

21.03 SETTLEMENT

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Proposed C97

21.03-1 General

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Proposed C97

Overview

- Colac is the major regional centre in the Shire for residential, service and manufacturing industry, retail, office services, recreation and education facilities.
- Apollo Bay is the major coastal urban centre in the Shire. It is experiencing high rates of development for both permanent and short-term (tourist) accommodation. It also provides a range of entertainment and recreational related facilities, including swimming, fishing, golf, cafes and restaurants.
- Colac and the coastal townships are experiencing increased rates of development.
- Colac is a targeted growth node in the G21 Regional Growth Plan.
- The management of residential, tourism and infrastructure development pressures is required, particularly in coastal areas.
- ~~The development of the major towns in the Shire should take place in accordance with the recently completed Structure Plans for Colac and Apollo Bay.~~
- Smaller coastal settlements occur at Kennett River, Marengo, Separation Creek, Skenes Creek and Wye River, where development is expected to occur within current settlement boundaries due to various environmental constraints to growth.
- Other townships are located at Alvie, Barwon Downs, Beeac, Beech Forest, Birregurra, Carlisle River, Coragulac, Cororooke, Cressy, Forrest, Gellibrand, Lavers Hill, Pirron Yallock, Swan Marsh and Warrion.
- The future development of other townships in the Shire should proceed in a manner that contributes to the economic development of these townships, acknowledges and responds to environmental constraints and protects the broader landscapes within which these townships are located.
- Effluent disposal is a major problem in the smaller settlements, particularly in the peak periods with high tourist numbers.
- Rural residential living provides a desirable lifestyle for a number of residents and if appropriately located can reduce land use conflict in farming areas and contribute toward the economic development of ~~small~~ townships.
- The Rural Living Strategy 2011 ~~has~~ and the Colac 2050 Growth Plan have identified and designated suitable locations for rural living areas which do not take up high quality agricultural land and where an adequate level of services can be provided.
- The Rural Living Strategy highlights the role of small townships in accessing rural living land.
- A number of settlements have been identified with potentially suitable locations for additional rural living and township development subject to further investigation including Beech Forest, Gellibrand, Forrest, Alvie, Cororooke and Beeac.
- A number of de facto rural living areas have developed over a number of years on old subdivisions within the localities of Barongarook – Bushby’s Road, Barongarook – Robinson Road, Barongarook – Everett Crescent, Barramunga, Bungador, Cororooke – Langdons Lane, Grey River, Irrewarra – Pyles Road, Johanna, Kawarren, Marengo – Alice Court, Petticoat Creek, Warncoort and Weeaprounah.
- A number of largely undeveloped, old and inappropriate subdivisions unsuitable for development are found within the Shire abutting the township boundaries of Cressy and Pirron Yallock and in the localities of Gerangamete and Irrewillipe – Swan Marsh-Irrewillipe Road.

- There is a need to encourage excellence in the design of new development, including the layout of subdivisions and the recognition of cultural heritage.
- New urban development should be supported by the provision of or upgrade of public open space to meet the needs of the community it is to serve.

Objectives

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

Strategies

- [Develop major towns in the Shire in accordance with relevant structure plans.](#)
- Ensure that there is sufficient fully serviced residential land to meet the needs of the existing and future population.
- Encourage future residential development into existing zoned and serviced areas to avoid an oversupply of residential zoned land and to make the most effective use of infrastructure services.
- Provide opportunities for the provision of a wide range of housing choices for residents, short-term holiday residents and tourists.
- [Contain development within rural living areas ~~should be contained within~~ to land within the existing Rural Living Zone ~~land or as identified in the Colac 2050 Growth Plan, and discourage further subdivision in areas other than Colac/Elliminyt, other than in Elliminyt, should be discouraged.~~](#)
- Restructure existing lots in old and inappropriate subdivisions in Cressy, Gerangamete, Pirron Yallock and Irrewillipe in order to minimise development, retain the land in agriculture, prevent further servicing problems and avoid ad hoc development outside designated settlement boundaries.
- Ensure that development incorporates Environmentally Sustainable Development (ESD) practises.
- Promote a pattern of settlements in the coastal strip that balances between opportunity for growth and retention of environmental and cultural qualities.
- Restrict the expansion of other coastal settlements in accordance with environmental constraints.
- Ensure that development of the Colac and Apollo Bay airfields is not prejudiced by encroaching urban development.
- Ensure the provision of public open space meets the needs of the communities it is to serve by improving access, facilities and presentation.

21.03-2

Colac

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Proposed C97](#)

Overview

[Colac is the main town in the Colac Otway Shire and is identified as a growth town in the G21 Regional Growth Plan. It is located on the southern banks of scenic Lake Colac and is](#)

the largest service centre between Geelong and Warrnambool on the Princes Highway, about an hour travel time by either road or rail.

The town is the major provider of regional services in Colac Otway and also has a thriving manufacturing sector with regionally important companies such as AKD, Bulla Dairy, and the Australian Lamb Company.

It has a strong historical character and sits within an important cultural landscape for Aboriginal people. Before European arrival, Colac was known as “Kolak” or “Kolakgnat” which means ‘belonging to sand’ to the Gulidjan People of the Eastern Maar Nation. Ownership and custodianship of these areas spans thousands of years and is still present today.

Colac is central to a growing tourism industry being located at the gateway to the Otways, Great Southern Coast, and the Volcanic Plains district to the north. It is home to beautiful heritage buildings, tree lined streets, famous Botanic Gardens, and expanding leisure trails including the Beechy Rail Trail. It is planned to develop Colac as a ‘Botanic Garden City’ with themed tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct, and Barangarook and Deans Creek corridors.

Key Issues and Influences

- State and regional policies identify Colac as a population growth node in the Great Ocean Road and G21 regions.
- Colac’s rural landscape setting is important and views of Lake Colac, Red Rock, and the foothills of the Otways are significant features of the town.
- Lake Colac is a significant natural feature in Colac and is an important environmental, cultural heritage, aesthetic, and recreational feature for the community. Its protection is paramount.
- The Deans Creek and Barongarook Creek systems have a propensity to flood in low lying areas putting constraints on development in these areas.
- Current climate forecasts suggest that water will be a key challenge for Colac into the future with higher average temperatures, reduced annual rainfall, and more extreme weather events.
- Colac has an ageing population and high levels of relative socio-economic disadvantage.
- Colac lacks diversity in housing type.
- Colac’s heritage assets and Aboriginal cultural heritage are highly valued by the community.
- The development of Colac as a ‘Botanic Garden City’ is a key priority to improve the amenity and liveability of the town.
- The open space network, including the pathway network, lacks quality, diversity and connectivity.
- Open space in parts of Colac is difficult to access, and is poor in parts of west Colac and Elliminyt.
- Active transport opportunities are a priority for Colac.
- The CBD has capacity for consolidation and the development of upper level accommodation, taking into account heritage constraints, which would increase activity and vibrancy in the area.
- Local commercial centres may be required in Elliminyt and west Colac as these areas grow.
- Colac’s industrial areas are important economic assets for the town.

Urban Growth, Accommodation and Housing

Objective 1

- To support and manage the growth of Colac consistent with its role as the major urban centre of the Colac Otway Shire and a targeted growth node in the G21 region.

Strategies

- Ensure that the development of Colac is consistent with the strategic directions shown on the Colac Framework Plan.
- Facilitate a more compact urban form for Colac and avoid linear sprawl along the Princes Highway.
- Support applications to rezone land to General Residential, Low Density Residential or Rural Living, only in accordance with the Colac Framework Plan and where accompanied by a Development Plan Overlay which sets out requirements for the orderly staging and development of the land, coordination of infrastructure, a shared infrastructure plan, management of adjoining land uses and the need for buffers, and other requirements as appropriate.

Objective 2

- To ensure future housing and residential subdivision complements the character and population characteristics of Colac, and incorporates principles of sustainability, community health and safety.

