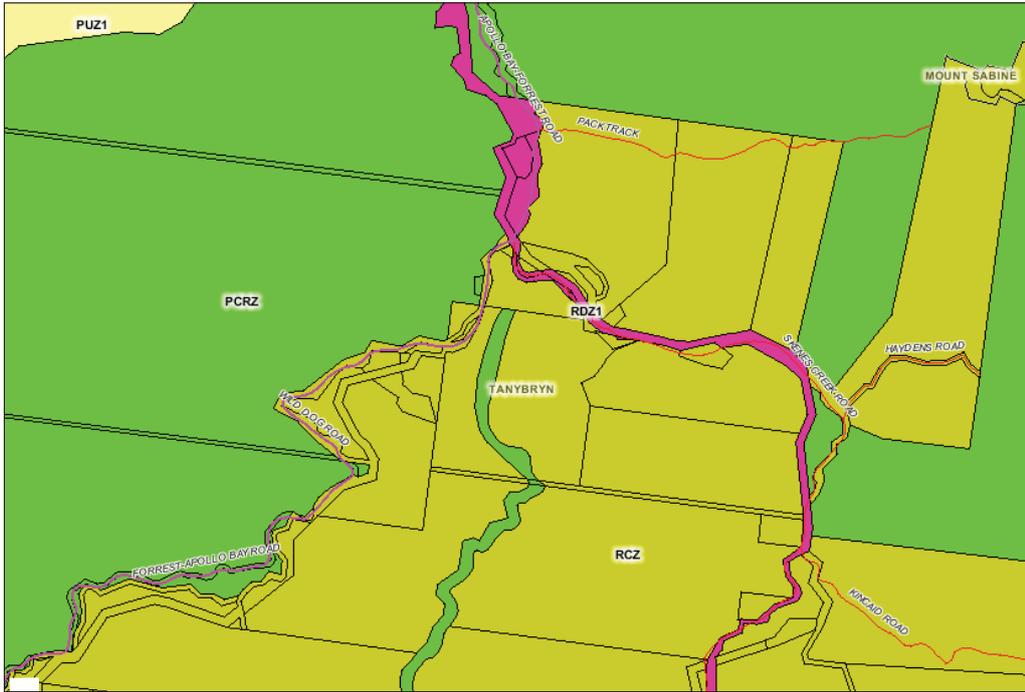
#### DRAWING KEY

- Proposed Settlement Boundary

# TANYBRYN

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– 2-3 existing houses located along Forrest-Apollo Bay Road.</li> <li>– Very heavily vegetated.</li> <li>– 1 timber plantation.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land zoned Rural Conservation Zone interspersed with Public Conservation and Resource zoned land</li> <li>– All land covered by Erosion Management and Wildfire Management Overlays.</li> <li>– Land south of Skenes Creek Road also covered by the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– Tanybryn sits within a water supply catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

# Tanbryn Existing Zoning Map



## DRAWING KEY

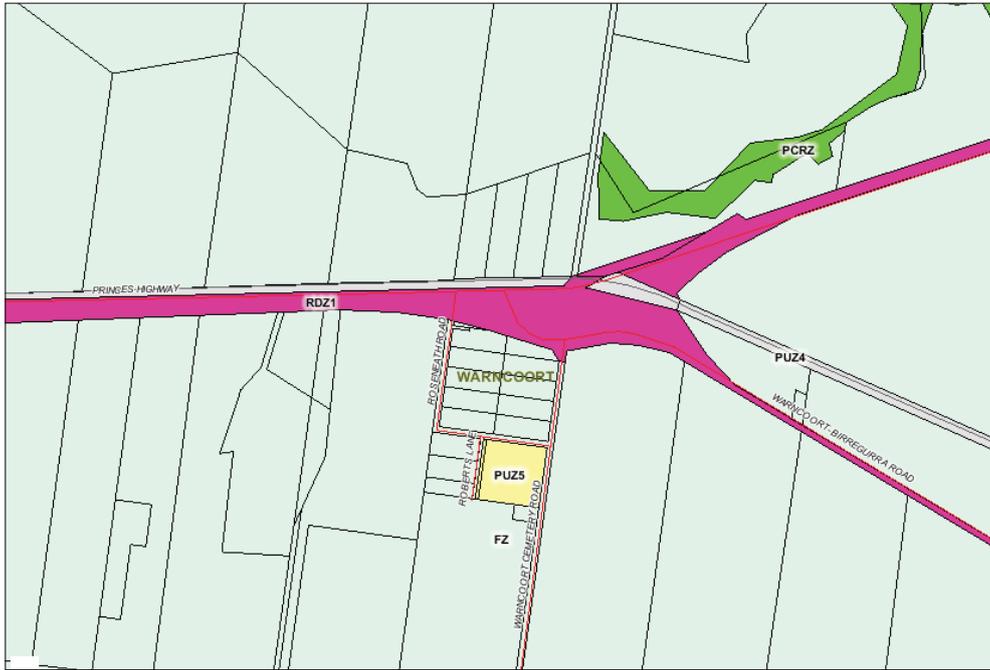
- Public Conservation and Resource Zone
- Public Use Zone - Service and Utility
- Road Zone - Category One
- Rural Conservation Zone