Strategies

- Encourage medium density development in the Colac CBD, within 400 metres of any other activity centre, and around areas of public open space.
- Encourage the provision of apartments in the Colac CBD to facilitate a wider range of accommodation options.
- Ensure new development incorporates sustainability principles including street connectivity, water conservation, stormwater treatment and reuse, energy conservation, and minimising bushfire risk.
- Require new development to consider principles of Crime Prevention Through Environmental Design (CPTED) and Healthy by Design.
- Encourage urban design treatments in new development to reflect the regional character of Colac including space between buildings.

Implementation

Future strategic work

- Rezone land zoned Low Density Residential in Christies Road to Farming Zone to protect its long term use as general residential land.
- Rezone land zoned Industrial 1 Zone in Colac west to Industrial 3 Zone to facilitate its ongoing use for industrial purposes, and provide a buffer with less intensive industrial uses next to planned residential land to its north.
- Amend the Development Plan Overlay Schedule 2 in Colac to ensure that it does not allow subdivision prior to the preparation of a development plan, and sets out requirements for the orderly staging and development of the land, coordination of infrastructure, a shared infrastructure plan, management of adjoining land uses and the need for buffers, and other requirements as appropriate.
- Investigate the need for a neighbourhood activity centre to service new population in Colac west.

- [Prepare a precinct plan in collaboration with VicTrack, Colac Area Health, other relevant State Government agencies, and the community for land around the Colac station and Colac Otway Performing Arts and Culture Centre, Colac Area Health facilities for diverse housing, short term accommodation options, and other compatible uses.](#)

Economic Development and Employment

Objective 1

- To encourage investment and foster economic development opportunities in Colac and surrounds.

Strategies

- Retain and further develop existing businesses that meet existing and new market opportunities in retail, commerce and industry.
- [Encourage innovative industries and support industry sectors based on the region's strengths.](#)
- Investigate the opportunities and viability for the development of an intermodal freight facility for transport and logistics purposes in the Colac region.
- [Designate land in Elliminyt and Colac west for a future commercial node.](#)

Objective 2

- [To consolidate the CBD as the primary commercial centre in Colac with a diverse mix of uses and development that enhance its appearance, functionality and vibrancy.](#)

Strategies

- Ensure major retail and commercial developments locate within the Colac CBD (Commercial 1 Zoned land only) rather than outside the town centre.
- [Ensure that the development of the Colac CBD is consistent with the strategic directions shown on the Colac CBD Framework Plan.](#)
- [Ensure that those retail and commercial land uses that are essential to a 'town centre' role are located in the CBD.](#)
- [Facilitate development that includes short stay accommodation which can service the tourism and visiting worker markets.](#)
- Encourage office accommodation in Colac's commercial areas for small to mid-sized businesses that provide services to the surrounding region.
- Encourage other forms of development in the CBD that contribute to its role as a regional centre including visitor accommodation and community, entertainment and cultural facilities.
- [Discourage the development of an out of town neighbourhood centre unless it is required as part of the Deans Creek Growth Area, or the expansion of the existing local centre in Elliminyt.](#)
- Encourage [light industrial, transport and logistics operations](#), bulky goods and restricted retailing [located in the CBD, to relocate to land zoned Commercial 2 or industrial areas as appropriate.](#)
- Retain heritage places and areas as significant components of Colac's character and attractiveness and encourage their adaptive re-use and restoration including by supporting innovative uses that attract visitors and customers into disused retail areas.
- Manage the shift in retail focus between Murray Street and Bromfield Street by supporting the development of a permeable network of active pedestrian thoroughfares in the form of laneways and arcades that link these precincts.

- Encourage redevelopment of underused or vacant sites (e.g. surface car parks, vacant land at the rear of buildings, upper levels of single storey buildings) in the CBD.
- Encourage the upgrading of shopfronts and building facades in the CBD, particularly on Murray Street and around Memorial Square.
- Encourage the removal of excessive roof top, above verandah and free standing signs, and other visually dominant signs, as sites are redeveloped.
- Encourage new development to provide an active frontage to the streetscapes and car parks, including the provision of active frontages to Bromfield Street for buildings fronting Murray Street.
- Encourage the reinstatement of verandahs on older buildings and encourage verandahs on new buildings for weather protection.
- Encourage new development within the CBD to incorporate Environmentally Sustainable Design (ESD) initiatives.
- Maintain the ‘fine grain’ character of inner retail areas.
- Create landscape links between the main activity areas of the CBD and its principal open spaces.
- [Support new development that contributes to](#) a pedestrian-focussed, accessible and well-connected public realm, particularly for those with limited mobility.
- Provide adequate car parking to cater for commercial development consistent with the Colac Commercial Centre Parking Precinct Plan 2011, recognising that opportunity exists to take advantage of underutilised street parking and shared off street parking.
- Ensure new development in the hospital precinct of the CBD provides on site parking to meet projected demand and does not contribute further to on street parking pressures.

Objective 3

- [To recognise the important economic contribution of Colac’s industrial businesses and the need to protect their ongoing viability by ensuring they are appropriately located and clear of encroachment by sensitive uses.](#)

Strategies

- [Apply site specific controls for key industrial uses such as Bulla, AKD and ALC to streamline planning processes and encourage investment.](#)
- [Provide an open space or landscaped buffer between Colac’s industrial areas and Colac’s new urban areas to ensure that the ongoing operations of industrial uses are not compromised.](#)
- [Identify an area for long term industrial use subject to investigation next to existing industrial land in Colac east.](#)
- Ensure that an adequate supply of large allotments (greater than 5 ha) are available for industrial development to encourage investment and meet the future needs of industry.
- Discourage any additional or new industrial development adjacent to Lake Colac on land which is not zoned industrial.
- Encourage new industrial opportunities in Colac’s eastern industrial areas for a diverse range of light to general industrial activities.
- [Discourage the subdivision of residential land within any relevant EPA threshold distance of Australian Lamb Company such as noted in EPA Publication 1518 Recommended separation distances for industrial residual air emissions \(March 2013\) to minimise future amenity conflict issues.](#)
- Discourage further subdivision of land below 5 ha in Colac’s eastern industrial areas to ensure sufficient supply of land for large scale industrial development.

Objective 4

- To improve the amenity and appearance of industry from public viewing areas.

Strategies

- Ensure that new industrial development is well designed and will enhance the amenity and visual appearance of industrial areas.
- Improve the appearance of existing industrial development in Colac to provide more attractive and inviting entrances to the town.

Implementation**Future strategic work**

- Investigate the opportunities and viability for the future development of an intermodal freight facility for transport and logistics purposes in the Colac region.
- Monitor the rate of retail and office development in Colac to make sure that development opportunities that exist are being realised.
- Undertake urban design improvements for the enhancement of the Colac CBD through implementation of the Colac CBD and Entrances Project.
- Monitor the rate of industrial land development in Colac to make sure that development opportunities that exist are being realised.

Cultural Heritage, Sustainability and Environment**Objective 1**

- To acknowledge, recognise, protect and celebrate Aboriginal culture, story, and areas of cultural significance.

Strategies

- Encourage a strong working relationship and consider the views of the Eastern Maar, Guildidjan and other Aboriginal community members in the planning of Colac.
- Develop and apply best practice approach to engagement and cultural heritage management with Traditional Owners/Registered Aboriginal Party.
- Ensure Aboriginal cultural heritage is appropriately managed, significant places are protected, and important artefacts are returned to the local Aboriginal community.
- Consider opportunities to celebrate and promote Aboriginal language, and celebrate Aboriginal history and stories in the development of Colac's open space network and the naming of future places, street names and infrastructure.

Objective 2

- To recognise and protect key views which form an important feature of Colac's character.