# WARNCOORT

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Existing subdivision comprises 14 lots ranging in size from 0.8 – 1.2ha.</li> <li>– Largely developed with existing dwellings on approximately 10 lots.</li> <li>– Warncoort cemetery located on a 4 ha lot at the south east corner of the subdivision.</li> <li>– Surrounded by undeveloped agricultural land primarily used for grazing.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Existing subdivision and majority of surrounding land is zoned Farming.</li> <li>– Adjacent to a Road Zone – Category 1 (Princes Highway).</li> <li>– Warncoort Cemetery is included in the Public Use Zone 5 (Cemetery/ Crematorium).</li> <li>– Lots to the north of the cluster on the opposite side of the Princes Highway are covered by the Land Subject to Inundation Overlay.</li> <li>– The historic Warncoort Homestead is located immediately to the west of the subdivision and is covered by a Heritage Overlay - HO234.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are limited to infill on a limited number of existing vacant lots.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– The cluster's isolated location and the lack of existing services/infrastructure suggest that intensification or expansion would not satisfy Ministerial Direction # 6.</li> <li>– Lack of reticulated sewerage restricts subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>– Further expansion of the cluster would result in a net loss of productive agricultural land.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– Supply is limited to infill development on approximately 4 remaining vacant lots.</li> <li>– Some rural residential demand is apparent, highlighted by the gradual take up of existing vacant allotments.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>

<p>Recommended outcomes</p>	<ul style="list-style-type: none"> <li>- Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>- 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.</li> <li>- The cluster's current inclusion in the Farming Zone is considered inappropriate as this is inconsistent with the established rural residential land use that dominates the cluster and the fact that the land has been removed from agricultural production.</li> <li>- 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 land use.. This will ensure that a clear distinction is drawn between productive agricultural land and the established rural residential development.</li> </ul>
<p>Planning Scheme changes</p>	<ul style="list-style-type: none"> <li>- Rezone from Farming Zone to Rural Living Zone.</li> <li>- Introduce a defined cluster boundary around the subdivision recognising it as a cluster rather than an established settlement.</li> <li>- Introduce a minimum lot size of 8ha in the schedule to the Rural Living Zone to prevent any further subdivision of existing lots.</li> <li>- Introduce new local policies into the MSS discouraging further residential growth and development within this area.</li> </ul>

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
-  Rezone to Rural Living

Warncoort Aerial



# WARRION

Role	Village
Main features	<ul style="list-style-type: none"> <li>– Established settlement on Coragulac-Beeac Road, approximately 22km north of Colac.</li> <li>– Small rural community consisting of approximately 22 dwellings, a cricket ground, CFA station, public hall, church, pub and farm machinery and repairs workshop.</li> <li>– Surrounding land in all directions is used for agricultural purposes with the predominant land use being dairy farming.</li> <li>– Limited service provision with no gas or reticulated sewerage and limited community infrastructure.</li> <li>– Significant number of undeveloped vacant lots with approximately 20 remaining within the existing Township Zone area.</li> <li>– All existing development fronts Coragulac-Beeac Road with lots ranging in size from 1,000sqm to 1.2ha.</li> <li>– The Warrion Tennis Reserve, located at 25 Glenn Street, ceased operation approximately 3 years ago. 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.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The area is included in the ‘farmland of strategic significance’ identified in the Rural Land Strategy (2007) and has a high agricultural capability.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All existing residential development is included in the Township Zone with surrounding land in all directions zoned Farming.</li> <li>– The Public Use Zone 1 – Service and Utility applies to the Warrion Public Hall and adjacent public toilets.</li> <li>– The Public Park and Recreation Zone applies to the Warrion Cricket Ground and the former Warrion tennis reserve.</li> <li>– The Environmental Significance Overlay (ESO1) – Warrion Groundwater Overlay applies to the entire settlement and surrounding area.</li> <li>– Land north of McCarthy’s Road is included in the Significant Landscape Overlay (SLO1) – Valleys, Hills and Landscape Precinct.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– Opportunities for development are currently limited to infill on approximately 22 vacant lots located within the existing Township Zone.</li> </ul>