Strategies

- Retain the Farming Zone outside the urban boundary to protect rural land and vistas from urban encroachment.
- Ensure land use activities within the Farming Zone retain an agricultural focus and preserve the rural, environmental and landscape qualities of the area.
- Encourage planting on properties along the eastern and western entrances to Colac, particularly where it has potential to screen industrial activities.
- Improve the outer approaches to Colac with new landscaping, framing views to Lake Colac and reduce the visual clutter of advertising signage.

Objective 3

- To protect, rehabilitate, enhance, and interpret Colac's environmental attributes so that future generations may enjoy them.

Strategies

- Ensure new development will enhance and preserve the health of Lake Colac, Deans Creek, Barongarook Creek and their environs.
- Implement the Colac Stormwater Development Strategy and ensure that stormwater management and drainage solutions are coordinated across developments to improve the flooding situation in Colac and the quality of water entering Lake Colac.
- Require new development in Colac to integrate with the water cycle to enhance stormwater management, ecological values, provision of public open space, and management of cultural heritage values.
- Improve integration between Colac, Lake Colac and key activity areas through design features, recreational linkages and foreshore development.
- Require thematic tree planting consistent with the Botanic Garden City theme, so as to link the CBD, Botanic Gardens, Beechy Precinct, and Barongarook and Deans Creek corridors, for all new development in any of these areas.

Objective 4

- To consider opportunities for climate ready actions and integrate risk based planning in future development proposals to minimise the impacts of climate change.

Strategies

- Consider climate change impacts in future development and explore how carbon neutral status and adaptation can be achieved.
- Strengthen and promote water recycling and reuse.

Implementation**Future strategic work**

- Prepare a cultural heritage strategy for the Colac region to improve understanding of local Aboriginal culture and stories, inform future development and management of culturally significant areas.
- Engage with the community to identify important view corridors and landscape elements, including views of Lake Colac and views from Colac's eastern entrance, and protect with appropriate planning controls.
- Implement the Colac Stormwater Development Strategy 2018 to provide guidance for the management of stormwater in Colac.
- Develop concept designs for the 'Botanic Link Pathway' and stormwater facilities identified in the Colac Stormwater Development Strategy 2018 to assist with a future shared infrastructure contributions plan.
- Develop a significant tree register for Colac and protect through appropriate planning controls.
- Revise flood mapping for Colac to reflect changes in flood risk as areas are developed with urban development and flood mitigation measures are installed.
- Undertake and implement a strategy for the co-ordination and design of all signage along the eastern and western entrance corridors to Colac.

Infrastructure

Objective 1

- To provide enhanced levels of unencumbered public open space in the town to cater for passive and active recreation needs of the community.

Strategies

- Support an increase in the amount of usable public open space (both linear and non-linear) to support recreational land uses and linkages between activities.
- Explore the potential of developing a neighbourhood park on the Irrewillipe Road Basin Reserve.
- Improve and enhance the pathways along Barongarook Creek.
- Provide for a minimum additional 8 hectare reserve in the Deans Creek corridor to service lower profile sports.
- Ensure that new pathways and open spaces are delivered as part of the development of the Deans Creek Growth corridor.
- Investigate opportunities to extend the pathway network around Lake Colac to link Cororoake and extend to the east towards Beac.

Objective 2

To ensure physical and community infrastructure is adequately provided to service population growth and meet the needs of the local and surrounding population to promote well-being.

Strategies

- Ensure that physical and community infrastructure is adequately funded and provided as part of future development by requiring shared infrastructure plans which identify appropriate infrastructure contributions.
- Improve and expand organised sports facilities at the Golf Club/Turf Club site.

Objective 3

- To provide an improved transport and movement network, including pedestrian and cyclist linkages.

Strategies

- Ensure that the the 'Botanic Link Pathway' and on-street shared path sections are delivered as part of future development.
- Provide new and improved bicycle lanes.

Objective 4

- To protect important infrastructure assets from potentially conflicting development.

Strategies

- Ensure that land use and development within the buffer area to the Colac Water Reclamation Plant will not detrimentally affect or restrict the ongoing operations of the Plant.

Implementation

Future strategic work

- [Develop concept designs to guide the location and provision of open space corridors and trails as part of the implementation of the “Botanic Link Pathway” network.](#)
- [Undertake enhanced recreation and pathway connections particularly around Lake Colac, the Deans and Barongarook Creeks, the Beechy Rail Trail, and connecting important community uses.](#)
- [Investigate and identify the alignment of the Old Beechy Rail Trail.](#)
- Investigate opportunities for open space at the former High School site.

Colac Otway Structure Plan, 2007

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

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

Colac CBD and Entrances Project, 2012

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

The Plan’s key recommendations are to:

- ~~Develop Colac as a ‘Botanic Garden City’ with thematic tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct and Barongarook Creek corridor.~~
- ~~Improve the eastern entrance to the CBD with enhanced landscaping and views to heritage buildings, widened pedestrian pathways over the Barongarook Creek bridge and improved visibility to the Visitor Information Centre.~~
- ~~Enhance priority streetscapes: Improve Murray Street West’s streetscape with tree planting and other works, continuing the design theme of the central part of Murray Street. Improve Bromfield Street’s streetscape with new tree planting, improved pedestrian access, bicycle lanes and the redevelopment of underused land at the rear of Murray Street shops with improved pedestrian links through to Murray Street. Upgrade Memorial Square’s western edge with refurbished amenities and a shared space where pedestrians have priority which could ultimately be extended around the park and south along Gellibrand Street to the Station. Improve Murray Street East’s~~

~~streetscape with road-side tree planting, upgraded footpath pavement, pedestrian crossings and street furniture, and infill planting where gaps exist.~~

- ~~▪ Improve the outer approaches to Colac with new landscaping, framing views to the Lake and emphasis on reducing the visual clutter of advertising signage.~~
- ~~▪ Improve the laneway network.~~
- ~~▪ Provide new and improved bicycle lanes.~~
- ~~▪ Apply built form guidelines to the CBD with emphasis on the inner retail areas to maintain the ‘fine grain’ character of these areas and to ensure a high quality of new architecture and the protection of heritage buildings.~~

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

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

The Strategy’s key directions seek to:

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

Objectives

- ~~▪ To manage the growth of Colac consistent with its role as the major urban centre of the Shire.~~
- ~~▪ To enhance the built and natural environment of Colac.~~
- ~~▪ To develop a unifying design theme for Colac – ‘Colac Botanic Garden City’ – as a memorable and identifying feature of the town.~~
- ~~▪ To create landscape links between the main activity areas of the CBD and its principal open spaces.~~
- ~~▪ To improve the amenity and appearance of Colac’s main pedestrian streets and town entrances.~~
- ~~▪ To create a pedestrian focussed, accessible and well connected public realm, particularly for those with limited mobility.~~
- ~~▪ To promote sustainable methods of transport, supporting walking and cycling as viable alternatives to car travel.~~
- ~~▪ To manage the road network to optimise its safety, efficiency and amenity for all road users.~~

- ~~To improve the economic performance of the existing commercial and retail areas in Colac.~~
- ~~To recognise the important economic contribution of existing industries to Colac and the region, and protect these industries from the encroachment of sensitive uses.~~
- ~~To improve the amenity and appearance of industry from public viewing areas.~~
- ~~To ensure that an adequate supply of large allotments (greater than 5 ha) are available for industrial development to encourage investment and meet the future needs of industry.~~
- ~~To encourage investment and foster economic development opportunities in Colac and surrounds.~~

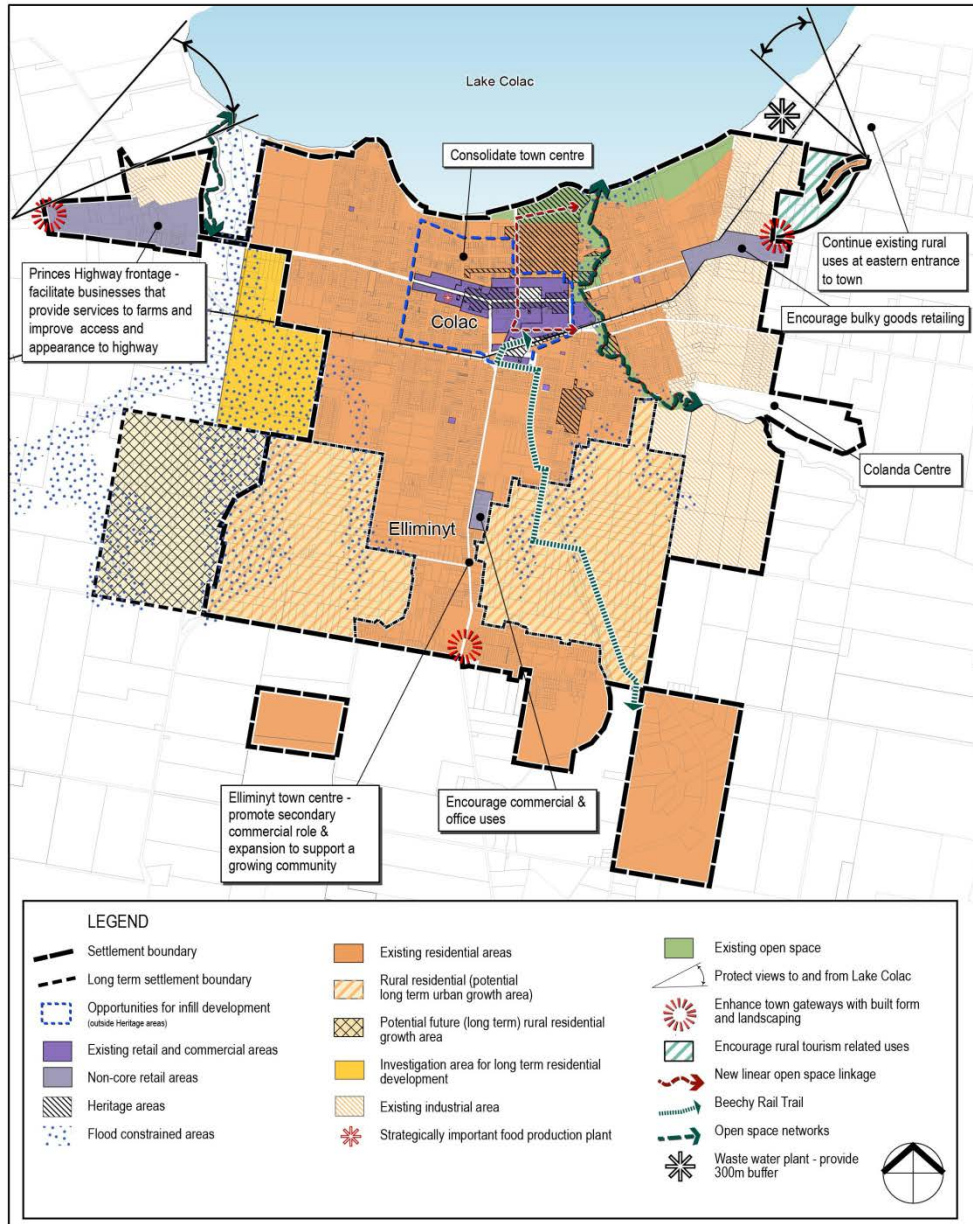
Strategies

- ~~Ensure that the development of Colac occurs generally in accordance with the strategic directions outlined in the Colac Framework Plan and the Colac CBD Framework Plan attached to this Clause.~~
- ~~Encourage medium density development in the existing Colac town centre and ensure that infill housing proposals demonstrate that they are designed in a manner that is compatible and appropriate for the prevailing character and heritage values of the precinct.~~
- ~~Create additional residential opportunities close to the Colac town centre.~~
- ~~Provide adequate car parking to cater for commercial development consistent with the Colac Commercial Centre Parking Precinct Plan 2011, recognising that opportunity exists to take advantage of underutilised street parking and shared off street parking.~~
- ~~Ensure new development in the hospital precinct of the CBD provides on-site parking to meet projected demand and does not contribute further to on-street parking pressures.~~
- ~~Retain heritage places and areas as significant components of Colac's character and attractiveness and encourage their adaptive re-use and restoration including by supporting innovative uses that attract visitors and customers into disused retail areas.~~
- ~~Maintain the primacy of the CBD as the regional centre serving the Colac Otway Shire and beyond by ensuring that those retail and commercial land uses that are essential to a 'town centre' role are located in the CBD.~~
- ~~Encourage office accommodation in Colac's commercial areas for small to mid-sized businesses that provide services to the surrounding region.~~
- ~~Encourage other forms of development in the CBD that contribute to its role as a regional centre including visitor accommodation and community, entertainment and cultural facilities.~~
- ~~Manage the shift in retail focus between Murray Street and Bromfield Street by supporting the development of a permeable network of active pedestrian thoroughfares in the form of laneways and arcades that link these precincts.~~
- ~~Encourage bulky goods retailing and restricted retailing to locate in the Commercial 2 Zone land in Colac West.~~
- ~~Designate areas of rural land between Elliminyt and Colac (east and west of Colac-Lavers Hill Road) as rural lifestyle opportunities.~~
- ~~Support an increase in the amount of usable public open space (both linear and non-linear) to support recreational land uses and linkages between activities.~~
- ~~Discourage any additional or new industrial development adjacent to Lake Colac on land which is not zoned industrial.~~
- ~~Encourage the relocation of existing 'inappropriate' industrial uses out of the town centre.~~

- Encourage new industrial opportunities in Colac’s eastern industrial areas for a diverse range of light to general industrial activities.
- Ensure that new industrial development is well designed and will enhance the amenity and visual appearance of industrial areas.
- Discourage the subdivision of residential land within any relevant EPA threshold distance of Australian Lamb Company such as noted in *EPA Publication 1518 Recommended separation distances for industrial residual air emissions* (March 2013) to minimise future amenity conflict issues.
- Manage the balance between industry needs and residential amenity through the use of master planning processes.
- Investigate the opportunities and viability for the development of an intermodal freight facility for transport and logistics purposes in the Colac Region.
- Discourage further subdivision of land below 5 ha in Colac’s eastern industrial areas to ensure sufficient supply of land for large scale industrial development.
- Improve the appearance of existing industrial development in Colac to provide more attractive and inviting entrances to the town.
- Designate land in Elliminyt for a community / commercial node.
- Provide for commercial type uses on Colac Lavers Hill Road.
- Provide opportunities for expansion of the east Colac Highway Commercial area.
- Ensure major retail and commercial developments locate within the Colac CBD (Commercial 1 Zoned land only) rather than outside the town centre
- Minimise the impact of the Colac Water Reclamation Plant on development on nearby land.
- Ensure that future use and development of the Colac Water Reclamation Plant is not detrimentally affected by allowing inconsistent and potentially conflicting development to occur within its buffer area.
- Create a multi-purpose education, recreation and community precinct to focus community learning.
- Investigate options for a heavy vehicle by-pass of the Murray Street retail centre.
- Encourage redevelopment of underused or vacant sites (e.g. surface car parks, vacant land at the rear of buildings, upper levels of single storey buildings) in the CBD.
- Encourage the upgrading of shopfronts and building facades in the CBD, particularly on Murray Street and around Memorial Square.
- Support innovative uses that attract visitors and customers in disused areas in the Colac CBD.
- Encourage the removal of excessive roof top, above verandah and free standing signs, and other visually dominant signs, as sites are redeveloped.
- Develop a permeable network of active laneways and arcades in the CBD, including
- Improved pedestrian thoroughfares between Murray and Bromfield Streets.
- Encourage and facilitate a high quality of architecture within the CBD through the implementation of building design guidelines.
- Encourage new development to provide an active frontage to the streetscapes and car parks, including the provision of active frontages to Bromfield Street for buildings fronting Murray Street.
- Encourage the reinstatement of verandahs on older buildings and encourage verandahs on new buildings for weather protection.
- Encourage planting on properties along the eastern and western entrances to Colac, particularly where it has potential to screen industrial activities.