Constraints on development	<ul style="list-style-type: none"> <li>- 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).</li> <li>- The lack of reticulated sewerage restricts further subdivision potential and requires all landowners to treat and dispose of wastewater onsite.</li> <li>- Further expansion of the township would result in a net loss of productive agricultural land.</li> <li>- 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- Demand in this area is low, demonstrated by a slow take up of remaining vacant lots within the Township Zone.</li> <li>- 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change aside from limited infill on existing vacant lots.</li> <li>- Further expansion of the township is to be discouraged due to the high value of surrounding agricultural land.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Introduce new local policies into the MSS discouraging further residential growth within this area.</li> <li>- Rezone land at 25 Glenn Street from Public Park and Recreation to Township Zone.</li> <li>- Introduce a defined settlement boundary around all Township Zoned land to restrict future expansion of the township.</li> </ul>

Warrion 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 / Warrion



DRAWING KEY

- Proposed Settlement Boundary
- Rezone to Township

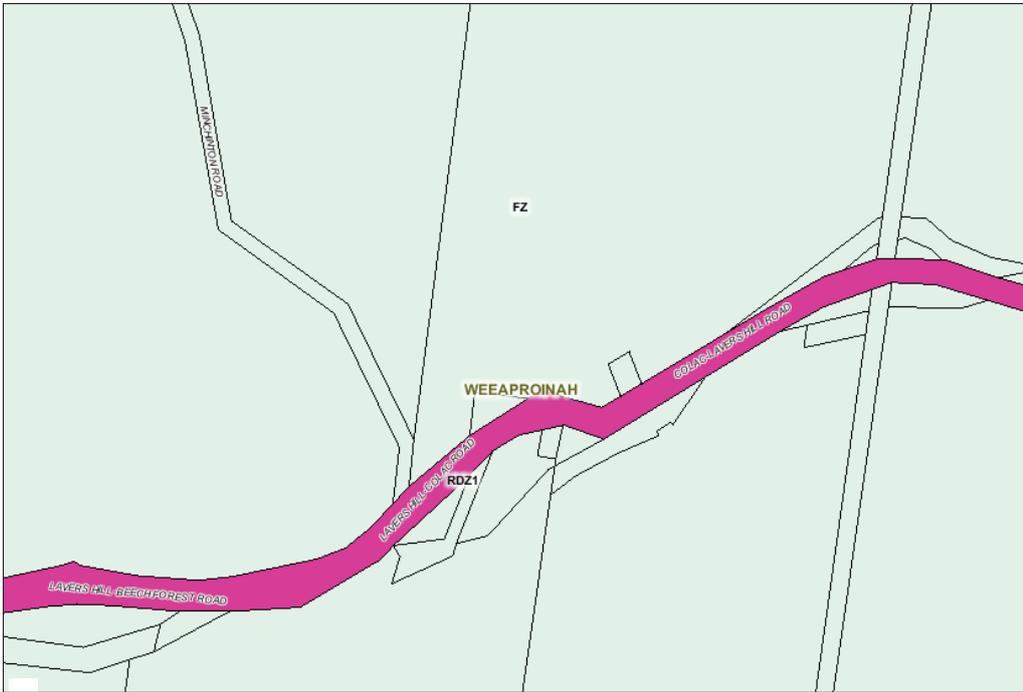
Warrion Aerial



# WEEAPROINAH

Role	Cluster
Main features	<ul style="list-style-type: none"> <li>- Cluster of approximately 10 existing houses along the ridge of Colac-Lavers Hill Road.</li> <li>- Approximately 5 km west of Beech Forest township.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- 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.</li> <li>- Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- All land within Farming Zone.</li> <li>- Land covered by Erosion Management (EMO1) and Wildfire Management Overlays.</li> <li>- Land to the north of Colac-Lavers Hill Road also covered by the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>- Weeaprounah sits within a water supply catchment area restricting dwelling density and development potential on unsewered land and requiring all landowners to treat and dispose of wastewater onsite.</li> <li>- The cluster's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- No changes to the Planning Scheme are recommended.</li> </ul>

Weeaprounah Existing Zoning Map



DRAWING KEY

-  Road Zone - Category One
-  Farming Zone

Weeaprounah Aerial



# WEERING

<b>Role</b>	<b>Locality</b>
Main features	<ul style="list-style-type: none"> <li>– Existing farmhouse on Barpinba-Poorneet Road.</li> <li>– Surrounding land used for farming.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land within Farming Zone.</li> <li>– No overlays.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for demand identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>
Submissions	<ul style="list-style-type: none"> <li>– One submission received seeking rezoning in Weeaprounah to establish housing accommodating a factory and chestnut farm workers. This is not supported by the Strategy as the location does not satisfy Ministerial Direction No. 6. There is scope under the current Farming Zone to apply for planning approval for a dwelling which would be assessed on its merits.</li> </ul>