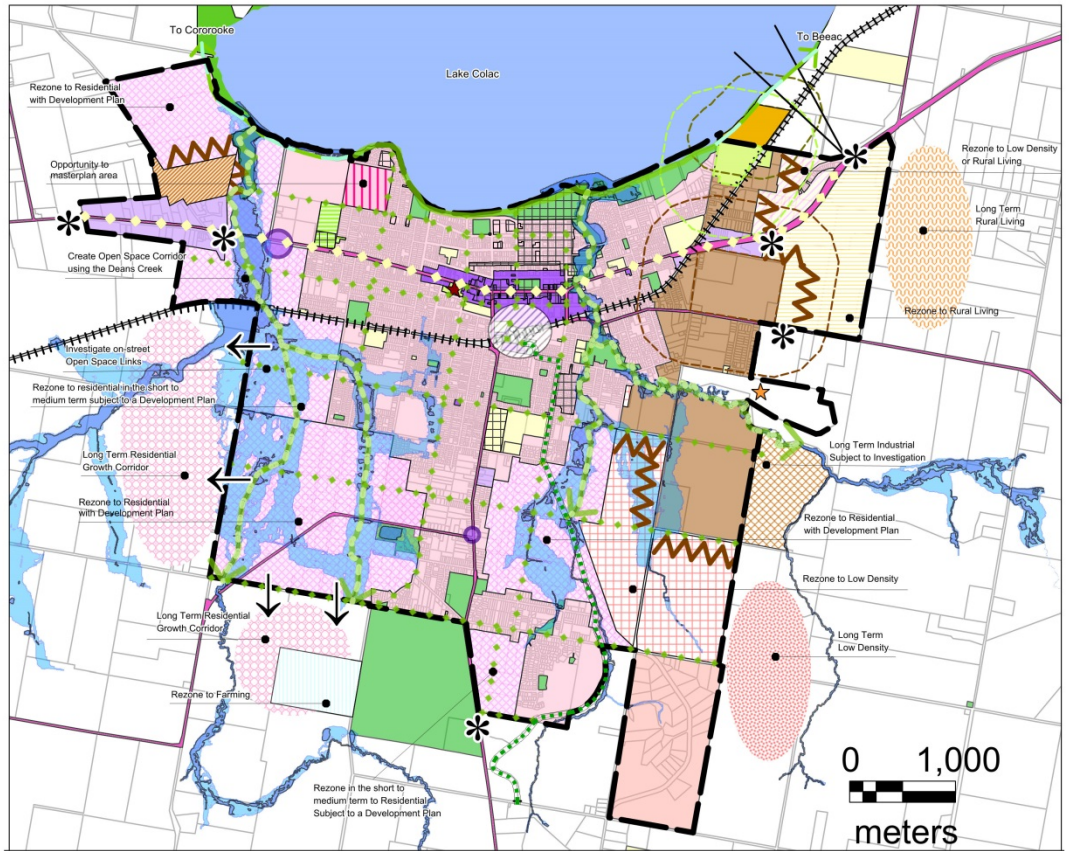
- Undertake and implement a strategy for the co-ordination and design of all signage along the eastern and western entrance corridors to Colac.
- Encourage new development within the CBD to incorporate Environmentally Sustainable Design (ESD) initiatives.
- Maintain the ‘fine grain’ character of inner retail areas.
- Explore the potential of developing a neighbourhood park on the Irrewillipe Road Basin Reserve.
- Improve and enhance the pathways along Barongarook Creek.
- Improve and expand organised sports facilities at the Golf Club/Turf Club site.
- Investigate opportunities for open space at the former High School site.

Colac Framework Plan



Colac Framework Plan

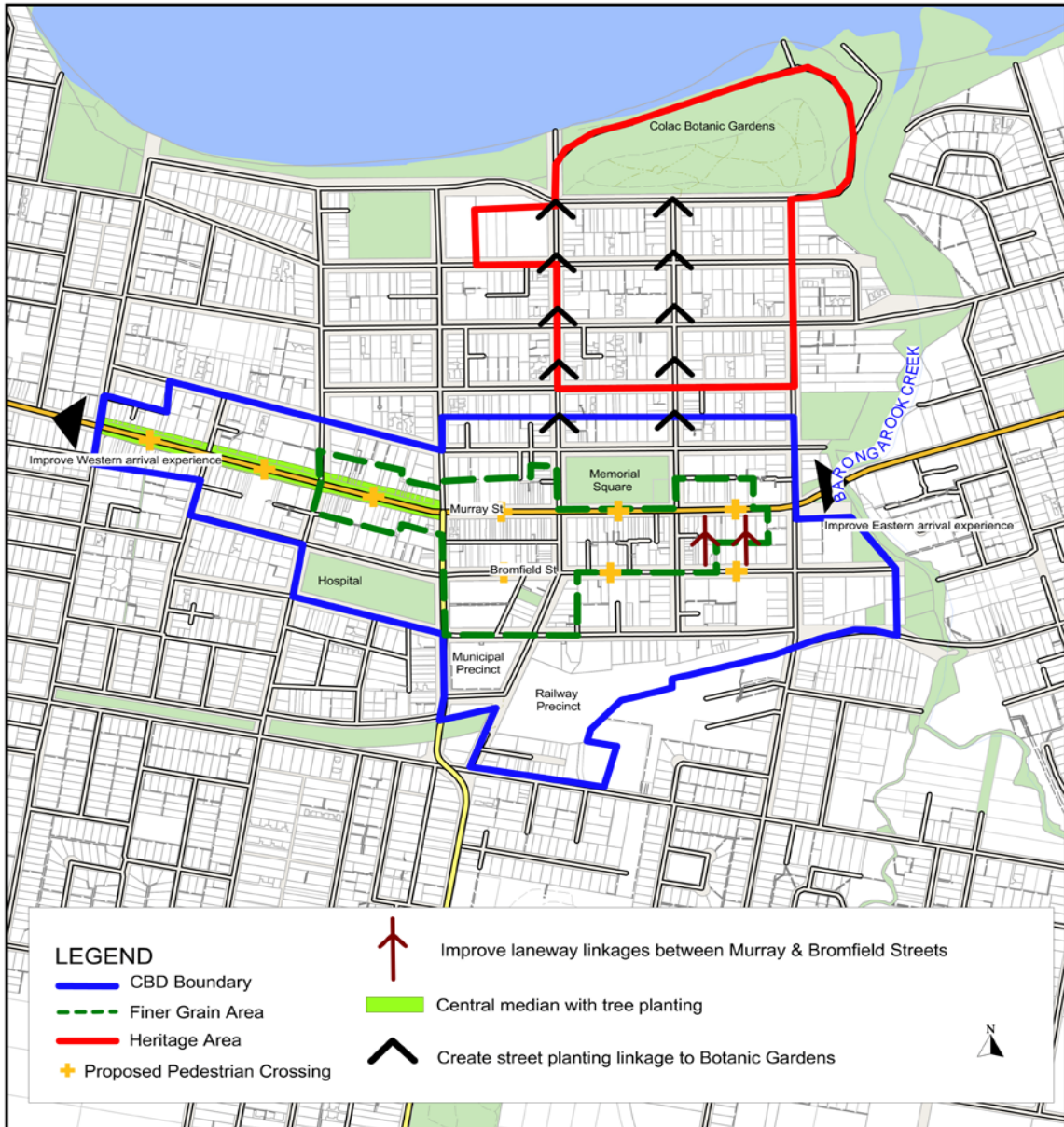
Colac 2050 Framework Plan



LEGEND

	Urban Boundary		Existing Residential Area		Rezone to Farming to Protect Long Term Residential Corridor		Future Rural Living Investigation Area
	Property Boundary		Existing Low Density Residential Area		Rezone to Residential Subject to Development Plan		Future Residential Investigation Area
	Buffer to Industrial Uses to be protected by Development Plan Overlay		Existing Industrial Area		Rezone to Low Density Subject to Development Plan		Future Low Density Investigation Residential
	Direction of Long Term Residential Growth		Existing Non-Core Retail Area		Rezone to Rural Living subject to a Development Plan		Future Industrial Investigation Area
	Enhance town gateways with built form and landscaping		Existing Retail and Commercial Area		Potential for Infill Housing in Civic, Rail and Health Precinct		Rezone to Rural Living or Low Density subject to Development Plan
	Protect Views to and from Lake Colac		Existing Public Use		Arterial Road		Rezone as Buffer Industrial Zone
	Melbourne - Warrnambool Railway Line		Existing Open Space		Existing Lake Colac Foreshore Open Space Corridor		Opportunity to masterplan area near west end of Moore Street
	Strategically Important Food Production Plant		Area Subject to Flooding		Potential Open Space Corridor using Creek and Drainage Lines		Potential Local or Neighbourhood Commercial Centre Subject to Investigation
	Encourage Botanical Boulevard Treatment for Princes Highway		Area Subject to Inundation		Investigate Open Space Link around the Lake to Cororooke and Beaeac		Water Treatment Plant
	Preferred Future use for Employment / Community / Public Use		Special Use - Abattoir		Investigate extending the Beechy Rail Trail		Protect 300m Buffer to Water Treatment Plant
			Protect 500m Buffer to Abattoir				Protect 500m Buffer to Sawmill
			Investigate On-road Open Space Links				Potential Regional Open Space and Community Facility

Colac CBD Framework Plan



21.03-3 Apollo Bay and Marengo

19/02/2015
C74

Overview

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

- Apollo Bay, Marengo and Skenes Creek are to remain as distinct coastal settlements with development to be contained within coastal settlement boundaries.
- Each settlement has a separate identity and local character;
- A key role of Apollo Bay is to provide a diversity of housing opportunities consistent with its identity and local character;

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

Objectives

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

Strategies

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

Settlement Character and Form

- Consolidate the town centre of Apollo Bay, limit building heights and provide a greater diversity of accommodation at higher densities within and in close proximity to the commercial area.
- Improve pedestrian linkages in the town centre with new mid-block links between the Great Ocean Road and Pascoe Street.
- In the residential areas outside the town centre of Apollo Bay, limit building heights and ensure upper levels are well articulated to respect the character of the area and provide for a more traditional dwelling density to contribute to a diversity of housing choice.
- Require new development and streetscape works in the Apollo Bay town centre to build on and reinforce the fishing village coastal character of the township, and contribute to the creation of a vibrant public realm.
- Reinforce and improve the informal character, accessibility and amenity of streetscapes in the residential areas of Apollo Bay, Marengo and Skenes Creek, reflecting the distinct existing and preferred future character of each settlement in new improvements.

- Achieve excellent architectural quality in new development or improvements to existing buildings in the town centre, drawing on the existing valued qualities of the centre and setting a new direction in the use of innovative, high quality design.
- Promote Apollo Bay and Marengo as leaders in environmental sustainability within the Great Ocean Road Region and improve the ecological integrity of environmental features within and around settlements.
- Conserve and enhance heritage places as a significant factor in developing tourism.
- Upgrade Pascoe Street in the town centre to improve pedestrian and visual amenity and function.

The Size of Settlements

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

Activities: Business, Tourism, Community and Recreation

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

Landscape Setting and Environment

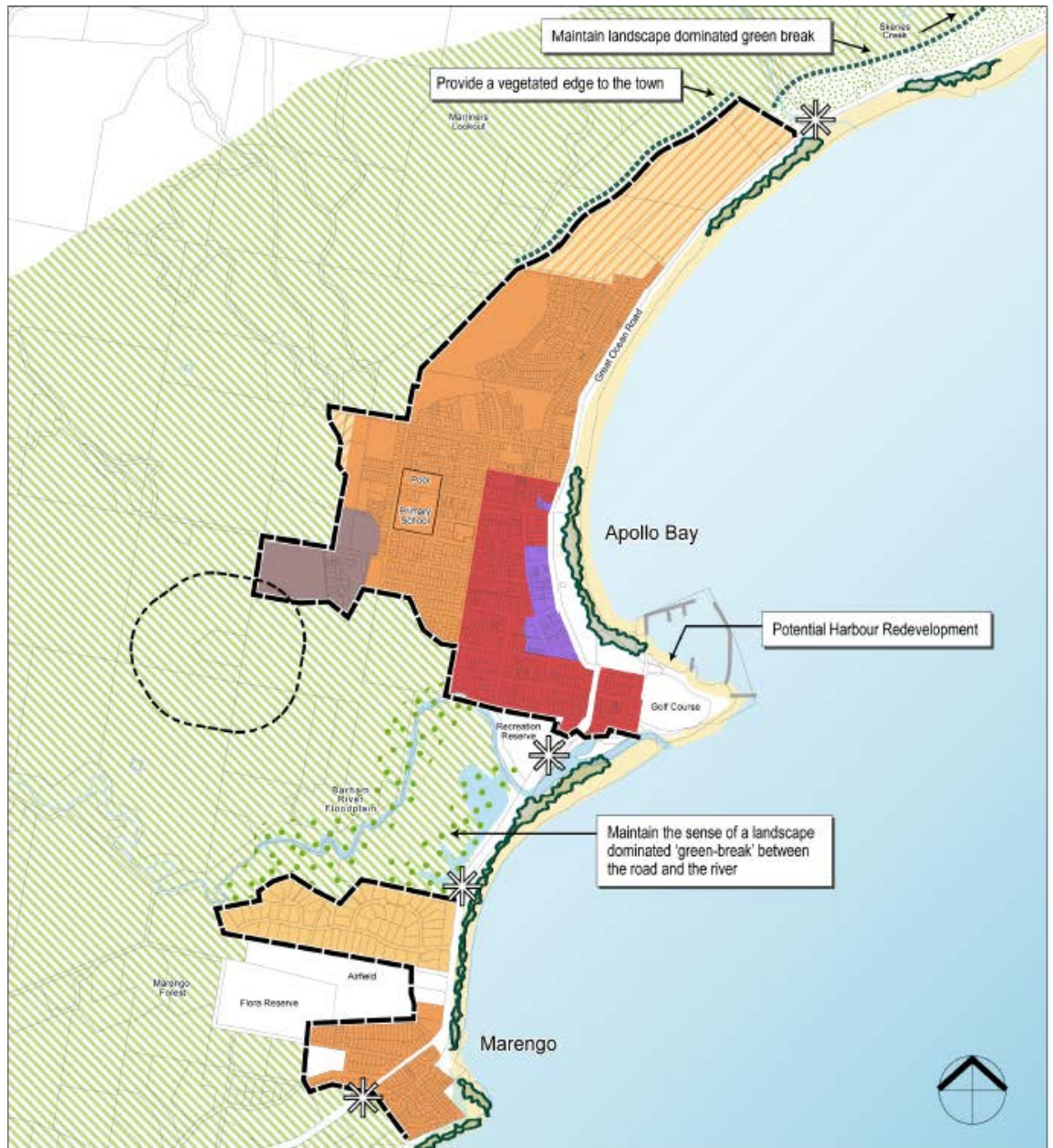
- Maintain the 'green-breaks' and landscape dominance between the settlements to ensure that each settlement remains distinct.
- Protect the Otway foothills as a scenic, undeveloped backdrop to Apollo Bay and Marengo.
- Recognise and protect ecological values and avoid development in areas at risk from the effects of flooding, wildfire, acid sulphate soil disturbance, erosion, landslip and salinity.
- Reinforce and enhance the identity and the sense of arrival and departure at the entrances to Apollo Bay and Marengo.