Weering Existing Zoning Map



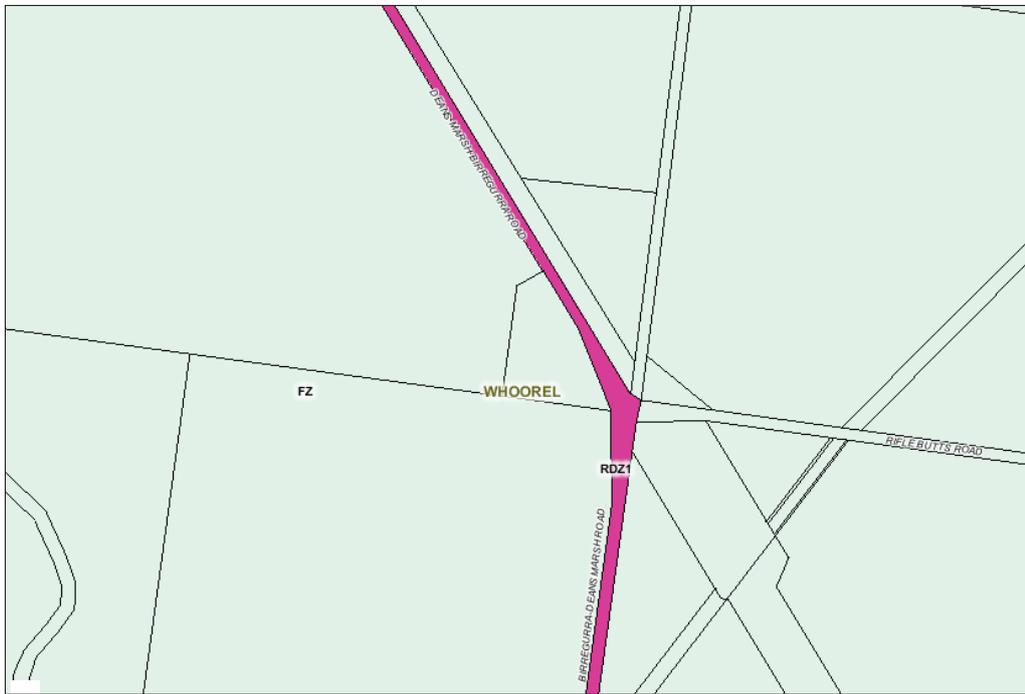
DRAWING KEY

- Public Conservation and Resource Zone
- Farming Zone

# WHOOREL

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Farming land located at the intersection Birregurra-Deans Marsh Road &amp; Rifle Butts Road.</li> <li>– 2 - 3 farmhouses and a few smaller blocks of land.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All land in the Farming Zone.</li> <li>– All land covered by the Erosion Management Overlay.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risk as identified by the Erosion Management Overlay.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### Whoorel Existing Zoning Map



### DRAWING KEY

-  Road Zone - Category One
-  Farming Zone

# WINGEEL

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Scattering of houses across the locality, particularly the intersection of Barunah South Road and Barunah Plains Road.</li> <li>– Primarily farming land.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All locality within Farming Zone.</li> <li>– No overlays.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### Wingee Existing Zoning Map



### DRAWING KEY

 Farming Zone

# WONGARRA

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Approximately 15 lots between 2.5 - 5 hectares on Sunnyside Road and Beattie Lane.</li> <li>– Majority of lots with existing holiday houses/dwellings.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Rural Conservation Zone.</li> <li>– Covered by Erosion Management and Wildfire Management Overlays as well as Significant Landscape Overlay SLO3, protecting Apollo Bay coastal valley and hills precinct.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is protected against more intense development by retaining the Rural Conservation Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### Wongarra Existing Zoning Map



### DRAWING KEY

-  Public Conservation and Resource Zone
-  Rural Conservation Zone

# WOOL WOOL

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Large lots used for farming on Wool Wool Road, near Scotts Road intersection.</li> <li>– 1 - 2 existing farmhouses.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Colac Otway Heritage Study 2003 Volume 1, Section 5.1 details the establishment or expansion of Wool Wool Township after 1914.</li> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Farming Zone.</li> <li>– Covered by Environmental Significance Overlay ESO1 (Warrion groundwater area) and Significant Landscape Overlay SLO1 (valleys, hills and plains landscape precinct).</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### Wool Wool Existing Zoning Map