- Improve the appearance and amenity of the foreshore reserve in Apollo Bay and reduce the impact of the existing and future structures on the naturalness of the setting.
- Achieve improved visual and physical links between the Apollo Bay town centre and the beach.
- Protect and enhance the significant views and vistas available from the settlements, the beach and the harbour, as well as views available from key vantage points in the hills.

Access and Parking

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

Apollo Bay, Marengo and Skenes Creek Framework Plan



LEGEND

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

21.03-425/09/2014
C76**Birregurra****Overview**

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

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

Birregurra is an attractive town for many reasons including for:

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

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

Settlement and Housing**Objectives**

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

Strategies

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

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

Landscape, Environment and Open Space

Objectives

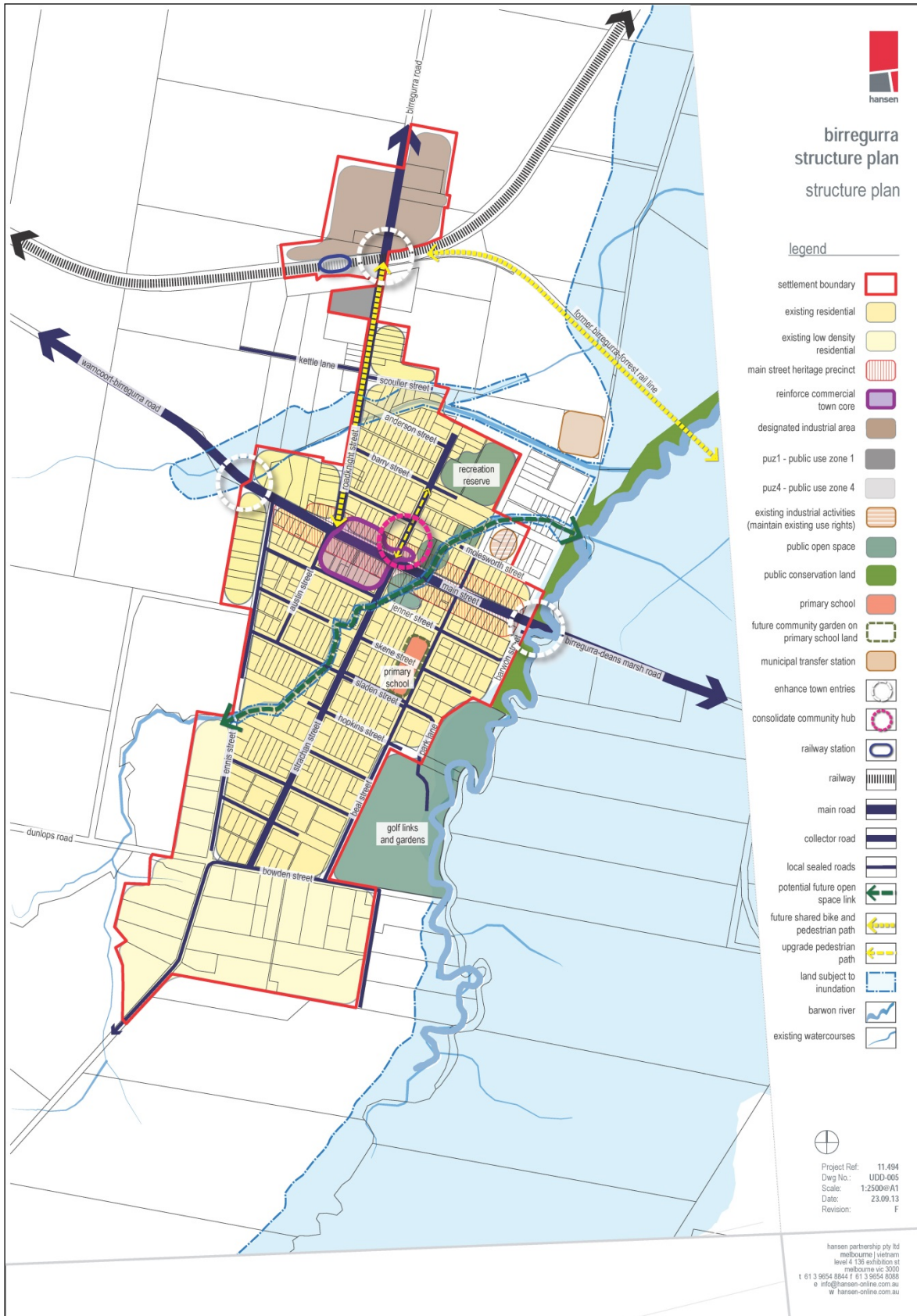
- Protect and extend areas of native vegetation, including endangered EVCs along waterways.
- Protect and enhance the landscape character and view lines of township entrances as defining elements of the north, east and west gateways.
- To preserve and enhance the Barwon River corridor and connected waterways.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

Strategies

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

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

Birregurra Framework Plan



21.03-5 Skenes Creek18/07/2013
C69**Overview**

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

Objective

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

Strategies

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

Skenes Creek Precinct 1 – Preferred Character Statement

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

Skenes Creek Precinct 2 – Preferred Character Statement

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

21.03-6 Kennett River, Wye River and Separation Creek18/07/2013
C69**Overview**

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

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

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

Objectives

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

Strategies

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

Kennett River Precinct 1 – Preferred Character Statement

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

Kennett River Precinct 2 – Preferred Character Statement

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

Wye River Precinct 1 – Preferred Character Statement

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

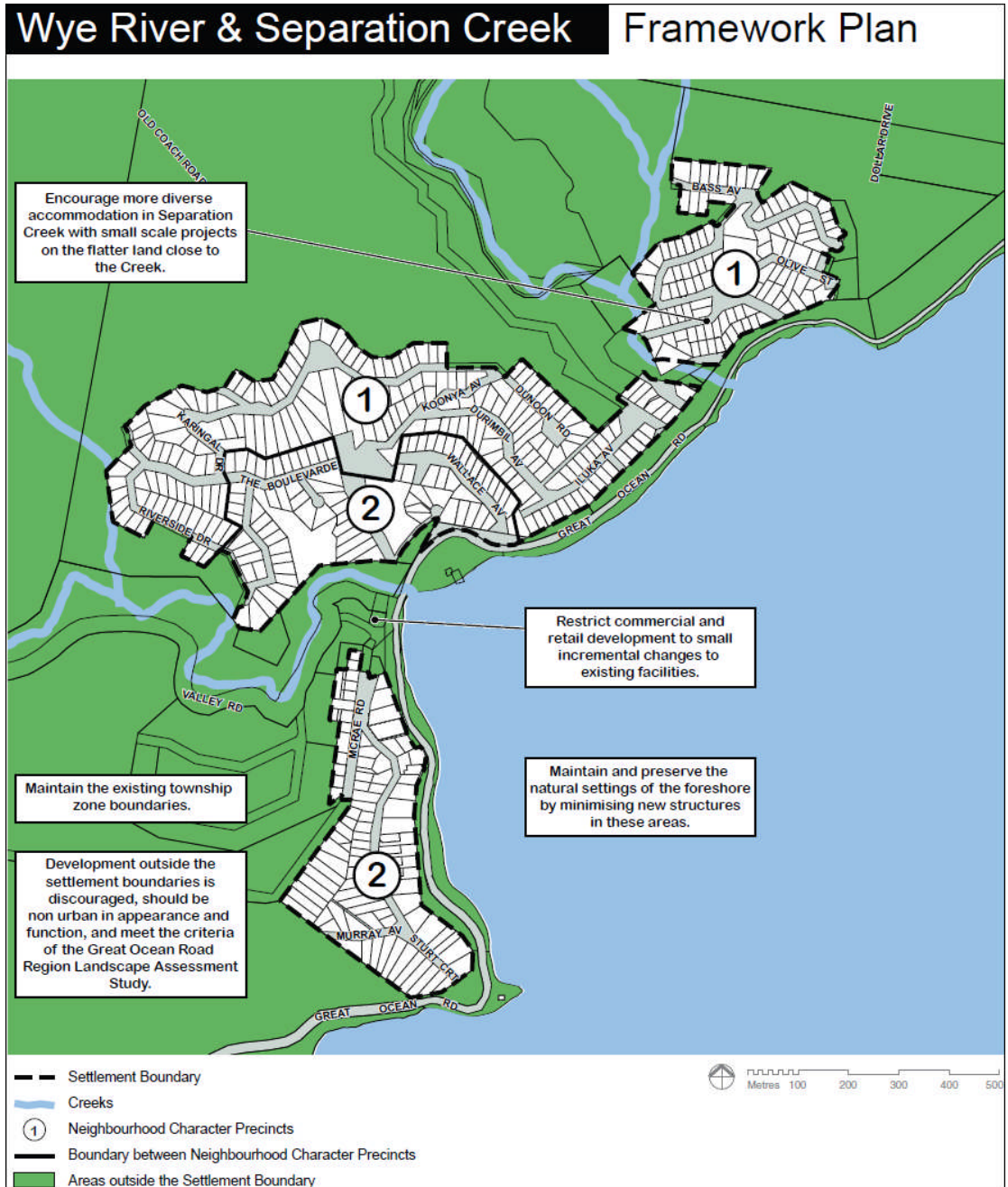
Wye River Precinct 2 – Preferred Character Statement