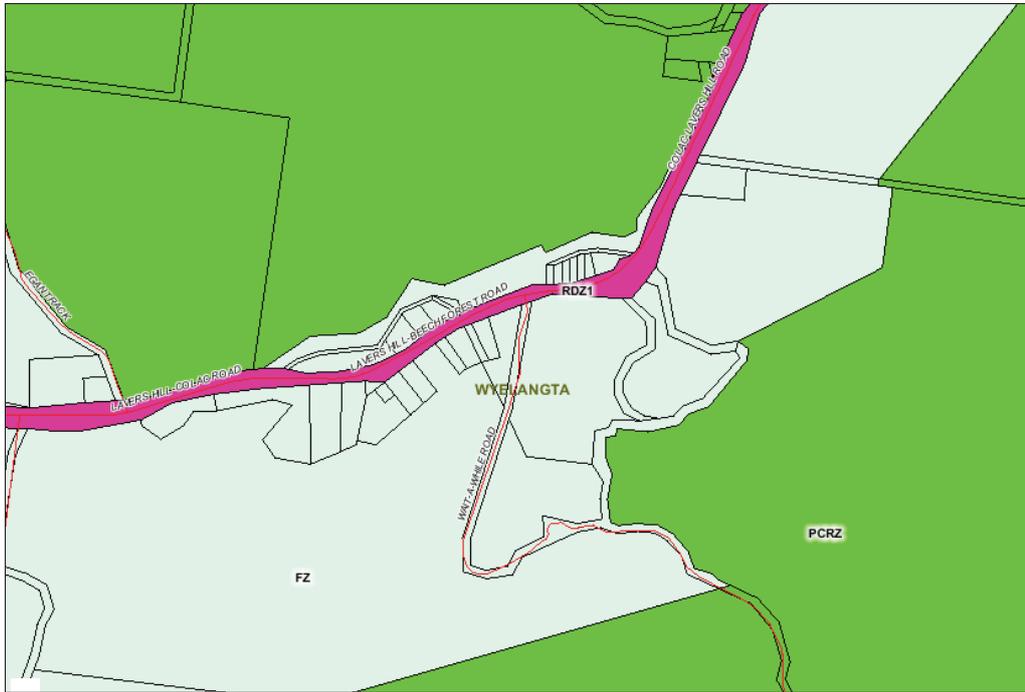
#### DRAWING KEY

-  Public Conservation and Resource Zone
-  Farming Zone

# WYELANGTA

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– 7 - 8 dwellings located along Lavers Hill-Colac Road near the intersection of Wait-A-While Road.</li> <li>– Several smaller residential type subdivisions (3- 4 lots).</li> <li>– Many of the vacant lots are undeveloped.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>– 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.</li> <li>– Guidelines for Planning Permits in Open, Potable Water Supply Catchment Areas (DPCD, 2009) apply to land use and/or subdivision applications and require that dwelling densities should be no greater than 1:40 hectares and a minimum lot size of 40 hectares for subdivisions within water supply catchments.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Farming Zone bounded by land classed as Public Conservation and Resource Zone.</li> <li>– All land covered by Erosion Management and Wildfire Management Overlays.</li> <li>– Land to north of Lavers-Hill-Colac Road also covered by the Environmental Significance Overlay (ESO3) - Declared Water Supply Catchments.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– 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.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### Wyelangta Existing Zoning Map



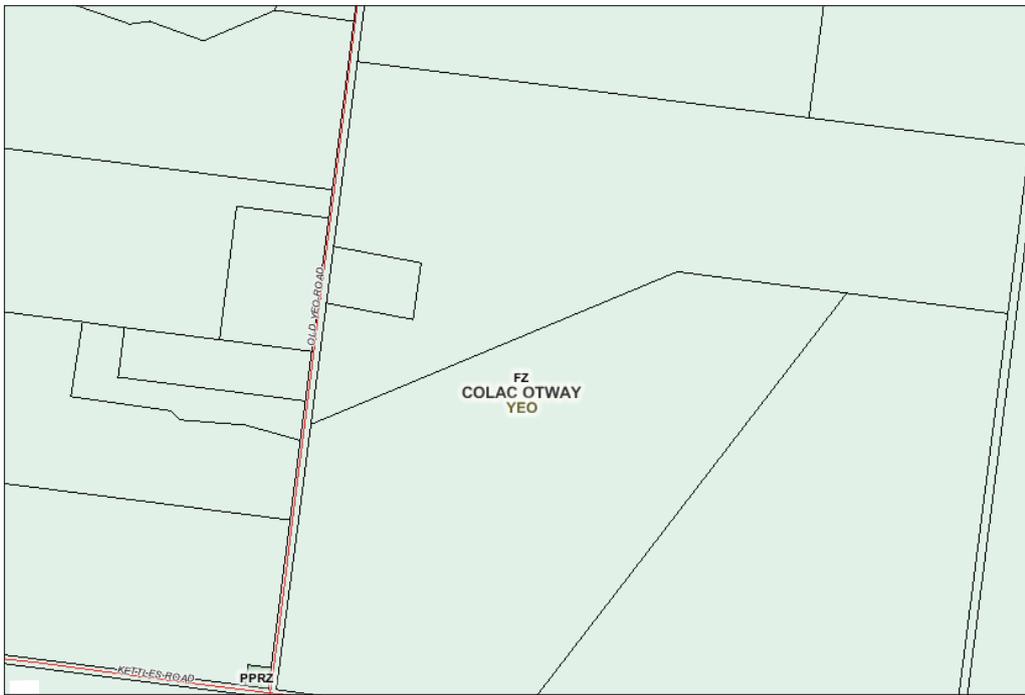
#### DRAWING KEY

- Public Conservation and Resource Zone
- Road Zone - Category One
- Farming Zone

# YEO

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Scattering of houses across the locality, particularly the intersection of Old Yeo Road and Kettles Road.</li> <li>– Farming Land.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– All locality within Farming Zone.</li> <li>– The land is covered by a variety of overlays including: <ul style="list-style-type: none"> <li>– Erosion Management Overlay (EMO1)</li> <li>– Significant Landscape Overlay (SLO1) – valleys, hills and plains precinct</li> <li>– Vegetation Protection Overlay (VPO1) – significant and remnant vegetation</li> <li>– Environmental Significance Overlay (ESO3) – Water Supply Catchments</li> <li>– Wildfire Management Overlay (WMO)</li> </ul> </li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

Yeo Existing Zoning Map



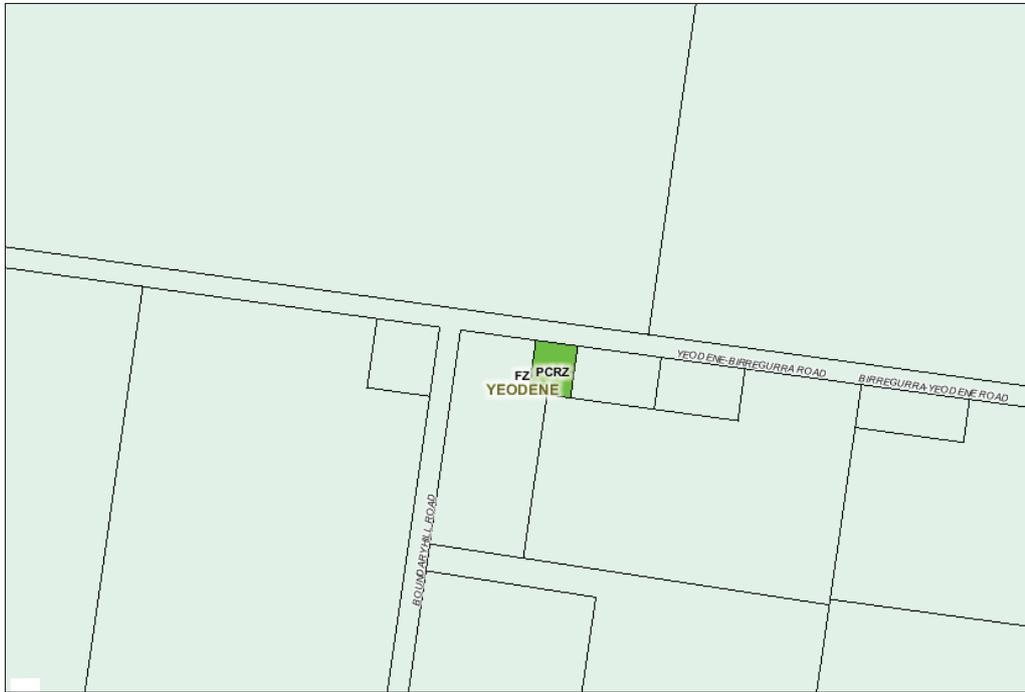
**DRAWING KEY**

-  Farming Zone
-  Public Park and Recreation Zone

# YEODENE

Role	Locality
Main features	<ul style="list-style-type: none"> <li>– Approx 20 lots ranging between 2 - 15 hectares in area located at the intersection of Birregurra-Yeodene Road and Boundary Hill Road.</li> <li>– Pockets of native vegetation and several existing dwellings.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>– 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>– Land in Farming Zone.</li> <li>– One allotment zoned Public Conservation and Resource Zone.</li> <li>– All land covered by Erosion Management Overlay and Significant Landscape Overlay SLO1, (valleys, hills and plains landscape precinct).</li> <li>– Land to south of Birregurra-Yeodene Road also covered by Wildfire Management Overlay.</li> <li>– One historical site covered by Heritage Overlay HO250 (Yeodene Public Hall, 130 Birregurra-Yeodene Road) .</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>– No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>– Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>– 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.</li> <li>– 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.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>– The area has not been identified as having any significant wildfire risk and is not included in the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>– No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>– Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>– Expect no or minimal change.</li> <li>– A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>– Propose no changes to Planning Scheme.</li> </ul>