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

Separation Creek Precinct 1 – Preferred Character Statement

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





21.03-7

Forrest

18/07/2013
C69

Overview

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

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

- The role of Forrest as an outdoor recreation and tourism destination has been well established over recent years along with an emerging trend for rural lifestyle residential development.
- Forrest’s tourism functions will continue to play a primary role in the town’s growth and development into the future.

- There are significant environmental constraints within Forrest including bushfire, flooding and landslip risks that impact on future potential for expansion of the town.

Objectives

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

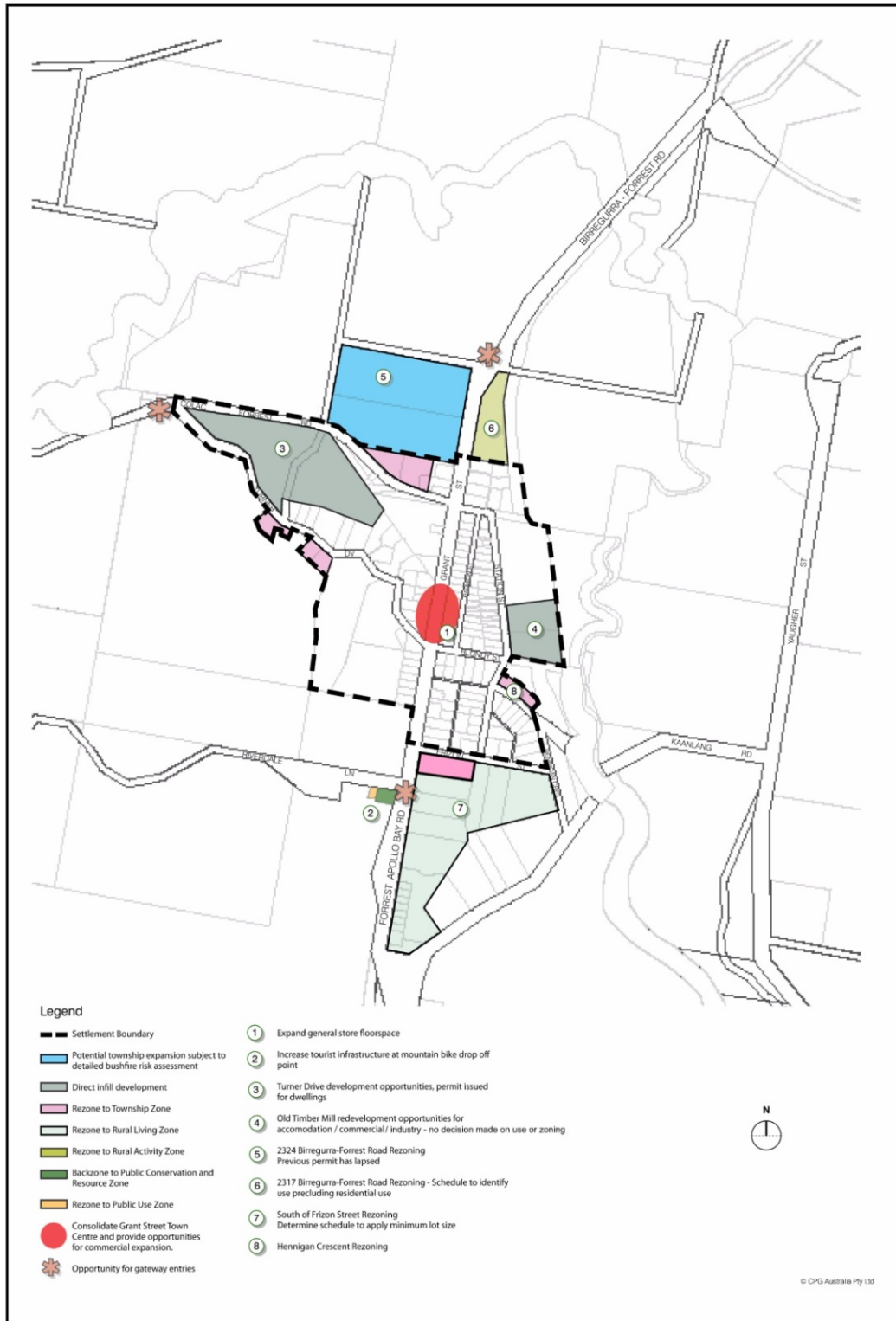
To limit residential development to the existing urban area contained within Forrest's settlement boundary, subject to the outcome of further investigation into the viability of development adjoining the north west edge of the town in accordance with the Forrest Framework Plan attached to this Clause.

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

Strategies

- Maintain settlement boundaries shown on the Framework Plan in this Clause pending detailed strategic assessment of bushfire risks and potential measures to manage bushfire risk for the town and broader area.
- Ensure that future growth of the township maximises infill development.
- Concentrate small scale businesses and commercial uses (such as retail premises, shop, restaurant, industry and accommodation) along Grant Street between the Community Hall and Turner Drive/Blundy Street.
- Encourage some commercial development, particularly accommodation, to locate on Rural Activity Zoned land taking into account the need to respond to bushfire risks and the environmental values of the surrounding landscape.
- Encourage the re-development of the existing general store to provide additional floor space, an active street front and expanded provision of commercial services.
- Encourage and consolidate street based retailing in the form of cafes and outdoor seating on the eastern side of Grant Street.
- Upgrade existing pedestrian infrastructure including new footpaths along the eastern side of Grant Street to accommodate pedestrian access, seating and bicycle parking and ensure any new development is designed to activate the streetscape.
- Ensure land use and development does not detrimentally impact upon identified significant flora and fauna habitats, including areas of roadside vegetation.
- Support tourism related use and development within the town boundary taking into account the need to respond to bushfire risks and environmental values and to protect the amenity of nearby residential uses.

Forrest Framework Plan



21.03-818/07/2013
C69**Smaller Townships****Overview**

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

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

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

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

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

Objectives

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

Strategies

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

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

Specific Implementation

Policy guidance

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

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

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

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

21.03-9 Rural Living

18/07/2013
C69

Overview

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

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

- There is scope to conduct investigations into the potential development of some smaller towns in the Shire to accommodate some moderate township expansion, which may contribute to the overall supply of land desirable for rural living purposes.

Objectives – Rural living

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

Strategies – Rural living

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