### Yeodene Existing Zoning Map



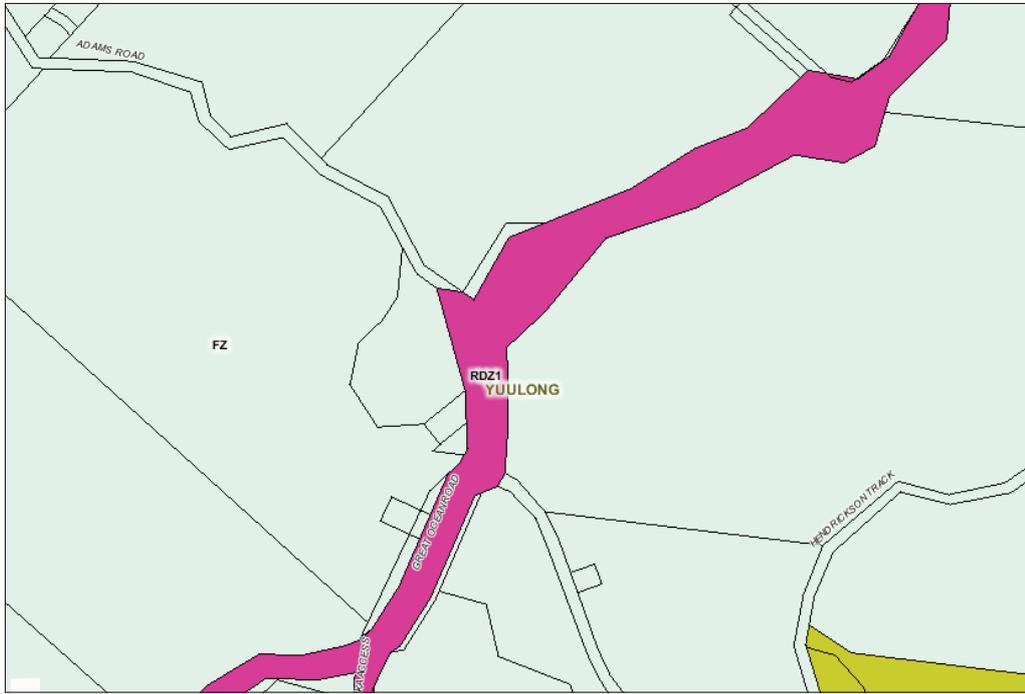
### DRAWING KEY

-  Public Conservation and Resource Zone
-  Farming Zone

# YUULONG

Role	Locality
Main features	<ul style="list-style-type: none"> <li>- 4 - 5 houses on larger blocks bordered by national park and timber plantations.</li> <li>- Located around the intersection Adams Road and Great Ocean Road.</li> </ul>
Policy / strategy references	<ul style="list-style-type: none"> <li>- Ministerial Direction # 6 – Rural Residential Development discourages growth and development in isolated areas lacking key services and infrastructure.</li> <li>- The recommendations of the Bushfires Royal Commission propose restricting new development and subdivision in areas of highest bushfire risk.</li> <li>- 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.</li> </ul>
Zones / overlays	<ul style="list-style-type: none"> <li>- Land in Farming Zone bounded to the south by Rural Conservation Zone land.</li> <li>- Covered by erosion management and wildfire management overlays.</li> </ul>
Opportunities for development	<ul style="list-style-type: none"> <li>- No opportunities for development identified.</li> </ul>
Constraints on development	<ul style="list-style-type: none"> <li>- Potential landslip risks as identified by the Erosion Management Overlay.</li> <li>- The locality's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not satisfy Ministerial Direction # 6.</li> </ul>
Wildfire Risk	<ul style="list-style-type: none"> <li>- Relatively high as identified by the Wildfire Management Overlay.</li> </ul>
Residential demand / supply	<ul style="list-style-type: none"> <li>- No residential demand identified.</li> </ul>
Growth Potential	<ul style="list-style-type: none"> <li>- Low.</li> </ul>
Recommended outcomes	<ul style="list-style-type: none"> <li>- Expect no or minimal change.</li> <li>- A settlement boundary is not required; rather it is recommended that land is guarded against more intense development by retaining the Farming Zone.</li> </ul>
Planning Scheme changes	<ul style="list-style-type: none"> <li>- Propose no changes to Planning Scheme.</li> </ul>

### Yuulong Existing Zoning Map



#### DRAWING KEY

-  Rural Conservation Zone
-  Road Zone - Category One
-  Farming Zone

# 5 IMPLEMENTATION

The strategy recommends a range of planning policy changes, including:

- Implementation of a Settlement Framework Map in Clause 21.03 Settlement;
- Introduction of a local planning policy for Housing and Subdivision in Rural Areas;
- Introduction of Zoning changes;
- Introduction of a Restructure Overlay.

Following adoption of the strategy, a Planning Scheme Amendment process will be required to incorporate the recommendations of the Rural Living Strategy into the Colac Otway Planning Scheme. The Amendment process will provide a further opportunity for community input on the form and content of changes proposed to the Planning Scheme.

Additionally, further strategic work is recommended to be undertaken by Council as follows:

- Preparation of a suitable effluent management plan for Gellibrand.
- Detailed fire risk assessments for Gellibrand, Lavers Hill and Beech Forest, including candidate areas identified in the Rural Land Strategy 2007.
- Further investigation of potential township expansion at Alvie, Cororooke, Beeac, Gellibrand, Lavers Hill and Beech Forrest.

## 6 CONCLUSION

In conclusion, the Rural Living Strategy and associated Context Report have sought to provide direction for Colac Otway Shire in the management of small township and rural living growth, consistent with environmental constraints, existing supply and demand, and government policy.

The Rural Living Strategy has been developed in response to increasing pressure for rural living and rural settlement lifestyle opportunities within the Shire, as highlighted in the findings of the Rural Land Strategy 2007.

Growth in Colac Otway Shire is influenced by many factors, particularly wildfire risk, water supply catchments, transportation infrastructure, community infrastructure, utility services and increasing pressures of tourism along the Great Ocean Road and close hinterland. These factors, as well as many others, were considered in informing the recommendations for future growth in the Shire

Overall the strategy generally reflects and consolidates existing areas where dwellings are concentrated and could effectively be perceived as 'Rural Living' properties rather than identifying new rural living land. Detailed analysis of contextual issues of each of the 75 identified settlements and clusters has been undertaken and recommendations made regarding their future roles and capacity for growth.

# ATTACHMENT 1: CONSULTATION METHODOLOGY

Effective consultation is essential to the outcomes of the project. The robustness of the 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.

## Consultation for Context Report

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 Cororooke, Lavers Hill Hall, Birregurra and Forrest in November/December 2009.

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.

Prior to the exhibition of the Draft Rural Living Strategy, 44 submissions were received regarding the Strategy. These submissions cover a wide range of topics and locations within the Shire. These have been assimilated into the Context report where appropriate. The majority of the submissions have contributed to the more site-specific recommendations of the draft Strategy.

## Consultation for Draft Rural Living Strategy

Consultation on the Draft Rural Living Strategy was undertaken in late February 2011, through a series of drop in sessions at Colac, Cororooke, Gellibrand and Lavers Hill.. The public exhibition period ran for 8 weeks commencing Monday February 7 and ending on Monday April 4, although late submissions were received up until late July 2011.

A total of 59 submissions were received in response to the Draft Rural Living Strategy. These submissions have been considered as part of the development of the final Strategy and are summarised within each of the settlements, clusters and localities as appropriate. Feedback from these submissions and from the public information sessions included a preference for additional rural residential development and rural living opportunities. A large focus was also placed on the limitations that are currently placed on small towns because of the lack of developable land for rural lifestyle purposes despite there being substantial amounts of Township Zoned land in these smaller townships. Other major themes raised through submissions included:

- the need for greater discretion with regard to the issuing of planning permits for properties within the Farming Zone, which seek the use and development of workers accommodation to service seasonal farming activities.
- the need for land use planning to facilitate sustainable tourism within the Otways and for planning controls to be more responsive to the needs of the tourism market.

CPG and Colac Otway Shire Council have responded to this demand by identifying some townships located within the 'least' and 'moderately' constrained areas of the Shire for 'moderate' growth. These towns are in close proximity to Colac and have the basic infrastructure to accommodate moderate increases in population and town growth with a view to providing rural living development opportunities to those within and beyond the Shire. Whilst the Strategy recommends the expansion of some of these town's Settlement boundaries, others have been flagged for future investigation. This investigation will comprise a more detailed assessment of relevant rural-residential development issues such as effluent management and bushfire risk.

# ATTACHMENT 2: DRAFT HOUSING & SUBDIVISION POLICY FOR RURAL AREAS OF COLAC OTWAY SHIRE

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 appears to be 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 minimum 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 as follows: t

## 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 dwelling in association with the environmental protection of the land.
- 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 agricultural activity on the land.
- Whether it has been adequately demonstrated that the dwelling is necessary to improve or for the protection of the environmental qualities of the land.
- Whether the land requirements of the proposed agricultural activities compromise the commercial activities of the existing farm through a reduction in the size of the existing farm, which may include a multi-lot holding.
- If a lot formed part of a larger land holding prior to disposal and is less than the minimum subdivision 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 nature of the proposed agricultural activity.
- Whether the landowner has provided written evidence that they are prepared to enter into a S10 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 meet the minimum subdivision requirement of the zone or schedule to the zone.

